



# LEDBURY TOWN COUNCIL

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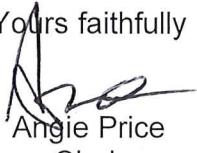
Website: [www.ledburytowncouncil.gov.uk](http://www.ledburytowncouncil.gov.uk)

4 February 2022

**TO: Councillors Bannister (Chair), Bradford, Harvey, Howells, Hughes, Knight, Manns (Town Mayor – Ex-officio), Morris, Sinclair and Troy (Chairman)**

You are hereby summoned to attend a meeting of the **Planning Committee** which will be held in the **Burgage Hall, Church Street, Ledbury, on Thursday, 10 February 2022 at 7.00 pm** for the purposes of transacting the business set out below.

Yours faithfully



Angie Price  
Clerk

## FILMING AND RECORDING OF COUNCIL MEETINGS

**Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner. Whilst those attending meetings are deemed to have consented to the filming, recording or broadcasting of meetings, those exercising the rights to film, record or broadcast must respect the rights of other people attending under the Data Protection Act (GDPR) 2018**

## A G E N D A

1. To receive apologies for absence
2. To receive any declarations of interest and written requests for dispensations

*(Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Ledbury Town Council Code of Conduct for Members and by the Localism Act 2011)*

*(Note: Members seeking advice on this item are asked to contact the Monitoring Officer at Herefordshire Council at least 72 hours prior to the meeting)*



- 3. Nolan Principles** (Page 3447)
- 4. Terms of Reference – Quorum** (Page 3448)
- 5. Public Participation**

Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. The period of time, which is at the Chairman's discretion, for public participation shall not exceed 15 minutes. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than five minutes. Questions/comments shall be directed to the Committee Chairman.

## MINUTES

- 6. To approve and sign the minutes of the Planning Committee meeting held on 13 January 2022** (Pages 3449 - 3453)  
**(5 minutes)**
- 7. To review the Action Sheet** (Pages 3454 - 3455)  
**(5 minutes)**

## PLANNING

- 8. Planning Consultations**  
**(30 minutes)**

	<b>Application Number</b>	<b>Deadline for comments</b>	<b>Application details</b>
8.1	212375	27 January 2022 (extension given)	Proposed approval of the 2 <sup>nd</sup> phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development – <b>South of Leadon Way, Ledbury, Herefordshire, HR8 2HT – PENDING S106 AGREEMENT</b>
8.2	213055	22 January 2022 (extension requested)	Proposed rear extension for storage and preparation space for the butchers – <b>67 The Homend, Ledbury, Herefordshire, HR8 1BP</b>
8.3	213726	21 January 2022	Proposed lopping of branches overhanging neighbour's property mostly evergreen trees – The Priory, Worcester Road, Ledbury, Herefordshire, HR8 1PL



8.4  (Pages 3456-3457)	220103	17 February 2022	Application for variation of condition 11 of Planning application MH0619/85 (Erection of 4 No. 1,000 square foot light industrial units). To allow changes in opening hours to: January to December 10 <sup>th</sup> opening hours to be Monday to Friday 06:00-19:00, Saturday 06:00-16:00 and December 11 <sup>th</sup> to December 24 <sup>th</sup> opening hours to be Monday – Sunday 06:00-22:00 (The 22:00 being worst case scenario and only to happen on the 22 <sup>nd</sup> and 23 <sup>rd</sup> when picking and packing Christmas orders). Outside of those hours to allow that cleaning can occur 24hrs a day, so long as the noise is within the legal tolerance and no shutters would be opened to disturb the local residents. – <b>Unit 3, Bankside Industrial Estate, Little Marcle Road, Ledbury, Herefordshire, HR8 2DR</b>
8.5	220192	17 February 2022	Two conifers – fell as outgrown situation – <b>The Cedars, Horse Lane Orchard, Ledbury, Herefordshire, HR8 1PL</b>
8.6	220294	23 February 2022	Row of conifers, fell as outgrown situation – <b>The Cedars, Horse Lane Orchard, Ledbury, Herefordshire, HR8 1PP</b>

**9. Planning Decisions (10 minutes) (Pages 3458 - 3464)**

**WORKING PARTIES (15 minutes)**

- 10. a. Minutes of a meeting of the Larger Planning Applications Working Party held on 10 January 2022 (Pages 3465 - 3466)**
- b. Minutes of a meeting of the Traffic Management Working Party held on 17 January 2022 (Pages 3467 - 3470)**
- c. Neighbourhood Development Plan (NDP) (To Follow)**

NDP Reg 14 update



## **GENERAL**

- 11. Correspondence received in respect of 132 Ledbury to Gloucester bus service** (Pages 3471 - 3472)
- 12. Local Plan Spatial Options Consultation** (Pages 3473 – 3582)
- 13. To note that the date of the next meeting of the Planning Committee is scheduled for 10 March 2022 at 7.00 pm in the Burgage Hall, Church Lane, Ledbury**

Distribution: Full agenda to: - Committee Members (9)  
Town Mayor (1)

Full agenda excluding confidential papers to:  
Press (1)

Agenda front pages to all non-committee members



**LEDBURY TOWN COUNCIL****The Seven Principles of Public Life****(Nolan Principles)****1. Selflessness**

Holders of public office should act solely in terms of the public interest.

**2. Integrity**

Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships.

**3. Objectivity**

Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.

**4. Accountability**

Holders of public office are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this.

**5. Openness**

Holders of public office should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing.

**6. Honesty**

Holders of public office should be truthful.

**7. Leadership**

Holders of public office should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs.



# *Agenda Item 3*

## Terms of Reference PLANNING COMMITTEE

**QUORUM** – The quorum of the Planning Committee shall be agreed by the committee and recommended to Full Council for agreement.

The Planning Committee Quorum will be .....

### UNDER DELEGATED POWERS

1. To comment on all planning applications submitted by the Local Planning Authority with delegated powers to forward such comments as expeditiously as possible to the Authority
2. To make observations relating to applications for public entertainment, street trader stall, dredging, justices' and other similar licences
3. To make representations in relation to Local Development Plan proposals and other statutory planning documents prepared by Herefordshire County Council
4. To make representations when thought fit on planning appeals and to appoint a delegate to attend planning inquiries and Herefordshire County Council Planning Meetings as and when required
5. To comment on other planning related issues, such as proposed new community woodlands, pre-application consultations on telecommunications masts, proposed post office closures and the provision of public payphones
6. To comment on proposed tree preservation orders, public footpath diversions, and street name suggestions, etc.
7. To alert the Local Planning Authority to any alleged development control breaches in Ledbury
8. To comment on all planning applications concerning conservation specifically within the Ledbury area
9. To make representations, where relevant, in relation to Section 106 revenue collected by the Local Authority

### BY WAY OF RECOMMENDATION TO FULL COUNCIL OR THE FINANCE, POLICY & GENERAL PURPOSES COMMITTEE

1. To make recommendations on any issues that have a financial and or staffing implication for the Town Council
2. To make recommendations regarding opportunities to encourage investment in the Town
3. To make recommendations on policies in support of local business
4. To contribute to formulation and implementation of the corporate plan, making appropriate recommendations.



## LEDBURY TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 13 JANUARY 2022

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**PRESENT:** Councillors Bannister, Bradford and Howells

**ALSO PRESENT:** Angela Price – Town Clerk  
Amy Howells – Minute Taker

#### P519 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Harvey, Knight, Hughes, Manns, Morris, Sinclair and Troy

#### P520 DECLARATIONS OF INTEREST

None received.

#### P521 NOLAN PRINCIPLES

**RESOLVED:**

That the Nolan Principles be received and noted.

#### P522 PUBLIC PARTICIPATION

No members of the public were present.

#### P523 TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9 DECEMBER 2022

**RESOLVED:**

That the minutes of the meeting of the Planning Committee held on 9 December 2021 be approved and signed as a correct record.

#### P524 TO REVIEW THE ACTION SHEET

**RESOLVED:**

1. The Clerk advised Members of an email response received from Carl Brace, in relation to the Market Street application:

"The Market Street application references 204577/204578 will be issued upon completion of the Section 106 agreement. Solicitors of the Council and applicant are working to finalise this.

**2. The Clerk advised Members or an email response received from Carl Brace in relation to Planning Application no. 213887:**

The re-development of the site as a whole – creating 5 no. new residential units within the existing outbuildings was approved both for Planning and Listed Building Consent in April 2019, they mirror original approvals granted in 2009 but never implemented. The new application effectively has amendments to that 2019 permission to reflect improvements and how the owner wants to bring the proposal forward.

**3. That action sheet be received and noted.**

**P525 PLANNING CONSULTATIONS**

**7.1 Application no. 214239 – 20 Gibson Road, Ledbury, Herefordshire, HR8 2US**

**RESOLVED:**

**No objection**

**7.2 Application no. 214354 – Land west of Leadon Road, Lower Road Industrial Estate, Ledbury, Herefordshire, HR8 2DJ**

**RESOLVED:**

**No objection**

**7.3 Application no. 214370 – 2 York Villas, New Street, Ledbury, Herefordshire, HR8 2EJ**

**RESOLVED:**

**No objection**

**7.4 Application no. 214387 - Aldi Food store Ltd, New Mills Industrial Estate, Ledbury, Herefordshire, HR8 2SS**

Members raised concerns over the delivery times on Sundays and possible side effect of light pollution on nearby properties.

**RESOLVED:**

**That consideration be given to amended delivery times on Sunday's and a Light Management policy to minimise the effect to nearby properties.**

7.5 Application no. 214467 - 25 High Street, Ledbury, Herefordshire, HR8 1DS

**RESOLVED:**

**No objection**

7.6 Application no. 214468 – 25 High Street, Ledbury, Herefordshire, HR8 1DS

**RESOLVED:**

**No objection**

7.7 Application no. 214482 – Dingwood Park, Parkway, Ledbury, Herefordshire, HR8 2JD

**RESOLVED:**

**No objection**

7.8 Application no. 214504 – 32 The Homend, Ledbury, Herefordshire, HR8 1BT

**RESOLVED:**

**No objection**

7.9 Application no. 214528 – 1 Newbury Terrace, Newbury Park, Ledbury, Herefordshire, HR8 1AY

**RESOLVED:**

**No objection**

7.10 Application no. 214490 – Market Street, Ledbury, HR8 2AQ

**RESOLVED:**

No objection, subject to consideration being given to the potential visual impact of the units on the exterior of the building, and potential noise implications.

## P526 PLANNING DECISIONS

**RESOLVED:**

**That the planning decisions be received and noted**

## P527 STREET TRADING APPLICATION

**RESOLVED:**

**No objections**

**P528 TRAFFIC REGULATION ORDER SCHEME: PROPOSED 40MPH SPEED LIMIT ON A417 LEDBURY BYPASS (LEADON WAY), HEREFORDSHIRE**

**RESOLVED:**

- 1. No objections.**
- 2. That a recommendation be put forward for consideration to extend this onto the Ross Road.**

**P529 LEDBURY INVESTMENT PLAN 2021**

Members were advised that this had been placed on the agenda for information prior to it being considered by Hereford Council Cabinet.

**RESOLVED:**

- 1. That the report be received and noted.**
- 2. A copy of the Investment Plan 2021 be forwarded to Bill Bloxsome & Carly Tinkler upon approval by Herefordshire Council Cabinet.**

**P530 WORKING PARTY**

- a. MINUTES OF A MEETING OF THE LARGER PLANNING APPLICATIONS WORKING PARTY MEETING HELD ON 10 JANUARY 2022**

**RESOLVED:**

That the minutes of the meeting of the Larger Planning Applications Working Party meeting held on 10 January 2022 be deferred to the next Planning Committee meeting.

- b. NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**

- i. Minutes of the NDP Working Party meeting held on 23 November 2021**

**RESOLVED:**

That the minutes of the meeting of the NDP Working Party meeting held on 23 November 2021 be deferred to the next Planning Committee meeting.

- ii. Minutes of the NDP Steering Group meetings held from 28 October 2021 to 4 January 2022**

**RESOLVED:**

That the minutes of the meeting of the NDP Steering Group meeting held from 28 October 2021 to 4 January 2022 be deferred to the next Planning Committee meeting.

**c. PROGRESS TO REG 14 – REVISED NDP WORKING DRAFT – DECEMBER 2021**

Councillor Howells noted this was an amended version and the final version was anticipated to be finished in March 2022 following a further consultation period.

**RESOLVED:**

1. That the update on the Revised NDP Working Draft be received and noted.
2. A proposal that NDP proceed with Reg 14 with a recommendation to Full Council to note the amended consultation dates.

**P531 DATE OF NEXT MEETING**

**RESOLVED:**

To note that the date of the next meeting of the Planning Committee is scheduled for 10 February 2022.

The meeting ended at 8:00pm.

Signed ..... Dated .....

(Chair)

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## ACTION SHEET

**PLANNING COMMITTEE**  
**13.01.2022**

Minute No.	Action	To be Actioned by	Date Actioned	Comments	Status
P524	The Clerk to report back to Carl Brace and Joshua Bailey that members had no further comments in regards to application no 213887.	TC	14.01.2022		Completed
P525 (7.4)	The consideration be given to amended delivery times on Sunday's and a Light Management policy to minimise the effect to nearby properties with Herefordshire Planning.	TC	14.01.2022		Completed
P525(7.10)	That consideration being given to the potential visual impact of the units on the exterior of the building, and potential noise implications.	TC	14.01.2022		Completed
P528	That a recommendation be put forward for reconsideration to extend this onto the Ross Road.	TC	17.01.2022		Completed
P530 (c)	That that NDP proceed with Reg 14 with a recommendation to Full Council to note the amended consultation dates.	TC	03.02.2022	To be included on the Full Council agenda for consideration	Completed

Agenda Item  
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**ACTION SHEET**  
**PLANNING COMMITTEE**  
**Outstanding Actions**

Minute No.	Action	To be Actioned by	Date Actioned	Comments	Status
P258	That the Council agree to share the LSCA and site assessment work with HC when completed	TC/NDP	end of 2021		On completion of NDP
P341	That LTC agree to Barratts being issued a Licence to Cultivate the roundabout on Leadon Way, noting that the roundabout must be cultivated until they have completed all house sales on site	DTC	29.04.2021	No response from Barratts and HC	Placed on hold until Barratts respond
P297	That the TC investigate the costs for of a suitable information board noting that the Council agree in principle with the purchase of the board subject to agreement of the chairs of the FP & GP and E & L Committees	DTC	end of Nov 2021	DTC Investigating	In progress
P412	That the access Audit Report be referred to the Market House Working Party for further discussion and recommendations	MH WP	Feb-22	Tobe place on E & L agenda February 2022	In-progress
P465	That the section 106 wish list be referred for consideration at the next meeting of the Larger Planning Applications Working Party	TC	29.11.2021	Copy of wish list requested - initial review undertaken - received - next S106 T & F meeting arranged for 29.11.2021	copy not yet Clerk to chase at Mayors Meeting Jan 2022
P495(b)	RECOMMENDATION - that funds be included in the 2022/23 budget for the purchase and installation of gates at Parkway	TC	Nov-21	Still awaiting information on costs from BBLP	

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Report prepared by Angela Price – Town Clerk

### **PLANNING APPLICATION P220103/F – REPRESENTATIONS RECEIVED**

#### **Purpose of Report**

The purpose of this report is to make Members of the Planning Committee aware of representations received from members of the public in relation to Planning Application P220103/F as listed in the list of planning consultations within the agenda pages.

#### **Detailed Information**

The following application is included in the agenda papers for consideration by the Planning Committee:

*“Application for variation of condition 11 of Planning application MH0619/85 (Erection of 4 No. 1,000 square foot light industrial units). To allow changes in opening hours to: January to December 10<sup>th</sup> opening hours to be Monday to Friday 06:00-19:00, Saturday 06:00-16:00 and December 11<sup>th</sup> to December 24<sup>th</sup> opening hours to be Monday – Sunday 06:00-22:00 (The 22:00 being worst case scenario and only to happen on the 22<sup>nd</sup> and 23<sup>rd</sup> when picking and packing Christmas orders). Outside of those hours to allow that cleaning can occur 24hrs a day, so long as the noise is within the legal tolerance and no shutters would be opened to disturb the local residents. – Unit 3, Bankside Industrial Estate, Little Marcle Road, Ledbury, Herefordshire, HR8 2DR”*

Representations have been received in respect of this application as follows:

- “1. I am writing with my concerns about the application to extend the working hours at unit 3 Bankside ind est, by Mr Waller. The hours that are in place at the moment, are very acceptable as per the 1985 agreement, when the units were built FACING RESIDENTIAL houses.

*Which are Mon to Friday 8.00- 17.00  
7.00-13.00 on a Saturday  
No Sunday or Bank holidays.*

2. The Bankside Units were built in 1985 adjacent to established dwellings, with the caveat that the hours of use be restricted so that neighbours would not be disturbed. These hours as supplied by Mr Tansley at Herefordshire Planning are:

*1, 08.00-17:00 hours Monday to Friday.  
2, 07.00-13.00 hours on Saturdays.*

3, No working Sundays or bank holidays.

*There are no issues with these current hours of use.*

*For the last calendar year myself and local residence have had sleep disturbed by early morning deliveries/ working at the Bankside Industrial Estate, Ledbury, Herefordshire. I and other residence have spoken with Mr Waller with regards early morning deliveries which have occurred regularly before 6 AM, mainly on Mondays, Tuesdays & Thursdays weekly by heavy articulated vehicles with the associated vehicle noise, banging doors, alarms etc. These complaints have not been listened to, Mr Waller who has continued to work out of the designated hours on a daily basis. As such and with a continual dialogue with Mr Tansley at Hereford Planning a breach of regulation notice was served on the applicant on the 7<sup>th</sup> December 2021, with a sixty day compliance. Unit 3 has worked out of hours including Sundays every day since this notice was issued apart from the Christmas and New Year bank holidays.*

*Unit 1 C.A.R Automotive Tyre shop habitually work Saturday afternoons and late into the evenings during the week. In the summer months they have worked almost until midnight some week days. This unit uses pneumatic guns which are noisy.*

*Please could Ledbury town council take into account my concerns that if an extension of hours is permitted it will directly impact on the quality of life for the local residence. The notion that Waller wishes to have access to the unit for cleaning 24 hours a day is disingenuous. Mr Waller has stated previously on Sunday 17<sup>th</sup> October 2021, that cleaning was occurring at 19.00 hours at the unit when I evidenced butchery was taking place. I was disturbed by loud banging whilst stood in my garden and visited the Unit.*

*In my dealings with Waller with regards this matter, he has obfuscated and paid me a considerable amount of lip service. In fact he has lied with regards his working hours and early morning heavy articulated vehicle movements. I find it rather galling that after disturbing the local residence, Mr Waller now wishes to have the hours of use changed, knowing the that his anti-social working practices are affecting the local community.”*

### **Recommendation**

That Members give consideration to the above representations when considering planning application P220103/F, listed at agenda item 8.4.

## Planning Decisions Log

Planning App	Details	Case Officer	LTC's Recommendation	HFDS Decision
<b>LTC MEETING DATE 11 July 2018</b>				
<u>192361</u>	Proposed works to remove T1 Cherry and works to T2 Variegated Maple to thin and lift the crown at Bowling Green Cottage, The Southend, Ledbury, HR8 2HD – works to trees in a conservation area	OK	No objection	No Decision
<b>LTC MEETING 11 MARCH 2021</b>				
<u>204577</u>	Proposed redevelopment of former auction rooms with associated demolition works, now car parking and other infrastructure – Former Auction Rooms, Market Street, Ledbury, Herefordshire	CB	No Objection	No Decision – Pending S106 agreement
<u>204578</u>	Proposed redevelopment of former auction rooms with associated demolition works, now car parking and other infrastructure – Former Auction Rooms, Market Street, Ledbury, Herefordshire – Listed Building Consent	CB	No Objection	No Decision
<b>LTC MEETING 8 APRIL 2021</b>				
<u>204577</u>	Proposed redevelopment of the former auctions with associated demolition works, now car parking and other infrastructure – Former Auctions Rooms, Market Street, Ledbury, Herefordshire	CB	No Objection	No Decision – Pending S106 agreement
<u>204578</u>	Proposed redevelopment of the former auctions with associated demolition works, now car parking and other infrastructure – Former Auctions Rooms, Market Street, Ledbury, Herefordshire – Listed Building	CB	No Objection	No Decision
<b>LTC MEETING 10 JUNE 2021</b>				
<u>211377</u>	Replacement sash windows to front elevation (facing New Street). Renewal of existing roofs – <u>Barn House, 23 new Street, Ledbury, Herefordshire, HR8 2DX</u>	JB	No Objection	Approved with Conditions
<u>211378</u>	Replacement sash windows to front elevation (facing New Street). Renewal of existing roofs – <u>Barn House, 23 new Street, Ledbury, Herefordshire, HR8 2DX- Listed Building</u>	JB	No Objection	Approved with Conditions

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<b>LTC MEETING 12 AUGUST 2021</b>						
<u>211659</u>	Proposed Refurbishment of farmhouse with single storey side extension – Upper Mitchell Farm, Westhill, Ledbury, Herefordshire, HR8 1JF	MN	No objection	<b>No Decision</b>		
<u>211660</u>	Proposed Refurbishment of farmhouse with single storey side extension – Upper Mitchell Farm, Westhill, Ledbury, Herefordshire, HR8 1JF – <b>Listed Building</b>	MN	No objection	<b>No Decision</b>		
<u>212375</u>	Proposed approval of the 2 <sup>nd</sup> phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development – South of Leadon Way, Ledbury, Herefordshire, HR8 2HT	CB	Referred to LPA W/P	<b>No Decision</b>		
<u>212423</u>	Application for variation of condition 10 of planning permission NE/1999/2305/F (Refurbishment of existing household waste site, including extension into adjacent land, for the importation, handling sorting screening and temporary storage of waste materials). To allow the Household Recycling Centre (HRC) to be open for longer hours on a Sunday in order to allow greater capacity to a growing population and in order to provide consistency in opening times across all HRC's in Herefordshire – Household Waste Disposal Site, Little Marcle Road, Ledbury, Herefordshire, HR8 2DR	RJ	No objection	<b>No Decision</b>		
<b>LTC MEETING 9 SEPTEMBER 2021</b>						
<u>212394</u>	Proposed road level platform and storage shed, space under the platform to be utilised as a storage area. Existing retaining walls and steps from pavement level down the front door to be reconfigures and replaced - <u>Dromod, 55 Bank Crescent, Ledbury, Herefordshire, HR8 1AF</u>	AM	No Objection	<b>Approved with Conditions</b>		
<u>212605</u>	Proposed extension of current driveway to enable parking off road for three cars, currently only one car can fit on the drive - <u>5 Lower Road, Ledbury, Herefordshire, HR8 2DH</u>	AM	No objection subject to a permeable surface and good drainage system being in place	<b>Approved with conditions</b>		

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<u>213054</u>	Proposed rear extension for storage and preparation space for the butchers - <u>67 The Homend, Ledbury, Herefordshire, HR8 1BP</u>	CB	No objection – clerk to enquire with following: “This company have a light industrial unit on the lower road industrial estate and Cllrs have asked why they are requesting further space for storage and preparation at 67 Homend, would they be able to make use of the unit on Lower Road for this?”	<b>No Decision</b>
<u>213055</u>	Proposed rear extension for storage and preparation space for the butchers - <u>67 The Homend, Ledbury, Herefordshire, HR8 1BP Listed Building</u>	CB	No objection – clerk to enquire with following: “This company have a light industrial unit on the lower road industrial estate and Cllrs have asked why they are requesting further space for storage and preparation at 67 Homend, would they be able to make use of the unit on Lower Road for this?”	<b>No Decision</b>
<b>LTC MEETING – 14 OCTOBER 2021</b>	Proposed replacement fascia signage (externally illuminated and hanging sign (fitted to existing bracket) – <u>Manchester House, 9 High Street, Ledbury, Herefordshire, HR8 1DS</u>	AM	No Objection	<b>Approved with conditions</b>

<u>213472</u>	Proposed replacement fascia signage (externally illuminated and AW hanging sign (fitted to existing bracket) – <u>Manchester House, 9 High Street, Ledbury, Herefordshire, HR8 1DS</u> – Listed building consent	AW	No Objection	Approved with conditions
<u>213491</u>	Proposed two storey extension to side elevation – <u>70 New Street, Ledbury, Herefordshire, HR8 2EE</u>	AW	No Objection	Approved with conditions
<u>213685</u>	Proposed single storey rear extension with attic space – <u>19 Bramley Close, Ledbury, HR8 2XP</u>	JB	Extension requested for further consideration	No Decision
<b>LTC MEETING – 11 NOVEMBER 2021</b>				
<u>212375</u>	Proposed approval of 2 <sup>nd</sup> phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development – <u>South of Leadon Way, Ledbury, Herefordshire, HR8 2HT</u>	CB	No Objection	No Decision
<u>213387</u>	Amended scheme to convert redundant traditional agricultural buildings into 5 no. residential dwellings. Previous approval references P184126/P and P184127/L – <u>Upper Mitchell, Bradlow and Westhill, HR8 1HJF</u>	JB	Extension requested and given	No Decision
<u>212388</u>	Amended scheme to convert redundant traditional agricultural buildings into 5 no. residential dwellings. Previous approval references P184126/P and P184127/L – <u>Upper Mitchell, Bradlow and Westhill, HR8 1HJF LISTED BUILDING CONSENT</u>	JB	Extension requested and given	No Decision
<u>213776</u>	Variation of condition 2 following grant of planning permission 193297 (Demolition and removal of former builders workshops and stores. Construction of new four bedroom detached dormer bungalow with separate garage/workshop/bike store). Amendments to internal layout – <u>Elmswood, Victoria Road, Ledbury, Herefordshire, HR8 2BD</u>	CB	No objection	No Decision
<u>213823</u>	Application for variation of condition 2 following grant of planning permission 211876 – to improve the design by having all the external walls in render – <u>10 Pound Meadow, Ledbury, Herefordshire, HR8 2EU</u>	CB	No Objection	Approved with Condition

**LTC MEETING 9 DECEMBER 2021**

<u>213685</u>	Proposed single storey rear extension with attic space – 19 Bramley Close, Ledbury, Herefordshire, HR8 2XP	JB	No objection, but that the Planning Authority be asked to give consideration to the contractors being requested to ensure consideration is given to neighbouring properties, in particular to access to their properties whilst the works are being carried out.	No Decision
<u>213810</u>	Reserved Matters application following outline 171532 for part of the landscaping matter for the advance planting of new hedgerow and associated planting to the north west boundary – Land North of Viaduct, Adjoining Orchard Business Park, Ledbury, Herefordshire	CB	No Objection	No Decision
<u>214019</u>	Proposed replacement cartway screen on west elevation – Upper Barn, Ledbury, Herefordshire, HR8 2PX	CB	No Objection	Approved with Conditions
<b>LTC MEETING 10 JANUARY 2022</b>				
<u>214239</u>	Proposed side extension to replace existing single storey room to semi detached dwelling – 20 Gibson Road, Ledbury, Herefordshire, HR8 2US	MN	No Objection	Approved with conditions
<u>214354</u>	Proposed removal of condition 9 of planning permission 2111733 (change to use of BB (Storage, creation of new junction onto Leadon Road, erection of fence and gate) Cycling storage is unwarranted for this use at this site – Land west of Leadon Road, Lower Road Industrial Estate, Ledbury, Herefordshire, HR8 2DJ	JB	No Objection	Withdrawn
<u>214370</u>	Proposed ground floor rear/side infill extension and first floor rear extension – 2 York Villas, New Street, Ledbury, Herefordshire, HR8 2EJ	Awaiting allocation	No Objection	No Decision

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	Application for variation of condition 6 of P193648/F (Proposed extension to existing factory building and erection of a limited assortment discount food store (Class A1), car parking, landscaping and associated works) to allow receipt of deliveries between 06:00-23:00 Monday to Sunday) – No deliveries shall be taken at or dispatched from the retail store upon the site outside of the hours of 05:00-23:00 on any day – Aldi Food Store Ltd, New Mills Industrial Estate, Ledbury, Herefordshire, HR8 2SS	<b>CB</b>	That consideration be given to amended delivery times on Sunday's and a Light Management Policy to minimise the effect to nearby properties	<b>Approved with conditions</b>
<u>214467</u>	Proposed installation of replacement illuminated and non-illuminated signs – 25 High Street, Ledbury, Herefordshire, HR8 1DS	<b>MN</b>	No objection	<b>No Decision</b>
<u>214468</u>	Proposed installation of replacement illuminated and non-illuminated signs – 25 High Street, Ledbury, Herefordshire, HR8 1DS – Listed building consent	<b>MN</b>	No objection	<b>No Decision</b>
<u>214482</u>	Upgrading and remodelling the existing annexe flat and opening up and converting the first floor of the existing Oast House to a second bedroom. Installing a new log burning stove flue and soil and vent pipe through the existing roof – Dingwood Park, Parkway, Ledbury, Herefordshire, HR8 2JD	Awaiting Allocation	No objection	<b>No Decision</b>
<u>214504</u>	T1: Ash & Holly row – dismantle and fell all the trees within the area of the boundary fence line down to the height of the fence. T2: Apply – reduce the overall crown back to the original pruning points and make tidy. T3: Cypress x 2 dismantle down to leave as near ground level as possible these trees are located within the garden of Sable Cottage (but owned by Mr Eager) 32 The Homend, Ledbury, Herefordshire, HR8 1BT	<b>OK</b>	No objection	<b>No Decision</b>
<u>214528</u>	Proposed ground floor rear extension – 1 Newbury Terrace, Newbury Park, Ledbury, Herefordshire, HR8 1AY	<b>MN</b>	No objection	<b>No Decision</b>

346830

<u>214490</u>	5 no air conditioning units and heat recovery air exchange unit – Market Street, Ledbury, HR2 2AQ	<b>Awaiting allocation</b>	No objection, subject to consideration being given to the potential visual impact of the units on the exterior of the building, and potential noise implications	<b>No decision</b>

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*Agenda Item  
log*

## LEDBURY TOWN COUNCIL

### MINUTES OF A MEETING OF THE MAJOR PLANNING APPLICATIONS AND CONSULTATIONS WORKING PARTY COMMITTEE HELD ON 10 JANUARY 2022

---

**PRESENT:** Councillor Bannister  
Non Council Members: Nicola Forde and Paul Kinnaird

**ALSO PRESENT:** Angela Price – Town Clerk

#### MPA44. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Howells and Hughes.

#### MPA45. DECLARATIONS OF INTEREST

None received.

#### MPA46. TO APPROVE AND SIGN THE MINUTES OF A MEETING OF THE MAJOR PLANNING AND CONSULTATIONS WORKING PARTY HELD ON 28 OCTOBER 2021

#### RESOLVED:

That the minutes of the Major Planning Applications and Consultations Working Party held on 28 October 2021 be approved and signed as a correct record, subject to the following amendments:

That Paul Kinnaird and Nicola Forde be recorded as having attended as non-council members of the Working Party and not as "Also Present".

#### MPA47. UPDATE ON MAJOR PLANNING APPLICATIONS

1. Application P204578/L – Former Auction Rooms Market Street, Ledbury – proposed redevelopment of the former auction rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure

#### RESOLVED:

**That the Clerk contact Herefordshire Planning Officers for an update.**

*346B*

2. Application P213810 – Ledbury Viaduct Development

**RESOLVED:**

**That the Clerk contact Herefordshire Planning Officers for an update on this planning application, in particular the following points:**

- **Biodiversity**
- **When will the traffic improvement plans take place in relation to the development works?**
- **LSEA**
- **Canal Trust**

3. Members noted that there had been no further updates on the following applications:

- Application 192482 – Land adjacent to Leadon Way – Vistry development
- Application 212375 – Land south of Leadon Way – Barratts

4. Members agreed that information on S106 should be included in the next agenda of the Working Party for consideration.

**RESOLVED:**

**That information on S106 for Ledbury be included in the next agenda of the Working Party for consideration.**

MP48. **DATE OF NEXT MEETING**

**RESOLVED:**

That the Clerk identify a date for a further meeting of the Working Party.

Signed ..... Dated .....

3466

LEDBURY TOWN COUNCIL

Agenda Item  
to (b)

**MINUTES OF A MEETING OF THE TRAFFIC MANAGEMENT WORKING PARTY  
MEETING HELD ON  
17 JANUARY 2022**

---

**PRESENT:** Councillors Howells, Morris, Bannister

**ALSO PRESENT:** Angela Price – Town Clerk  
Matt Davies – Non-Council Member

**TMWP90 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Gareth Davies and Barry Pringle.

**TMWP91 DECLARATIONS OF INTEREST**

None received.

**TMWP92 MINUTES OF A MEETING OF THE TRAFFIC MANAGEMENT WORKING PARTY HELD ON 1 SEPTEMBER 2021**

**RESOLVED:**

**That the minutes of the meeting of the Traffic Management Working Party held on 1 September 2021 be approved and signed as a correct record subject to the following amendment:**

**Minute No. 85 – “Councillor Howells advised that he did not believe a drop kerb request is not part of a TRO request.” This to be amended to read “Councillor Howells advised that he did not believe a drop kerb request was part of a TRO request.”**

**TMWP93 SUPPORT FOR DROP-DOWN KERB AT HORSE LANE ORCHARD**

The Clerk advised that she had been in contact with the Locality Steward to arrange a date for him to undertake a walk round with Councillors Howells and Bannister, however, she advised that it was proving difficult to arrange a meeting for a time where all parties were available. It was agreed that Councillors would liaise with the Locality Steward directly to arrange a date. Councillor Bannister suggested that PC Matt Davies may like to join them on the walk round.

**RESOLVED:**

**That Councillors Bannister and Howells liaise directly with the Locality Steward and PC Matt Davies to organise a day to meet to undertake a walk round to discuss what could be included in a future Traffic Regulation Order.**

**TMWP94 MASEFIELD AVENUE TRAFFIC ISSUES**

The Clerk made members aware that Mr Barry Pringle had requested a follow up on the traffic issues in Masefield Avenue. Councillor Bannister said the resolution to this would be resident parking permits but the problem with this would be that it would incur a cost for the residents. He added that the parking charges at the station had been introduced by Network Rail Birmingham without listening to Ledbury Town Councils concerns and that this should be revisited.

**RESOLVED:**

**That the Clerk contact Mr Pringle to make him aware that Councillor Howells and Bannister will be arranging a meeting with a Locality Officer to discuss the matter of parking in Masefield Avenue.**

**TMWP95 JULY SID REPORT AND ANALYSIS**

Councillor Bannister gave an update on the speed indicator device information that had been provided. He advised that the data in respect of outward journey's was no longer available; the reason for given by Herefordshire Council was that when installed the machines had been calibrated incorrectly, they should only have been set to record incoming data, and they had advised that this had now been rectified and the machines had been recalibrated so that only data incoming journeys is being recorded.

**RESOLVED:**

**That the Clerk invite the company to either a Traffic Management Working Party or a ZOOM call meeting with Councillors to discuss the current machines on what they can and cannot do and the committees concerns in respect of the operational capabilities of the SID's.**

**TMWP96 SID RAW DATA REPORTS**

**RESOLVED:**

That members received and noted the reports.

TMWP97      **PARKING PERMITS – QUEENS COURT**

**RESOLVED:**

That Parking Permits – Queen's Court be deferred to the next meeting of the Working Party so that Councillor Troy could be present to add to this item.

TMWP98      **TRAFFIC SIGNS – NEW STREET, LEDBURY**

PC Matt Davies advised that he had noticed an increase in heavy articulated lorry traffic travelling along New Street. He provided members with pictures of the four advisory signs currently in place along with the two on Leadon Way and two on the junction for Little Marcle Road and New Street. He asked whether it would be possible to have a sign restricting vehicles over 7.5 tone from travelling down New Street. Councillor Morris proposed that new signage at the bottom of New Street at the junction of Little Marcle road stating "No Access for vehicles over 7.5 tone unless access to town centre" be considered as part of the upcoming TRO.

Councillor Morris also suggested that the Council speak to West Mercia Police regarding a police presence on the Gloucester roundabout coming into town before the signage is considered.

**RESOLVED:**

1. **That new signage at the bottom of New Street at the junction of Little Marcle road stating "No Access for vehicles over 7.5 tone unless access to town centre" be considered as part of the upcoming TRO.**
2. **That the Town Clerk approaches West Mercia Police regarding a police presence on Gloucester roundabout coming into town for the 7.5 tone limit.**

TMWP99      **CORRESPONDENCE RECEIVED IN RESPECT OF "ENVIRONMENTAL THOUGHTFULNESS"**

Members were provided with correspondence received from a member of the public in which they had raised concerns over buses sitting idle adjacent to the Market House with their engines running for prolonged periods of time.

Councillor Howells proposed that the working party write to the bus company and ask that they instruct their drivers to not allow engines running when they are stationary for longer than 20 minutes.

**RESOLVED:**

- 1. That members noted the correspondence received.**
- 2. That the Clerk write to the bus company and ask that they instruct their drivers to not allow engines running when they are stationary for longer than 20 minutes.**

TMWP100 **SUSTAINABLE TRANSPORT HEREFORDSHIRE NEWS**

**RESOLVED:**

That members received and noted the Sustainable Transport Hereford News.

TMWP101 **IMPACT OF DEVELOPMENT AND PROPOSED DEVELOPMENT OF TRAFFIC MANAGEMENT**

The Clerk advised members that there was currently nothing from Planning or Major Planning. Councillor Bannister added that the committees are currently waiting for updates on the progress of a number of applications, and that once further information is received they will consider any impact issues further. Councillor Morris asked if an agenda item regarding speed reduction along the Southend either side the entrance to the school be added to the next Working Party meeting.

**RESOLVED:**

**That the Clerk add speed reduction along Southend to the next Working Party agenda for discussion.**

TMWP102 **DATE OF NEXT MEETING**

**RESOLVED:**

It was noted that the next meeting of the Traffic Management Working Party was scheduled for Tuesday, 22 February 2022 at 7:00PM

The meeting ended at 7:54PM.

Signed ..... Dated .....  
(Chair)

Report prepared by Angela Price – Town Clerk

**CORRESPONDENCE RECEIVED IN RESPECT OF 132 LEDBURY TO GLOUCESTER BUS SERVICE**

**Purpose of Report**

The purpose of this report is to provide Members of the Planning Committee with information on correspondence received in respect of the withdrawal of the Ledbury-Gloucester 132 bus service from March 2022.

**Detailed Information**

It has been widely reported in local press that Stagecoach intends to withdraw the Ledbury to Gloucester 132 bus service with effect from March 2022.

Following this being reported an email was received by the Clerk from the Rail & Bus for Herefordshire Group advising that the Ledbury-Gloucester 132 bus service is due to be withdrawn with effect from March 2022 as follows:

*"An urgent matter in respect of bus services has been raised. You may have heard already but the Stagecoach bus company are to withdraw the Ledbury-Gloucester bus service 132 from March of this year.*

*The withdrawal of such a significant daily service connecting Ledbury with Dymock, Newent and Gloucester will have serious effect on the economy and social wellbeing of Ledbury. The company indicate the move is because of low passenger numbers. The Covid effect has had a dramatic effect on the viability of bus services, but the government has been active in providing significant covid relief to maintain services. Passengers are returning to bus travel in a post-Covid situation and levels of usage are showing a slow but steady increase.*

*The passenger user group Rail & Bus for Herefordshire (RBfH) considers Stagecoach's move to be premature and damaging in the early post-Covid situation. Such damage impinges on the need to maintain the economic viability and social importance of Ledbury as a vibrant market town. Evidence elsewhere indicates that a good level of bus services connecting with both the rural hinterland and the national network are a fundamental part of this. Where bus services have been progressively withdrawn and downscaled, those towns are experiencing a significant level of decline e.g. Bromyard.*

*Ledbury also is keen to hold and develop a significant place in the tourist market and again, progressive withdrawal of bus services is bound to have an effect on attracting visitors to such important functions as the Ledbury Poetry Festival and other events.*

*The withdrawal will also dent the important moves to reduce car usage into town and hence improve the town centre environment and air quality by reducing emissions.*

*Professor Les Lumsdon of RBfH has written to Councillor John Harrington, Cabinet member for transport in respect of this important matter. We request that Ledbury Town Council also makes strong representation to Councillor Harrington, Local County Councillors and not least of all to the bus company whose contact details are:*

[james.oneill@stagecoachbus.com](mailto:james.oneill@stagecoachbus.com)

Stagecoach West  
3<sup>rd</sup> Floor, 65 London Road  
Gloucester GL1 3HF"

A further email has been received from a member of the public in respect of this withdrawal:

*"I am appalled to learn from the 'Rail and Bus for Herefordshire' group that the 132 Ledbury to Gloucester bus route is threatened with closure. I thought it was/is a vital local service, taking it away limits the choices and independence of many without means to provide their own transport. The bus option is vital for the young and especially the elderly when driving can become more difficult, it is a life line for anyone with health issues too. I use buses, my daughter depends on them, they tick all environmental boxes potentially taking many polluting vehicles off the road. Are you and Herefordshire Council concerned, are you able to protest, request alternatives or solutions? I have written to my MP Bill Wiggin about the issue to ask his opinion and to see if any combined pressure can be brought to bear. In anticipation of your reply."*

### **Recommendation**

Members are requested to consider the information above and decide whether they wish to make representations to Stagecoach in respect of their decision to withdraw the Ledbury to Gloucester 132 bus service.

**From:** Gilson, Susannah <Susannah.Gilson@herefordshire.gov.uk>  
**Sent:** 19 January 2022 08:15  
**To:** LTC Clerk  
**Subject:** Herefordshire Local Plan 2021-2041 Strategic Spatial Options Consultation

Dear Parish and Town Clerks

The Herefordshire Local Plan 2021-2041 Spatial Options 6 week consultation is now underway and we would like to hear what your communities think.

Herefordshire's new Local Plan will help shape growth and development across the county up until 2041, ensuring that we deliver the required housing, alongside the jobs, infrastructure and services to support growth in a way that is appropriate for the rural and historic character of the County. It will replace the Core Strategy 2011-2031.

The Government wants to significantly increase the supply of new housing across the country. Local plans are required to make provision for this housing need, unless there are exceptional circumstances that outweigh the benefits of providing the housing.

For Herefordshire, this means 850 dwellings per year over the next 20 years, which rounds up to 17,000 dwellings. However, we can take into account over 5,000 existing planning permissions for housing, which will count towards achieving our target.

The Local Plan will seek to ensure that the housing requirement is fulfilled, and development is located and designed in a way which requires less energy use, whilst increasing the amount of energy generated from renewable sources, with a requirement for all new development to be net zero carbon by 2030.

The first consultation explores how residential development could be distributed across the county. A number of options are being considered and we are seeking views on them, as well as the vision and objectives.

This week I will be sending out posters for you to put on your noticeboards, to help inform community members about the consultation.

We are also in the process of organising a Parish and Town council online meeting, which we hope will take place on Thursday 3 February. More details to follow.

The deadline for responses is 28 February 2022.

To find out more and take part, please go to <https://hlp.commonplace.is/>. There you will also be given the option to subscribe for updates direct from the website, as and when there is news about developments of the Local Plan 2021-2041.

If you have any questions at all, please contact [ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk)

Kind regards

Susi Gilson

Local and Neighbourhood Planning Community Engagement Officer



**Stay Safe**  **Keep Healthy**  **Support Local** 

**SAFE  HEREFORDSHIRE**

"Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council or Wye Valley NHS Trust. You should be aware that Herefordshire Council and Wye Valley NHS Trust monitors its email service. This e-mail and any attached files are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please contact the sender immediately and destroy all copies of it."





## Herefordshire Local Plan 2021-2041 Spatial Options Consultation

Please complete your details:

Name: .....

Address: .....

.....  
Organisation: .....

Email:.....

All personal data will be treated in line with our obligations under the General Data Protection Regulation (GDPR). This means your personal data will not be shared. For more information on our privacy policy, please go to [www.herefordshire.gov.uk/directory/44/privacy-notices](http://www.herefordshire.gov.uk/directory/44/privacy-notices)

Would you like to be kept informed of developments in planning policy?

Yes  No

(You are free to request for your contact details to be removed at any time in the future)

### Vision (page 7)

Q1 - Do you agree with the vision and does it reflect your priorities for the county?

Yes / No / Don't know

If not, please tell us why. Please let us know if there is anything we need to add.

### Objectives (page 8-10)

Q2 - Do you agree with the objectives and do they reflect your priorities for the county?

Yes / No / Don't know

If not please tell us why. Please let us know if there is anything we need to add.

### Strategic Spatial Options (page 34-58)

Q3 - Having considered the options presented, please place them in order of your preference, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>.

Option 1	
Option 2	
Option 3	
Option 4a	
Option 4b	
Option 4c	
Option 5	



Q3 continued

Please explain your answer.

Q4 – Aside from the options presented, do you think there is another option that should be considered?

Yes / No / Don't know

If yes, please explain your answer

Q5 - If you consider a new rural settlement is an appropriate option are there parts of the county which have the potential to be the location for such a development?

Yes / No / Don't know

If so where?

If you are a landowner wanting to submit details of a site to be considered, please go to <https://hlp.commonplace.is/> to find out more about submitting details of possible settlement land.

Q6 - Option 4 only includes the larger towns of Leominster, Ledbury and Ross on Wye as potential growth towns. Do you think that Bromyard and Kington should also be considered?

Yes / No / Don't know

Please explain your answer.

### Rural Areas Options (page 59-69)

Q7 - Having considered the options presented, please place them in order of your preference, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>.

Option 1	
Option 2	
Option 3	
Option 4	



Q7 continued

Please explain your answer.

### General Questions

Q8 - Are there additional services and infrastructure that will be required to support additional housing?

Yes / No / Don't know

If so, please tell us what you think is missing.

Q9 - Are there existing facilities or local spaces that you consider important for protection?

Yes / No / Don't know

If so please tell us what and why they are of particular importance.

Q10 - Are there any specific additional local studies or data collection that you think should be carried out to inform the local plan update?

Yes / No / Don't know

If so, please give us more information

Finally, do you have any further comments to add about the Spatial Options?

**Thank you for taking the time to tell us what you think**



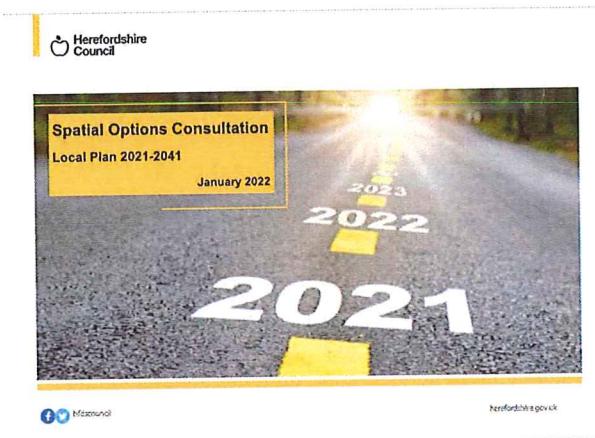
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## Overview

Following a review of the Core Strategy 2011-2031 and the decision in November 2020 that an update is required, preparation of the Local Plan 2021-2041 which will replace the Core Strategy is underway.

The new document will help shape growth and development across the county up until 2041, ensuring that we deliver the required housing, alongside the jobs, infrastructure and services to support growth in a way that is appropriate for the rural and historic character of the County.

Click on the pdf below for more information:



We will be consulting on the following, please click through to access each section:

**1. Vision & Objectives**

**2. Key Characteristics & Land Use Considerations** (please note there are no questions in this section)

**3. Growth Levels & Strategic Spatial Options**

**4. Rural Spatial Options**

**5. Background Studies and Next Steps**

**All for New Settlements**

[View more proposals](#)



### Vision & Objectives

This introduces the draft vision and objectives. We would like to know your views on them.



### Key Characteristics & Land Use Considerations

This section is for information only and therefore there are no questions included.



### Growth Levels & Spatial Options

This section sets out five for the overall number o to be built in the county

## Vision & Objectives

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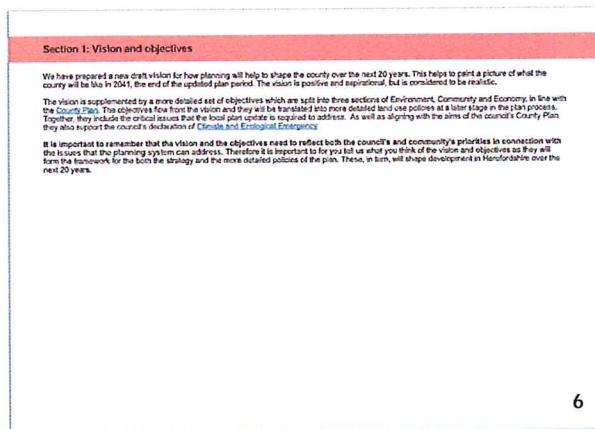
### Vision & Objectives

We have prepared a new draft vision for how planning will help to shape the county over the next 20 years. This helps to paint a picture of what the county will be like in 2041, the end of the updated plan period. The vision is positive and aspirational, but is considered to be realistic.

The vision is supplemented by a more detailed set of objectives which are split into three sections of Environment, Community and Economy, in line with the [County Plan](#).

It is important to remember that the vision and the objectives need to reflect the both the council's and community's priorities in connection with the issues that the planning system can address. Therefore it is important to for you tell us what you think of the vision and objectives as they will form the framework for the both the strategy and the more detailed policies of the plan. These, in turn, will shape development in Herefordshire over the next 20 years.

Click on the pdf below for more information:



### Vision

 What is your email address?

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## Vision & Objectives

### Community

Herefordshire will be an exemplar of 21st century rural living, where rural settlements and market towns have resilient communities, which are well connected digitally. Hereford will be recognised nationally as a green and pioneering university city, and will be a popular place to live, work and visit.

### Economic

The county will be economically prosperous, with its farming heritage and sustainable tourism continuing to play an important role. It will be well known as the place where innovative, green and creative businesses can thrive. Good quality housing and inclusive infrastructure will be provided to ensure that people are able to live active and healthy lives.

### Do you agree with the Vision?

Select one option

Yes

No

Not sure

### Does the Vision reflect your priorities for the County? Please explain

 What is your email address?



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< Vision & Objectives

✉ What is your email address?

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## Section 1: Vision and objectives

We have prepared a new draft **vision** for how planning will help to shape the county over the next 20 years. This helps to paint a picture of what the county will be like in 2041, the end of the updated plan period. The vision is positive and aspirational, but is considered to be realistic.

The vision is supplemented by a more detailed set of **objectives** which are split into three sections of Environment, Community and Economy, in line with the [County Plan](#). The objectives flow from the vision and they will be translated into more detailed land use policies at a later stage in the plan process. Together, they include the critical issues that the local plan update is required to address. As well as aligning with the aims of the council's County Plan they also support the council's declaration of [Climate and Ecological Emergency](#).

**It is important to remember that the vision and the objectives need to reflect both the council's and community's priorities in connection with the issues that the planning system can address.** Therefore it is important to for you tell us what you think of the vision and objectives as they will form the framework for the both the strategy and the more detailed policies of the plan. These, in turn, will shape development in Herefordshire over the next 20 years.

## The Vision



### Environment

By 2041 Herefordshire will be a place where planning has helped to create an environment where all of its residents have an exceptional quality of life and are able to live and travel in a more sustainable way. In addressing the climate and ecological emergency, the county will be carbon neutral, and biodiversity here will be thriving. The rich landscape and cultural heritage will continue to be protected and valued for all to enjoy.

### Community

Herefordshire will be an exemplar of 21st century rural living, where rural settlements and market towns have resilient communities, which are well connected digitally. Hereford will be recognised nationally as a green and pioneering university city, and will be a popular place to live, work and visit.



### Economy

The county will be economically prosperous, with its farming heritage and sustainable tourism continuing to play an important role. It will be well known as the place where innovative, green and creative businesses can thrive. Good quality housing and inclusive infrastructure will be provided to ensure that people are able to live active and healthy lives



## The Environmental Objectives



### Environment

- To protect the natural environment and heritage of the county, having particular regard to its characteristic features, including; retaining traditional orchards and woodlands as well as restoring its rivers to a good quality.
- To pay special regard to protected areas of the county, including the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty, whilst at the same time, valuing its ecology and landscape.
- To achieve biodiversity net gain from all developments and significantly increase the tree cover in Hereford and the market towns.
- To enhance and extend Herefordshire's natural capital, green infrastructure and nature recovery networks to ensure good access and proximity to open and wild spaces for all residents.
- To ensure high quality design of buildings and spaces taking into account local character and heritage, in order to create attractive and inclusive places.
- To conserve and, where possible, enhance heritage assets and their settings through carefully managed change, and to recognise and elevate the role these assets play in providing a sense of place and local distinctiveness.
- To minimise and carefully manage the use of natural resources, including minerals, land, and water and to encourage the reduction, reuse and recycling of waste, to achieve a circular economy.
- To significantly improve air quality.
- To ensure that development is located and designed in a way which requires less energy use and to increase the amount of energy generated from renewable sources, with a requirement for all new development to be net zero carbon by 2030.
- To enable net zero carbon goals to be at the heart of transport planning decisions, for environmental gains but also to allow people to make healthier more active travel choices.
-

## The Community Objectives

### Community



- To provide connectivity and infrastructure that is designed for inclusion, with factors such as gender, age, and disability considered.
- To provide transport infrastructure, which will support and prioritise active travel and public transport.
- To ensure that all residents have easy access to an appropriate range of nearby services, with community hubs thriving in market town and rural settings, thereby reducing the need to travel and enhancing quality of life.
- To create good quality, attractive places to work and to do business that will provide jobs and cultural opportunities for all, and that will also appeal to a younger population, helping to balance the county's demographic profile.
- To provide a range of housing and tenure types to meet local needs, including affordability and specialist requirements. To provide diverse opportunities for home ownership for all.
- To support good-health and wellbeing, through ensuring easy access to open space, sports facilities, and active travel options.
- To ensure that health and social care infrastructure will meet the demands of a growing population, whilst supporting good-health and well-being, and addressing inequalities.
- To improve educational achievement by supporting the provision of high quality primary and secondary education, with all children having the opportunity to attend a good Ofsted rated local school, accessible without the need for a private car.
- Supporting the provision of higher and further education to retain and attract young people to the area. Increasing skills and qualifications of our local workforce to narrow the county's skills and learning gap.
- To encourage innovative ways to ensure healthy and resilient communities through supporting the development and provision of local services and use of smart technologies.

## The Economic Objectives



### Economy

- To ensure that new development is accompanied by fast and reliable digital connectivity.
- To grow a thriving, diverse local economy and for Herefordshire to be recognised as a good place for a broad range of businesses to invest and prosper, particularly the green technology and creative sectors.
- To help generate more and higher skilled jobs that are well paid, close the pay gap and retain and attract working age people to live in the county.
- To recognise the importance of the small business sector, help independent businesses to thrive, boost job opportunities and encourage the creation of hyper-local business identities.
- To continue to recognise the importance of the role that agriculture plays in the local economy and support appropriate diversification and modernisation to strengthen this sector.
- To support the renewal of the county's high streets and town centres to create a vibrant network of economic centres with a diverse range of easily accessible shops and services.
- To encourage and support responsible tourism that contributes to the county's economic diversity, whilst respecting its historic and natural character.
- To support the transition to a zero carbon and circular economy.
- To strengthen the role of Hereford City as the central hub of the county where people have easy and equitable access to business, leisure, cultural, retail and employment opportunities.
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## Key Characteristics & Land Use Considerations

This section provides background information to help set the scene when considering the various options for the land use strategy.

Click on the pdf below for more information:

Section 2: Key Characteristics and Land Use Considerations of City, Towns and Rural Areas

This section provides background information to help set the scene when considering the various options for the land use strategy. It includes a town centre profile with key facts and figures for Hereford, the market towns of Bromyard, Linton, Leominster and Ledbury, and the rural areas of the county. It also describes the character, facilities and services available in each area, and provides an overview of the local economy and labour market.

A national census took place on 21st March 2021. The results from the 2021 Census will be published by the Office of National Statistics in early 2022. In the meantime, the latest available data is provided in the tables below. These have been informed by the latest available statistics as they have published. This will inform the preparation of the Local Plan for Herefordshire, which is due to be adopted in 2023.

The COVID-19 pandemic has had a significant impact on all aspects of commercial life. The permanent impacts of the pandemic are not yet known. Under normal circumstances, planning applications are assessed on the basis of the latest up-to-date information available. However, given the unique circumstances of the pandemic, the Council has decided that there is a need to accommodate a range of different types of development, including those that may not have been anticipated at the time of the application. This has been supported by the County wide [Local Economic Plan](#).

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Please read through by clicking 'Next' at the bottom of the page or access each option using the quick-links below:

- Hereford
- Bromyard
- Kington

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## Section 2: Key Characteristics and Land Use Considerations of City, Towns and Rural Areas

This section provides background information to help set the scene when considering the various options for the land use strategy. It includes a town centre profile with key facts and figures for Hereford, the market towns of Bromyard, Kington, Ledbury, Leominster and Ross-on-Wye, as well as the rural areas of the county. It also describes their character and identifies key issues that will be taken into account and addressed by the local plan.

A national census took place on 21 March 2021. The information gained from this is still being processed by the Office of National Statistics and will be released in stages over the next year. Therefore the 2011 Census data remains the source for base line information but where possible we have updated this with information from [Understanding Herefordshire](#) where this is available. We will use and refer to the 2021 census statistics as they are published.

The COVID-19 pandemic and related lockdown restrictions has had a significant impact on all aspects of community life. The permanent impacts of this unprecedented situation are still not known. Understanding Herefordshire produces a [monthly summary](#) on the impact of the pandemic which provides useful information about the evolving situation and will help to inform the local plan. In Herefordshire it is generally considered that there has been a strengthening of local community support and interaction through these challenging times. This has been supported by the county wide [Talk Community](#) project and the volunteer run [Talk Community Hubs](#) across the county.

## Hereford City Profile Map

### Hereford Town Profile

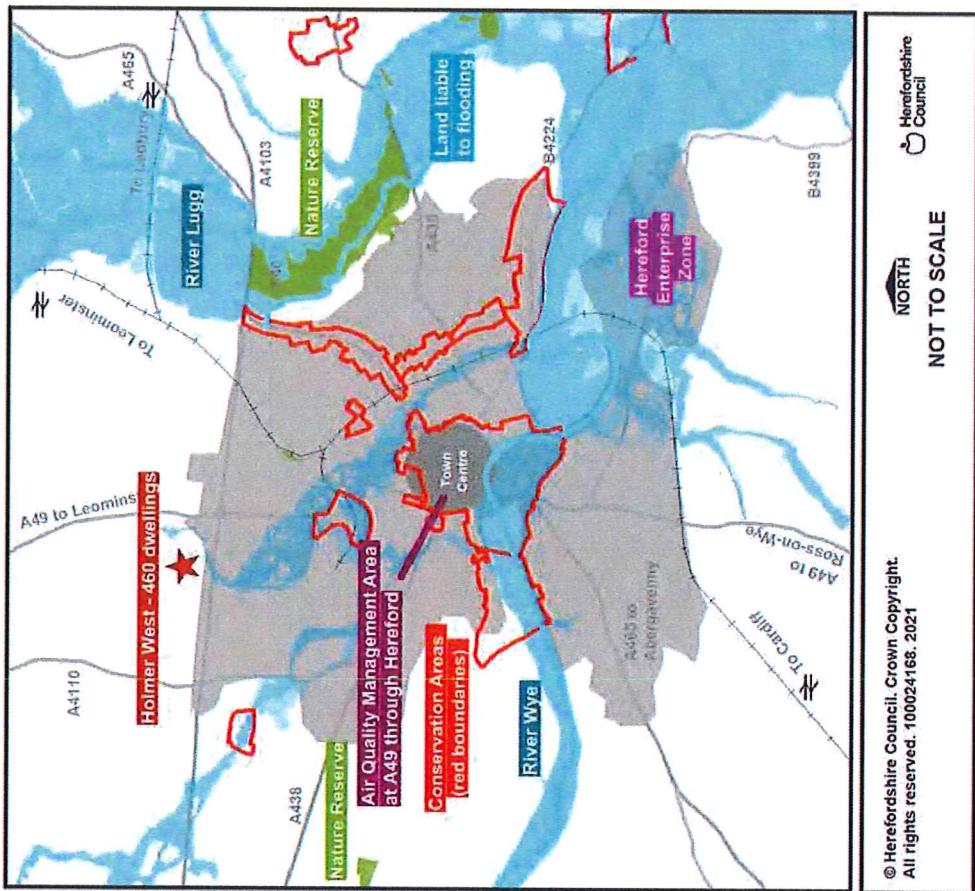
#### INTRODUCTION

The city of Hereford is the largest settlement, lying geographically in the centre of the county.

It serves as its administrative, commercial and main service centre. It comprises Hereford City, and partly the parishes of Holmer and Shelwick to the north, Breinton to the west, Lower Bullingham and Belmont Rural to the south.

It serves as the primary centre for services, including a hospital, numerous higher education institutions, and a wide range of shopping, leisure facilities and hospitality venues.

A number of major road routes converge here. There is also a bus terminus serving a large number of routes and a train station.

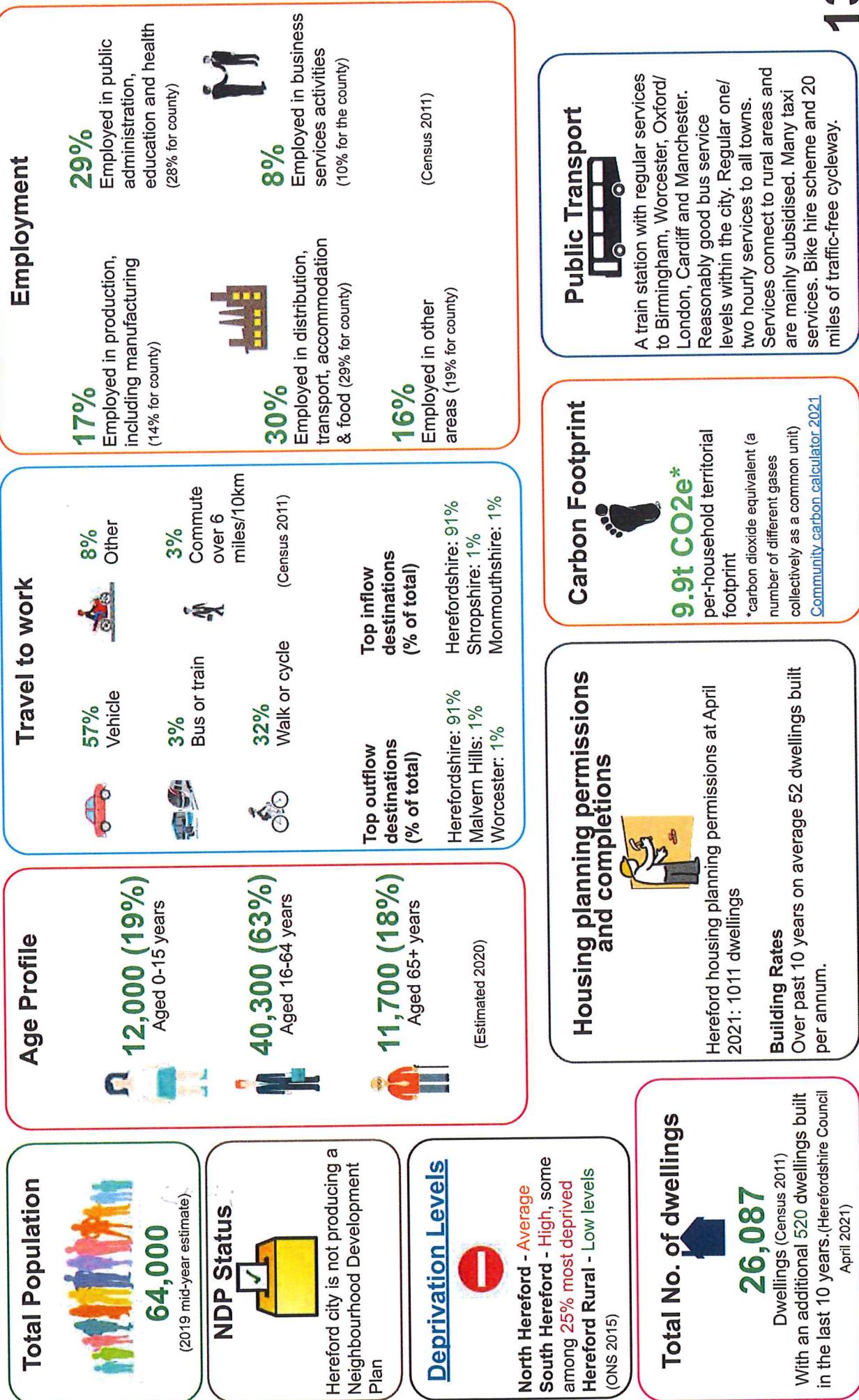


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## Hereford Key Facts



## Hereford Land Use Considerations

### Environmental

- Hereford has areas liable to flood with areas adjacent to the River Wye within Flood Zones 2 and 3.
- The city has one Air Quality Management Area (AQMA).
- The central area of Hereford is within a conservation area and there are also nine other conservation areas within the city.
- Some small scale limited opportunities for brownfield development exist within the city.

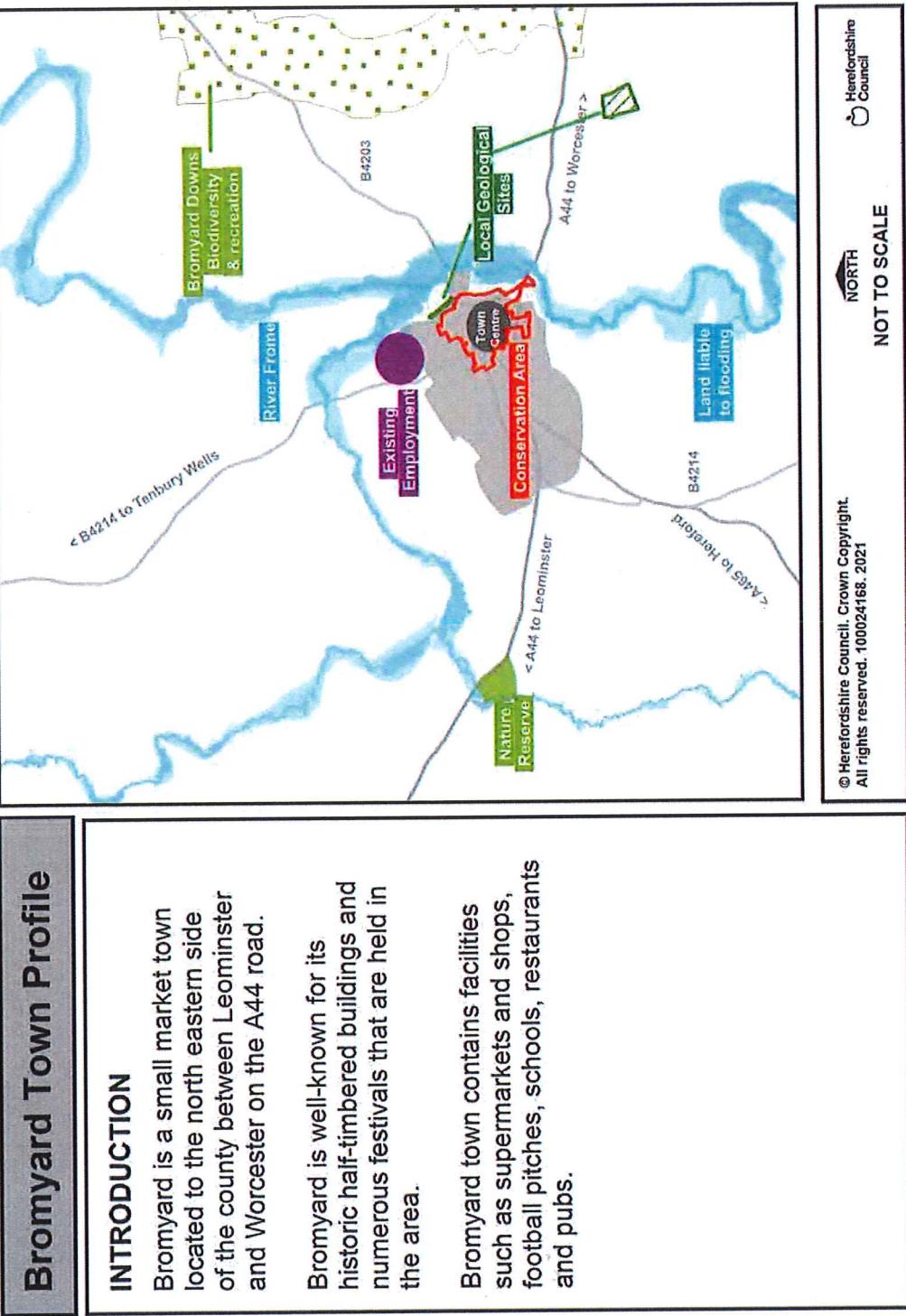
### Community

- Traffic problems generate issues with air quality, safety, overall attractiveness and pedestrian friendliness of the city centre environment.
- There are poor physical linkages between communities and employment on both sides of the river.

### Economic

- In June 2021 the cabinet allocated funding for a series of active transport packages, and is investigating the option of an eastern road link with river crossing.
- There are opportunities to expand or deliver new employment sites, particularly south of the river and at the Enterprise Zone known as Skylon Park, subject to traffic capacity issues being addressed.
- Demand in recent years has generally been for small scale employment units. It is difficult to predict what the future demand will be like given changing working patterns arising from the COVID-19 pandemic.
- Hereford's new university (NMITE) is raising the profile of the city and is likely to lead to a co-location of engineering and technology centred businesses.

## Bromyard Town Profile Map



## Bromyard Key Facts

### Total Population



### Age Profile

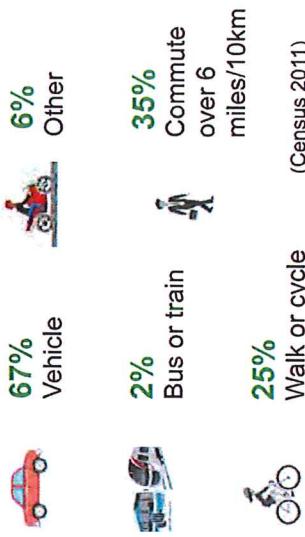


### NDP Status



Bromyard Town is not producing a Neighbourhood Development Plan.

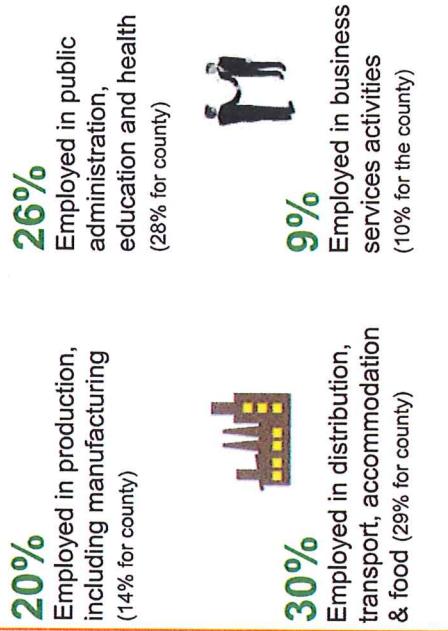
### Travel to work



### Top outflow destinations (% of total)

	Herefordshire: 67%	Malvern Hills: 8%	Worcester: 6%
Top inflow destinations (% of total)			

### Employment



### Public Transport



Peak and off peak services to Hereford and Worcester. Service to Leominster once weekly and Ledbury twice weekly. No town bus service.

Nearest train station is Malvern Link 9 miles away.

[Community carbon calculator 2021](#)

### Deprivation Levels

### Carbon Footprint



### Housing planning permissions and completions



Bromyard housing planning permissions at April 2021: 106 dwellings

### Building Rates

Over past 10 years on average 24 dwellings built per annum.

### Total No. of dwellings



Dwellings (Census 2011)  
With an additional 240 dwellings built in the last 10 years. (Herefordshire Council April 2021)

## Bromyard Land Use Considerations

### Environmental

- There are existing flood issues associated with the River Frome with Flood Zones 2 and 3, largely located to the east of the town.
- Bromyard is affected by the current restrictions on various types of development, including housing that could lead to an increase in the levels of phosphorus in the River Lugg catchment SAC.
- The steep rise of land surrounding Bromyard could constrain development due to the impact on views and visibility to the Bromyard Downs. The majority of land around the town is considered highly sensitive in landscape terms.
- A conservation area covers the central core of Bromyard Town and Stockings Meadow Nature Reserve on the A44 to Leominster.

### Community

- Bromyard has no railway station, some bus services to the surrounding areas but generally has a reliance on private cars for transportation.
- There is a need for affordable housing, with current policy requiring 40% affordable homes for new developments.
- Nearly 30% of the population is over 65 which is expected to increase further in the next 20 years.

### Economic

- The Bromyard commercial property market is a very small, localised market.
- Bromyard has limited communications and transport links.
- Land south of Linton trading estate is constrained by a quarry pool to the north of the site and steep topography.

## Kington Town Profile Map

### Kington Town Profile

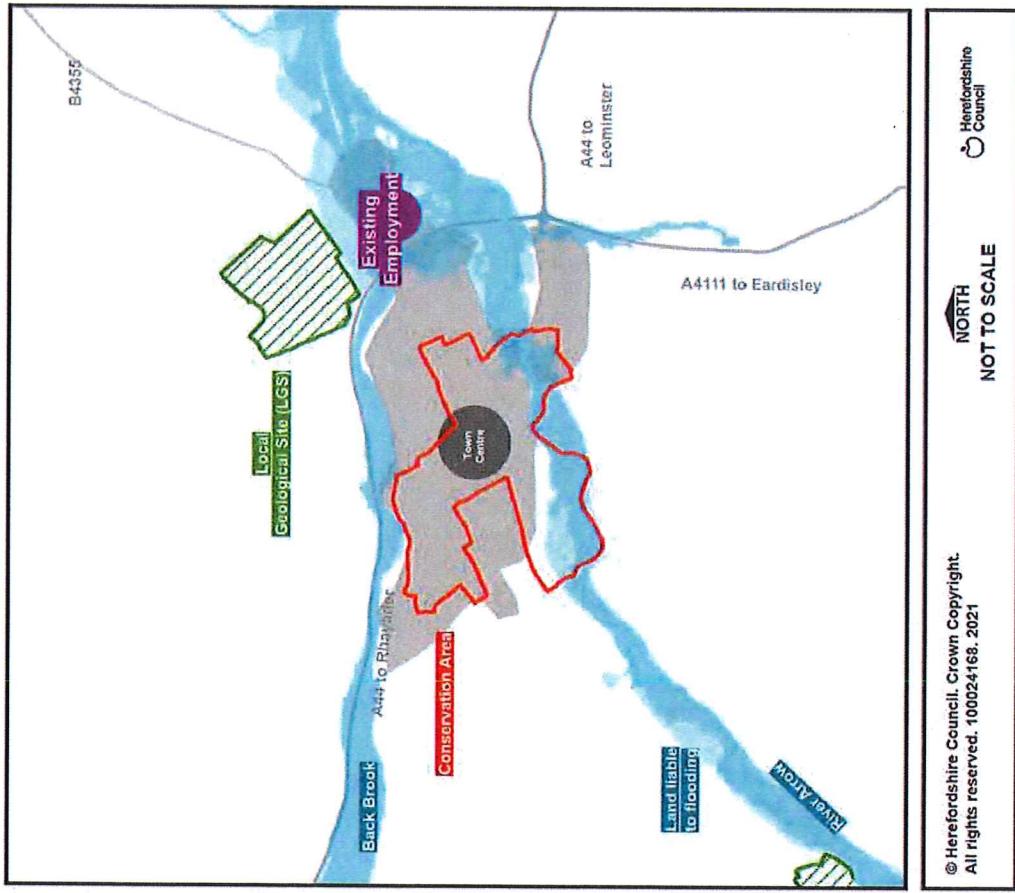
#### INTRODUCTION

The market town of Kington lies in north-west Herefordshire, located 19 miles north-west of Hereford and 2 miles from the Welsh border.

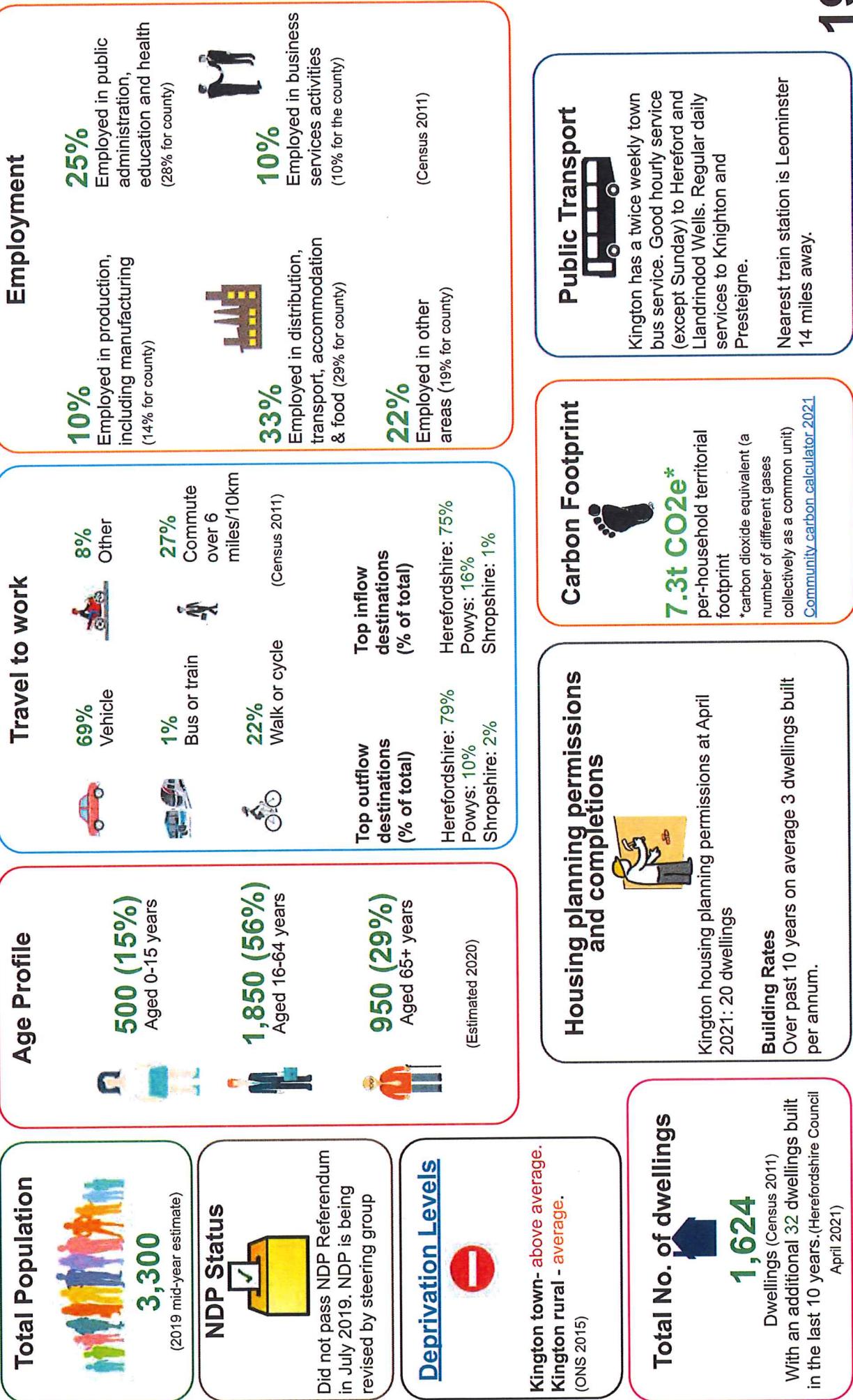
The town lies on the western side of Offa's Dyke situated below Hergest Ridge, the River Arrow runs through the south of Kington Town.

Kington Town is the smallest of Herefordshire's market towns and is a key service centre for its rural hinterland.

Town facilities include a range of supermarkets and shops, medical centre, football pitch, several schools and a bus station.



## Kington Key Facts



## Kington Land Use Considerations

### Environmental

- The town is constrained by flooding with flood zones 2 and 3 associated with the River Arrow to the east of the town and Back Brook to the north of the town.
- The landscape and topography of Kington is attractive with the Black Mountains close by.
- A conservation area covers the central core of Kington Town.
- Kington is affected by the current restrictions on various types of development, including housing, which could lead to an increase in the levels of phosphorus in the River Lugg catchment SAC.

### Community

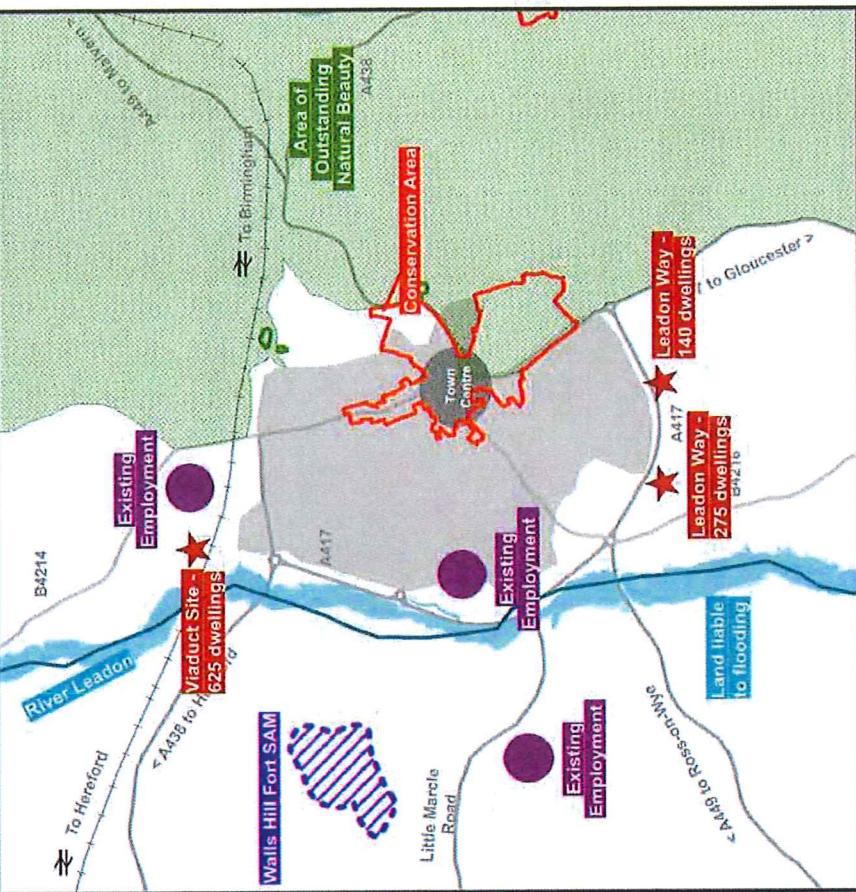
- Kington is comparably remote from the rest of the county and is not connected by rail or by motorways. Travel to and from the town is mainly reliant on the private car with some limited bus services.
- There is a lack of affordable housing in Kington and it has not met the housing need set out in the adopted Core Strategy.
- Kington has a high proportion of second home ownership and holiday lets which affects housing affordability.

### Economic

- Kington has a comparatively small and localised employment market with limited transport/communication links.
- Hatton Gardens and Arrow Court industrial estates are active employment areas.

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99

## Ledbury Town Profile Map



### Ledbury Town Profile

#### INTRODUCTION

Ledbury is located in the eastern side of the County, close to the M50 and the Malvern Hills.

The Malvern Hills Area of Outstanding Natural Beauty lies to the east of the town and the land rises sharply.

Land along the River Leadon to the east of the A417 by-pass is subject to flooding.

Further west of the town, there is the Scheduled Area Monument (SAM) of Walls Hill Camp and Fort.

The town centre is a vibrant and thriving centre covered by an extensive Conservation Area along its central cross roads which makes the town an important tourist destination.

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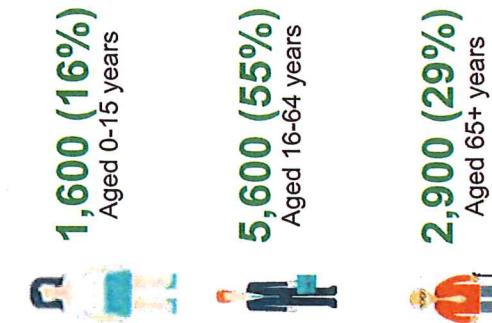
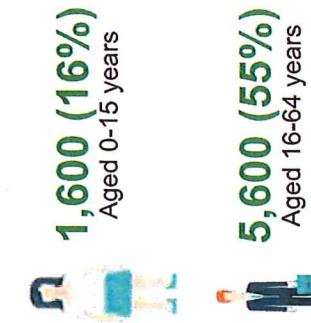
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## Ledbury Key Facts

### Total Population



### Age Profile



### Travel to work



**40%**  
Commute over 6 miles/10km

**Top inflow destinations (% of total)**

Herefordshire: 67%  
Malvern Hills: 9%  
Forest of Dean: 4%

**25%**  
Employed in public administration, education and health (28% for county)

**12%**  
Employed in business services activities (10% for the county)

**28%**  
Employed in distribution, transport, accommodation & food (29% for county)

**20%**  
Employed in other areas (19% for county)

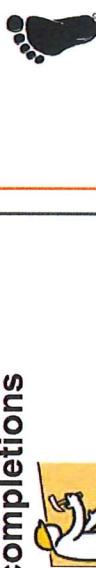
### Employment

(Census 2011)

(Census 2011)

(Census 2011)

### Carbon Footprint



\*carbon dioxide equivalent (a number of different gases collectively as a common unit)  
[Community carbon calculator 2021](#)

### Housing planning permissions and completions



Ledbury housing planning permissions at April 2021: 1,130 dwellings

#### Building Rates

Over past 10 years on average 9 dwellings built per annum.

### Total No. of dwellings



Dwellings (Census 2011)  
With an additional 90 dwellings built in the last 10 years. (Herefordshire Council April 2021)

### Public Transport



Train station, with regular services to Colwall, Worcester, Birmingham, Oxford and London

A town bus service four times a day. Two hourly service to Hereford and additional services to Worcester, Malvern and Gloucester. Taxi services available.

## Ledbury Land Use Considerations

### Environmental

- To the west of the town there is land liable to flooding which is mainly flood zone 3 along the River Leadon.
- The town is bordered on the east side by the Malvern Hills Area of Outstanding Natural Beauty and adjoins sensitive landscapes to the north west.
- The town centre is made up of a strong historic core which is also a designated conservation area.

### Community

- Despite the low housebuilding rates over the past ten years, the town currently has a high level of planning permissions for housing to its northern and southern boundaries with plans for 40% of this being for affordable housing.
- Ledbury and District Sports Federation and its constituent clubs have identified the need for further playing fields. The aim is to meet the needs of the local rugby and football clubs and this has been identified in the review of the NDP.
- The NDP is also exploring the possibility of improved accessibility and extended parking to the eastbound platform at the railway station. This ambition is also stated in the [Herefordshire Transport Plan](#) (2016-2031) which is expected to be revised in the next eighteen months.
- The Herefordshire-Gloucestershire Canal route running north/south of the town is a protected route which allows for the restoration of the canal.

### Economic

- There is a 12 hectare site to the south west of the town identified for additional employment land. This is adjacent to existing employment land.
- A further 3 hectares of employment land has been granted permission on the viaduct land close to existing employment sites.
- The town centre is a thriving place with many independent shops and historic buildings all within an attractive townscape which adds to the town's economy.

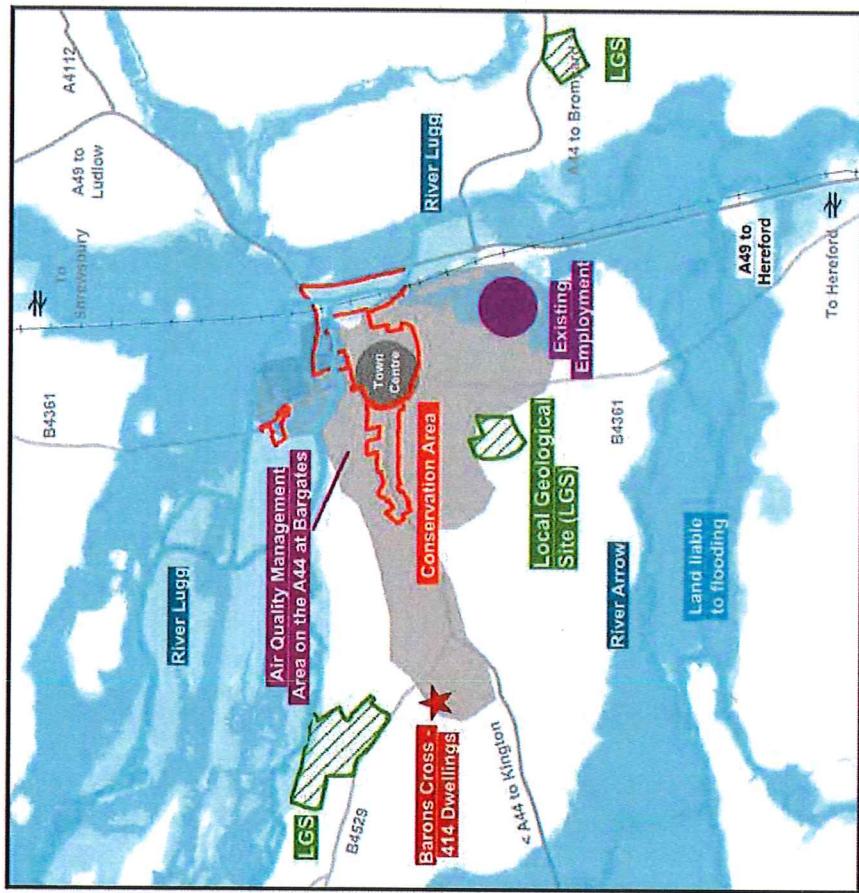
## Leominster Town Profile Map

### Leominster Town Profile

#### INTRODUCTION

Leominster is an attractive market town, located about twelve miles to the north of Hereford and is the service centre for many parishes in the north of Herefordshire, as well as several local villages in neighbouring Shropshire.

Leominster is a compact town. The centre includes many historic buildings and has recently been identified as a Heritage Action Zone to help it improve the historic environment to stimulate economic growth and tourism potential.

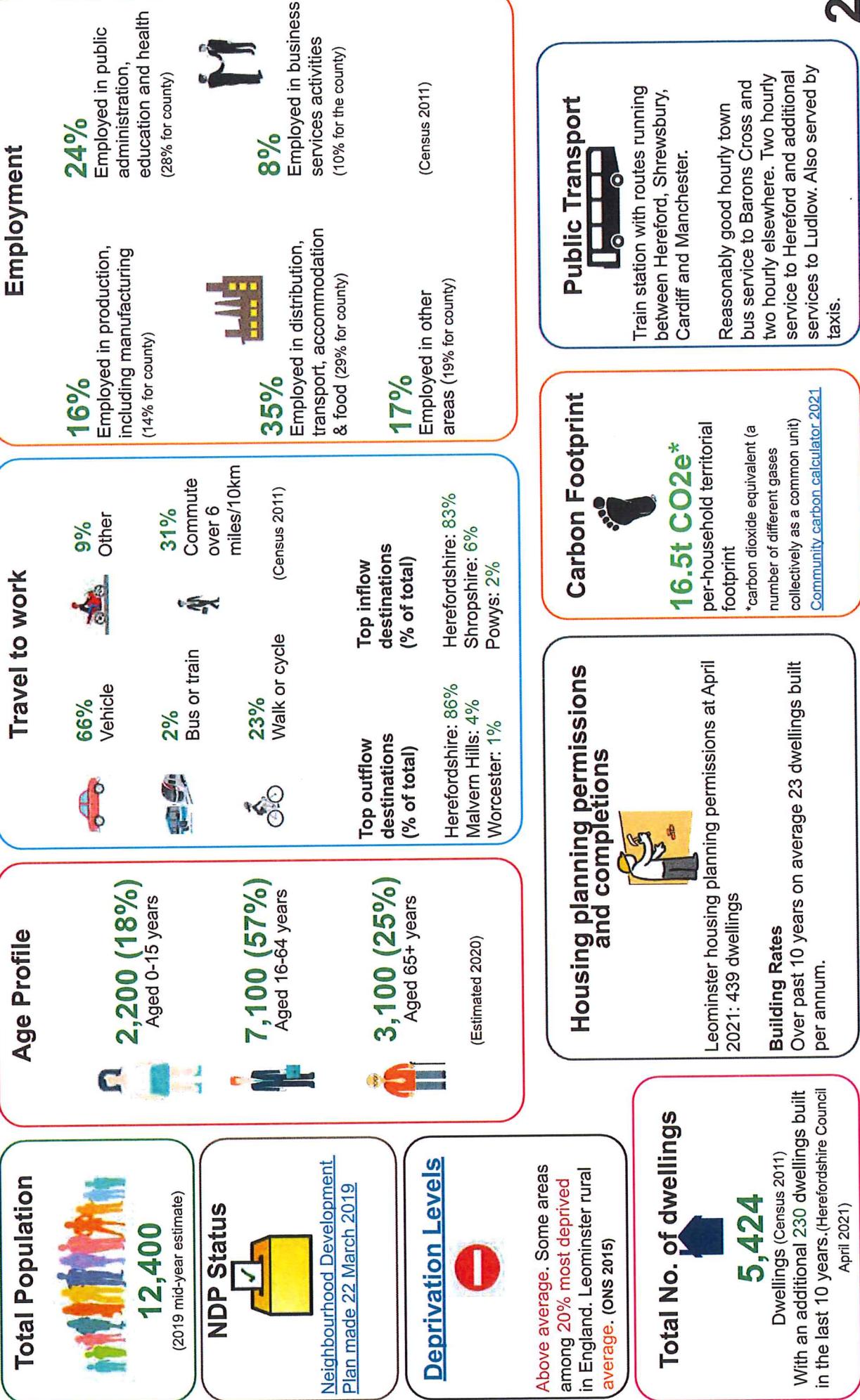


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## Leominster Key Facts



## Leominster Land Use Considerations

### Environmental

- There are existing flood issues associated with the River Lugg and the River Arrow, with Flood Zones 2 and 3.
- Leominster is affected by the current restrictions on various types of development, including housing that could lead to an increase in the levels of phosphorus in the River Lugg catchment SAC.
- The Bargates area of the town suffers from congestion and air pollution. As a consequence this area has been designated as an Air Quality Management Area.
- The core strategy includes proposals for a new southern link road, associated with a sustainable urban extension, to divert traffic away from this area and to reduce air pollution. However neither of these projects have reached the planning stage.
- Archaeological potential has been identified, particularly at land to the south of Barons Cross where there are earthworks.
- Cockcroft Hill incorporates the Ryelands Croft Local Geological Site, a locally important landscape and geological feature which will continue to be retained as semi-natural open space.
- The town has a number of historical, and cultural assets with four conservation areas within the town which will benefit from funding from the [High Street Heritage Action Zone Fund](#).

### Community

- A rail station serves the town but there is limited access to other sustainable travel such as frequent bus services and cycle and walking paths.
- The Local Transport Plan looks to encourage and facilitate sustainable travel to reduce car use and support for additional services in order to enhance accessibility, support the economy and encourage a modal shift.

### Economic

- The Leominster Enterprise Park will continue to serve employment needs, with potential to extend by 10 hectares as identified in the core strategy.
- Funding from the High Street Heritage Action Zone Fund will be used to deliver a range of projects up to 2024 to rejuvenate the town centre and enhance its vibrancy.

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## Ross-on-Wye Town Profile Map

### Ross-on-Wye Town Profile

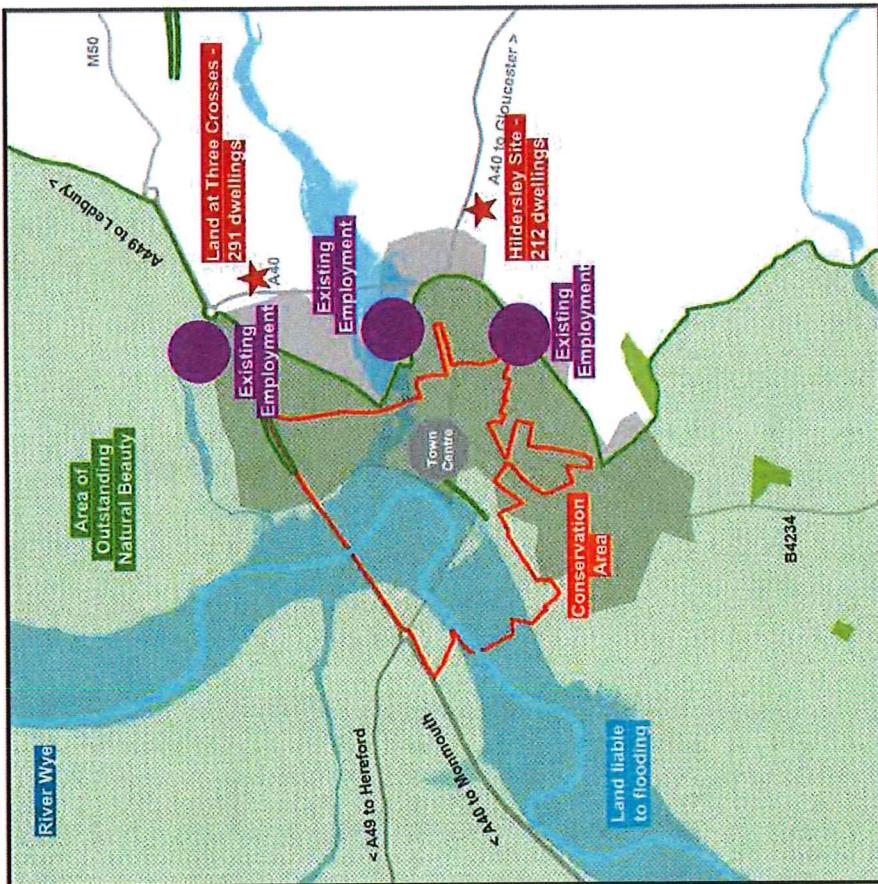
#### INTRODUCTION

Ross is one of the three larger towns in Herefordshire and also acts as a service centre for those living in its rural hinterland.

It lies some 16 miles south of Hereford, 12 miles north east of Monmouth and 17 miles west of Gloucester and benefits from good road links to Birmingham and the Midlands via the M50, and to South Wales via the A40/A449.

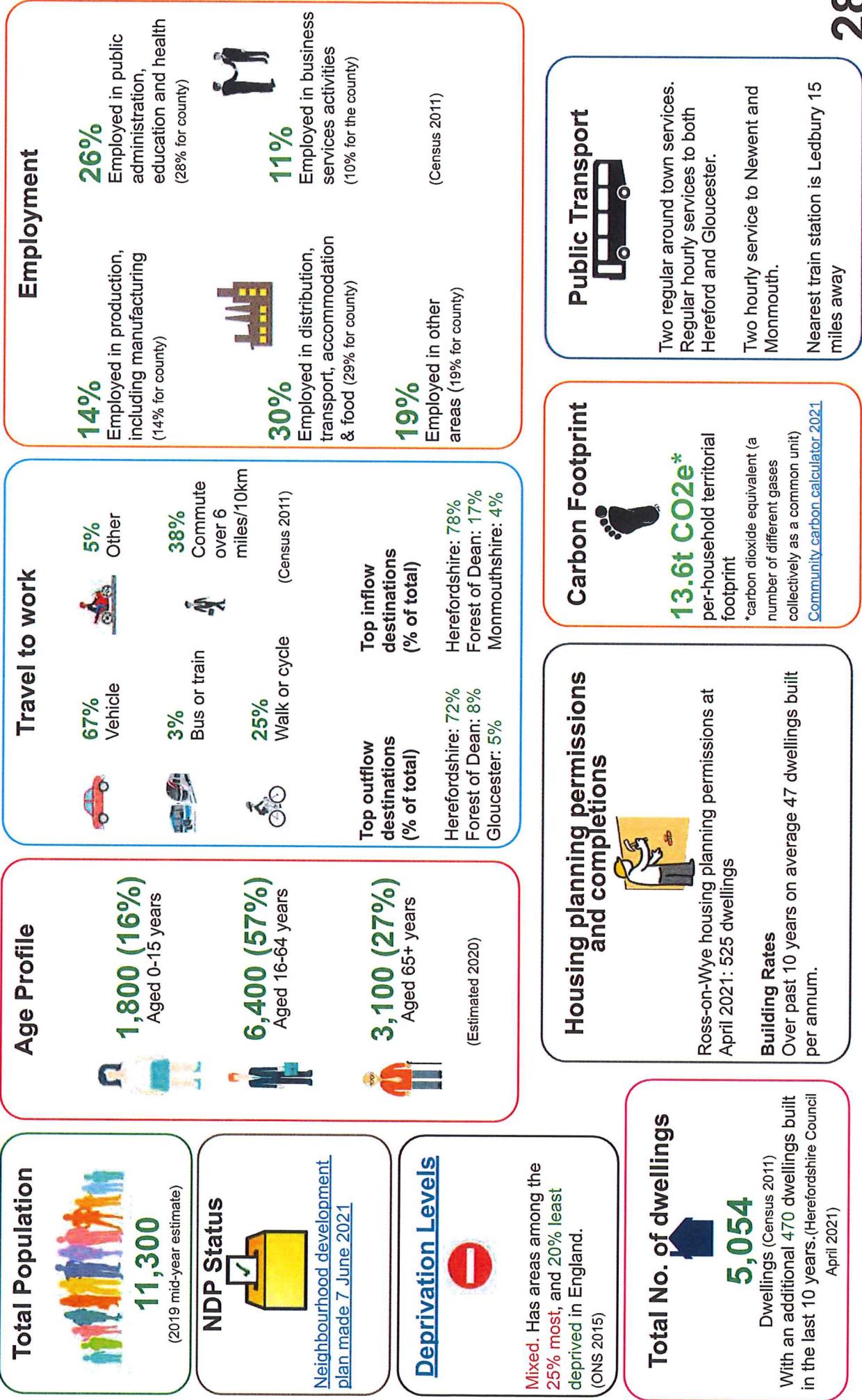
Ross is a pretty, historic town, set in a landscape designated for its natural beauty, alongside the River Wye.

As well as being an important gateway town to the south of Herefordshire, it also attracts visitors and tourists from further afield.



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## Ross-on-Wye Key Facts



## Ross-on-Wye Land Use Considerations

### Environmental

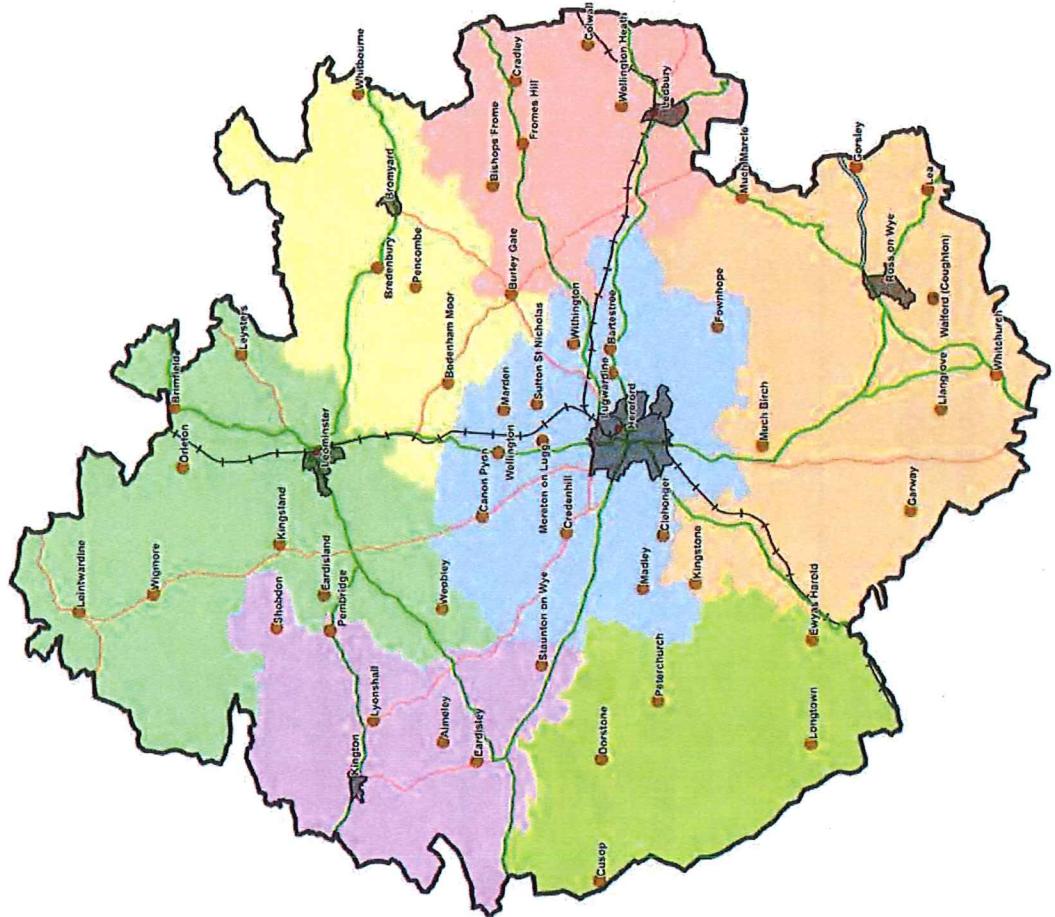
- Ross-on-Wye is set in attractive landscape, most of which is in the Wye Valley Area of Outstanding Natural Beauty (AONB).
- There are areas of Flood Zones 2 and 3 around the town, particularly on land adjacent to the River Wye as well as the lower town centre, the Broadmeadows area and beyond the A40 to the east. A number of homes were badly affected by the 2020 floods.
- Much of the centre of Ross-on-Wye is in a Conservation Area.

### Community

- There are regular bus services to Hereford and Gloucester but there is no train station. There is considerable out commuting to Gloucester and Monmouth by car as well as to Hereford.
- The NDP has identified an overall lack of affordable housing for local people.
- Concern has been expressed in the NDP about traffic circulation and congestion in and around the town.

### Economic

- There is a proposed employment site at Model Farm with 10 hectares of allocated employment land.
- Tourism is an important part of the local economy and there is potential to strengthen this role.



## Rural Areas Profile and Overview

Herefordshire is one of the most rural and sparsely populated counties in England, with a diverse range of settlements varying in size and character. A significant aspect of this local character is the settlement pattern. Many settlements in the rural areas are nucleated whilst others are more dispersed. Each settlement has distinct environmental constraints and the amount and type of key services vary.

The rural settlement hierarchy is currently under review to identify the number and type of services available in all the rural settlements. This will help us to understand the impact of the Core Strategy's rural housing policies on local services and facilities.

The map opposite shows the seven housing market areas in Herefordshire: Bromyard, Golden Valley, Hereford, Kington, Ledbury, Leominster and Ross-on-Wye

3/05/09

## Rural Areas Profile and Key Facts

### Total Population



### Age Profile

**13,200**

Aged 0-15 years



**48,900**

Aged 16-64 years



**24,600**

Aged 65+ years



(Estimated 2020)  
29% over 65 years of age  
(25% for county as a whole)

### Employment

**27%**

Employed in public administration, education and health (28% for county)



**11%**

Employed in production, including manufacturing (14% for county)



Employed in business services activities (10% for the county)

**26%**

Employed in distribution, transport, accommodation & food (28% for county)

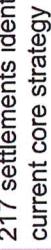
**16%**

Employed in other areas (19% for county)  
(Census 2011)

**10%**

Employed in Agriculture, forestry and fishing.

**1%**



217 settlements identified in current core strategy for proportional housing growth.

### Public Transport



Rural areas primarily served by local bus services but these vary in frequency.

Only rural train station is in Colwall along the Ledbury/Hereford line.



### Settlement Types



Information about the carbon footprint of individual parishes can be found at the [community carbon calculator](#) website

### Carbon Footprint



### Housing planning permissions and completions

In the rural areas housing planning permissions at April 2021: 2,644 dwellings

#### Building Rates

Over past 10 years on average 285 dwellings built per annum.

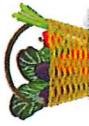
### Total No. of dwellings

**35,200**

Dwellings (Census 2011)  
With an additional 2846 dwellings built in the last 10 years. (Herefordshire Council April 2021)

## Rural Areas Profile and Key Facts

### Rural Services and Facilities



#### Educational Facilities

Over 100 educational facilities including 5 secondary schools.

#### Amenities and Services

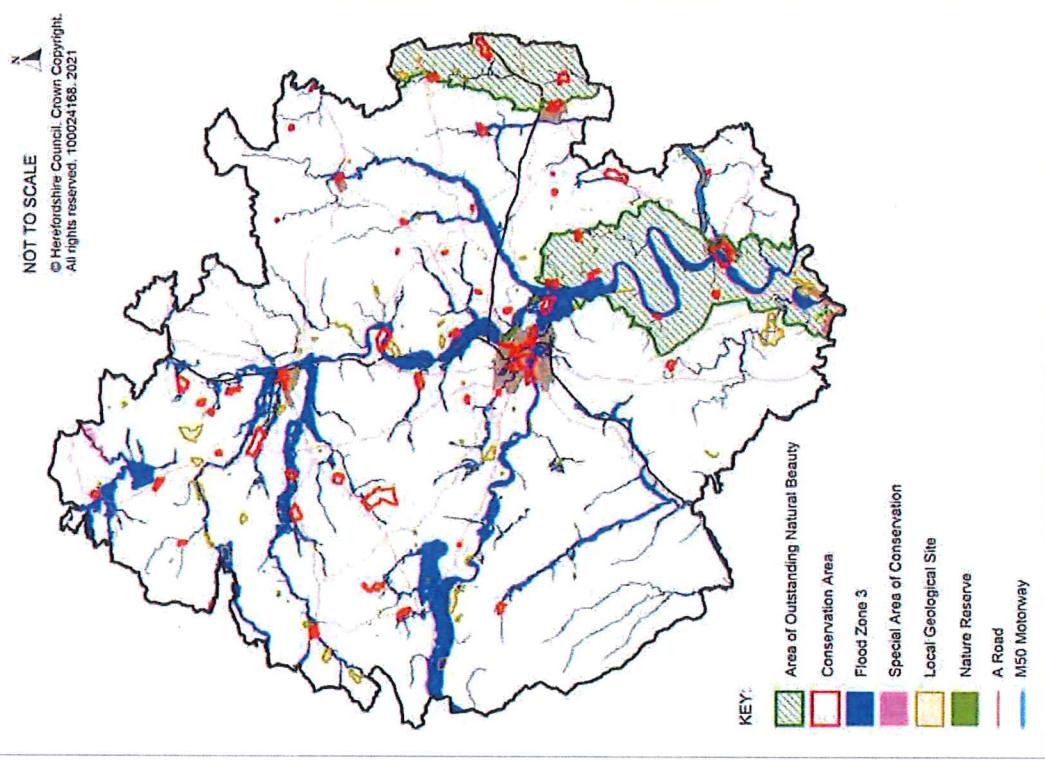
More than 200 local amenities and services consisting of shops, post offices, petrol stations, banks, accountants, garages/ workshops, hairdressers, garden centres and over 150 pubs and restaurants. [Public and community transport](#) links connect the county.

#### Health Facilities

Over 20 health services including GP surgeries, pharmacies, and dentists.

#### Community Facilities (Including Social, sports and leisure)

Numerous village halls, 9 Libraries, over 200 places of worship and more than 70 playgrounds and sports pitches. [Talk Community Hubs](#) across the rural areas. The hubs connect people to services, information, groups and activities either within the local areas or across the county to support their own wellbeing and independence



### Environmental Designations



Herefordshire's rural areas boast many natural assets including the Malvern Hills and Wye Valley Areas of Outstanding Natural Beauty.

There are around 70 Sites of Special Scientific Interest, 4 Special Areas of Conservation, 140 Local Geological Sites, 3 National Nature Reserves, 40 conservation areas, numerous Scheduled Ancient Monuments and listed buildings, and over 20 Registered Parks and Gardens. There are large amounts of Grade 1 agricultural land. Land liable to flooding is illustrated on the adjacent map.

## Rural Areas Land Use Considerations

### Environmental

- Large areas of landscape are of high quality with the Wye Valley and Malvern Hills having national AONB designation.
- The River Wye Special Area of Conservation covers the central and southern areas of the county and the River Lugg catchment covers much of the north of the county. The River Lugg is failing its conservation objectives with stretches of the upper Wye at risk.
- The rural areas support a wide range of habitats, including the ancient woodlands of the Wye Valley, the River Wye and the forested ravine of Downton Gorge.
- The settlement pattern is incredibly varied ranging from sporadic dispersed groups of housing, to nucleated settlements with a range of services. Herefordshire has a diverse built character with a range of buildings from country house estates to individual historic houses. There is a mix of building types of which perhaps the most well-known and distinctive are the 'black and white' timber frame traditional buildings of the northern half of the county.

### Community

- Connectivity and broadband coverage in the rural areas vary by settlement. Herefordshire is part of the [Eastershire](#) project that aims to bring fast broadband to all that need it by the end of 2022.
- The majority of rural areas have poor connectivity to public transport therefore rely on private car to travel to work and access services.
- The current restrictions on housing development as a result of the phosphate issue is affecting housing delivery.
- There is a lack of affordable housing in rural areas. The number of second homes and buy to let properties has risen in recent years.

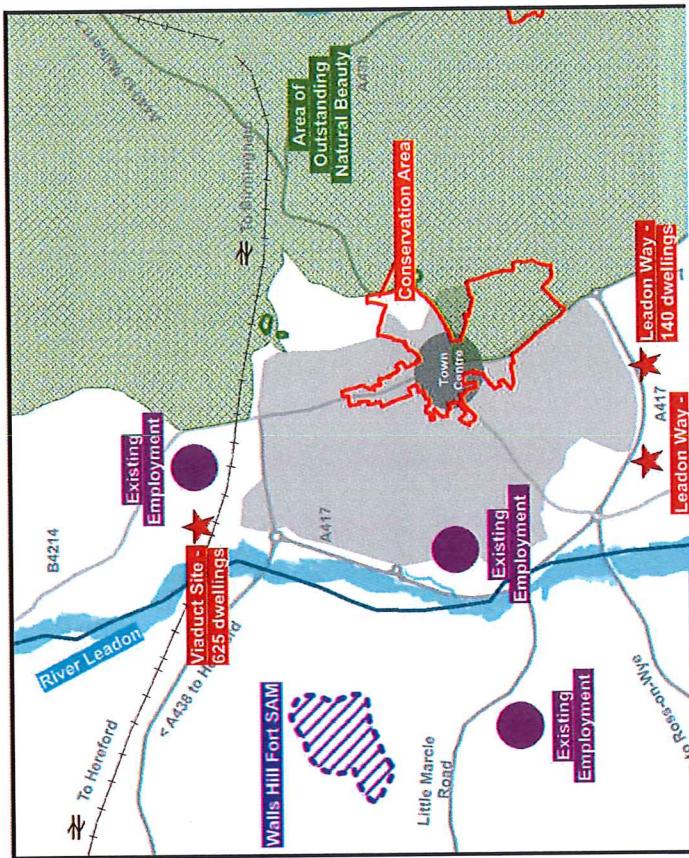
### Economic

- Herefordshire accounts for 50% of the whole of the West Midlands horticultural production.
- Herefordshire's economy is more dependent upon agriculture and manufacturing than any other economy in the West Midlands or the UK.



## Ledbury

### Town Profile Map



#### Ledbury Town Profile

##### INTRODUCTION

Ledbury is located in the eastern side of the County, close to the M50 and the Malvern Hills.

The Malvern Hills Area of Outstanding Natural Beauty lies to the east of the town and the land rises sharply.

Land along the River Leadon to the east of the A417 by-pass is subject to flooding.

Further west of the town, there is the Scheduled Area Monument (SAM) of Walls Hill Camp and Fort.

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## Key Facts

Total Population: **10,100**

Total No. of dwellings: **4,532** Dwellings. With an additional **90** dwellings built in the last 10 years

Age Profile:

Aged 0-15 years - **1,600 (16%)**

Aged 16-64 years - **5,600 (55%)**

Aged 65+ years - **2,900 (29%)**

**Please note:** The above is just a snap shot of the key facts for Bromyard. More key facts and information can be viewed [in the consultation document.](#)

## Land Use Considerations

### Environmental

- To the west of the town there is land liable to flooding which is mainly flood zone 3 along The River Leadon.
- The town is bordered on the east side by the Malvern Hills Area of Outstanding Natural Beauty and adjoins sensitive landscapes to the north west.
- The town centre is made up of a strong historic core which is also a designated conservation area.

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Next >

## < Home Key Characteristics & Land Use Considerations

- The railway station is also experiencing significant growth and is expected to be revised in the next eighteen months.
- The Herefordshire Gloucestershire Canal route running north/south of the town is a protected route which allows for the restoration of the canal.

### Economic

- There is a 12 hectare site to the south west of the town identified for additional employment land. This is adjacent to existing employment land.
- A further 3 hectares of employment land has been granted permission on the viaduct land close to existing employment sites.
- The town centre is a thriving place with many independent shops and historic buildings all within an attractive townscape which adds to the town's economy

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Next >



## Growth Levels & Strategic Spatial Options

The Government wants to significantly increase the supply of new housing across the country. Local plans are required to make provision for this housing need, unless there are exceptional circumstances that outweigh the benefits of providing the housing.

For Herefordshire, this means up to 17,000 dwellings. However, the draft options take into account existing planning permissions for housing and look to distribute an additional 11,200 dwellings, 850 dwellings per year over the next 20 years.

This sets out the overall number of homes to be built in the county by 2041 and includes five different options for the amount of new housing that could be located in Hereford and the market towns of Bromyard, Kington, Ledbury, Leominster and Ross-on-Wye.

Option 1: Housing Need Baseline

Option 2: Focus on Market Towns and Rural Based Growth

Option 3: Focus Growth across market towns and Hereford

Option 4a: Leominster as a Growth Town

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[5 responses](#)

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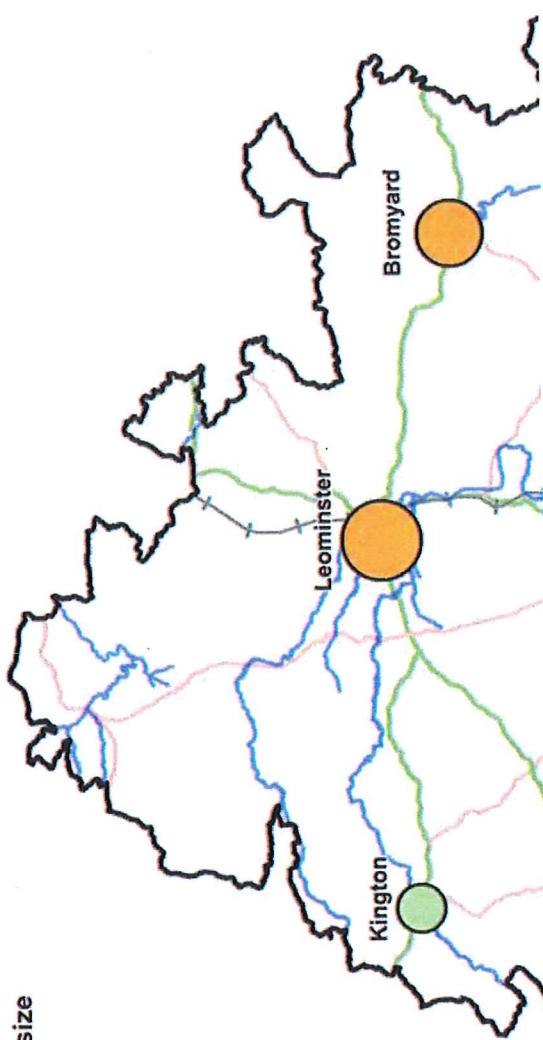
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### Option 1: Housing Need Baseline

This option is based on the housing need emerging in the city, town and rural areas and is based on population growth and housing need data in the recently published Herefordshire Housing Market Needs Assessment 2021 (HMNA).

Location	Scale of growth in relation to settlement size
Bromyard potential dwellings: 350 dwellings + 100 commitments	
Kington potential dwellings: 150 dwellings + 20 commitments	
Ledbury potential dwellings: 0 dwellings + 1100 commitments	
Leominster potential dwellings: 950 dwellings + 400 commitments	
Ross on Wye potential dwellings: 800 dwellings + 500 commitments	
Hereford potential dwellings: 3900 dwellings + 1000 commitments	
All Rural potential dwellings:	



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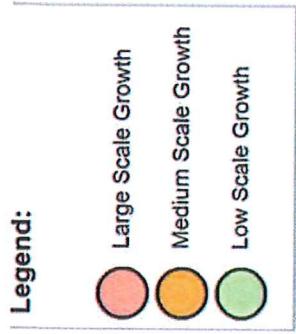
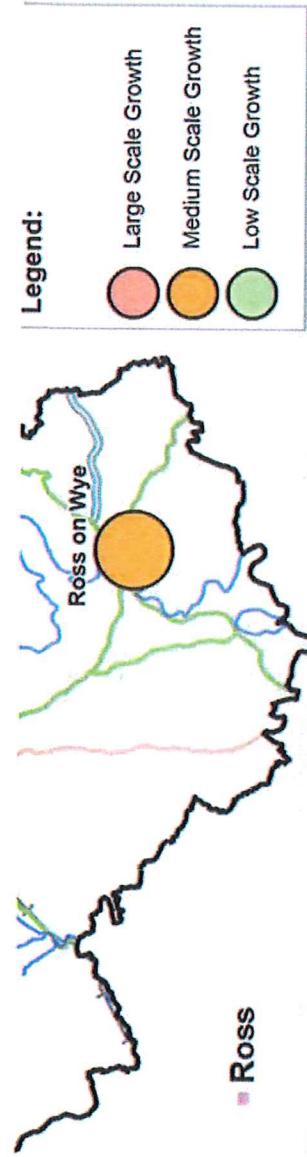
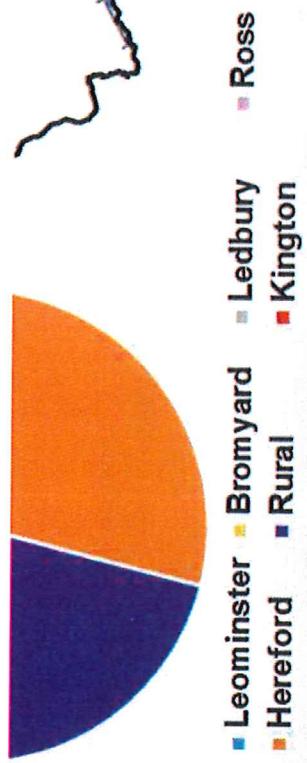


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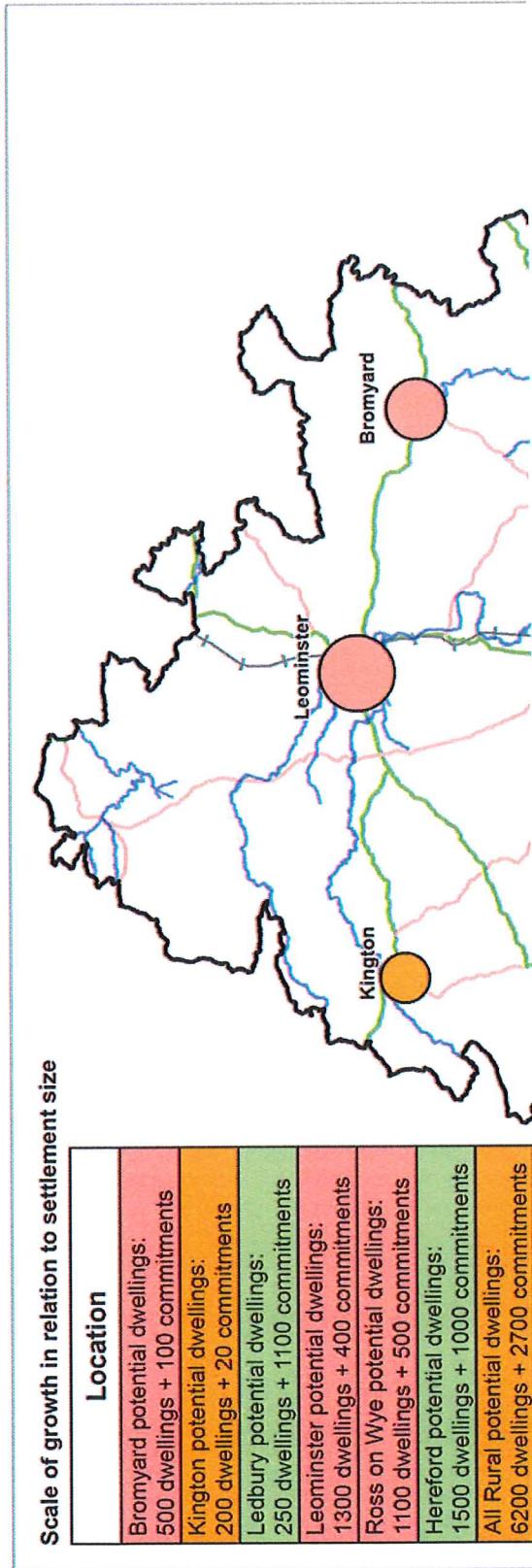
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### Option 2: Focus on Market Towns and Rural Based Growth

This option would disperse growth across Herefordshire's five market towns and rural areas. This option would also significantly lower housing requirements in Hereford City.



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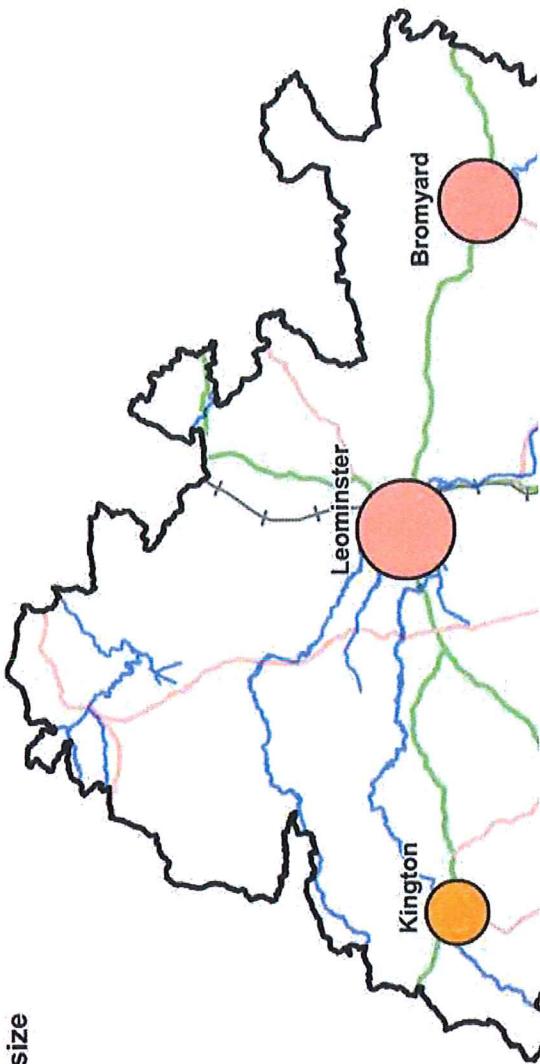
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### Option 3: Focus Growth across market towns and Hereford

This option is to focus greater growth across Herefordshire's five market towns, and Hereford. This would result in significantly higher number of dwellings for the market towns when compared to option 1 the HMNA baseline, a smaller uplift for Hereford and significantly less development for rural areas.

Location
Bromyard potential dwellings: 650 dwellings + 100 commitments
Kington potential dwellings: 250 dwellings + 20 commitments
Ledbury potential dwellings: 600 dwellings + 1100 commitments
Leominster potential dwellings: 1700 dwellings + 400 commitments
Ross on Wye potential dwellings: 1500 dwellings + 500 commitments
Hereford potential dwellings: 3900 dwellings + 1000 commitments

Location
Bromyard potential dwellings: 650 dwellings + 100 commitments
Kington potential dwellings: 250 dwellings + 20 commitments
Ledbury potential dwellings: 600 dwellings + 1100 commitments
Leominster potential dwellings: 1700 dwellings + 400 commitments
Ross on Wye potential dwellings: 1500 dwellings + 500 commitments
Hereford potential dwellings: 3900 dwellings + 1000 commitments



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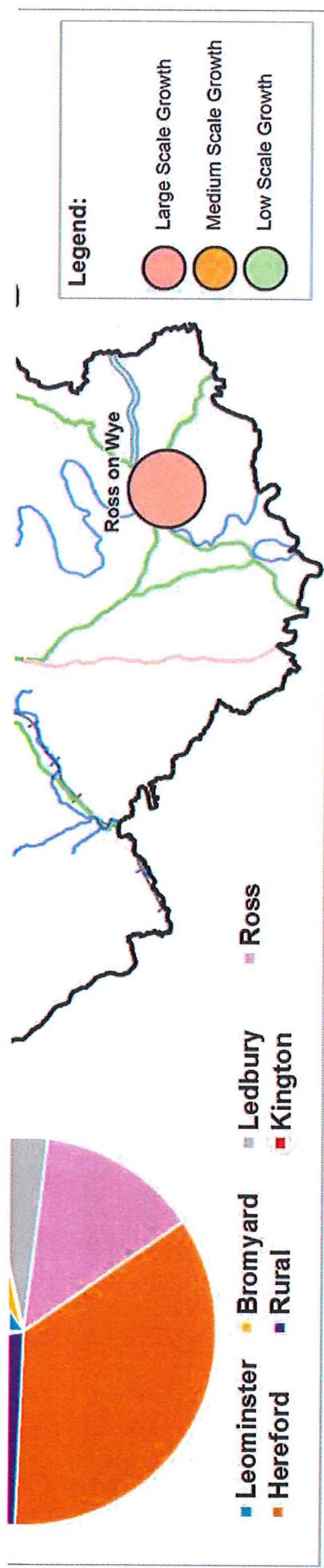
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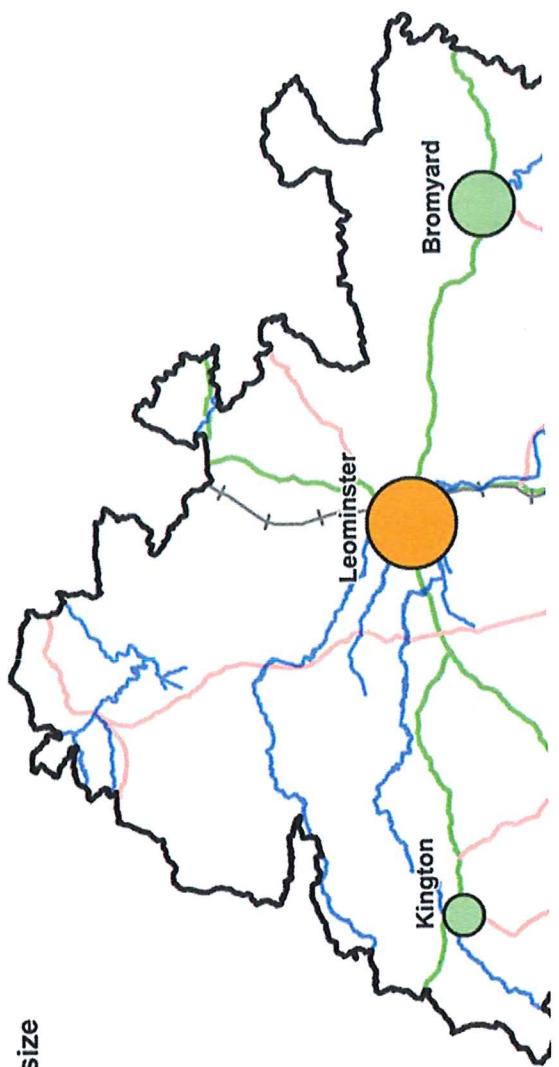
### Option 4c: Ledbury as a Growth Town

Ledbury has achieved its expected growth levels with current housing permissions. Therefore to accommodate approximately 2,000 dwellings this would be in addition to the other planning permissions already granted including the land north of the viaduct.

Scale of growth in relation to settlement size

Location
Bromyard potential dwellings: 200 dwellings + 100 commitments
Kington potential dwellings: 100 dwellings + 20 commitments
Ledbury potential dwellings: 1400 dwellings + 1100 commitments
Leominster potential dwellings: 1000 dwellings + 400 commitments
Ross on Wye potential dwellings: 1000 dwellings + 500 commitments
Hereford potential dwellings: 4100 dwellings + 1000 commitments

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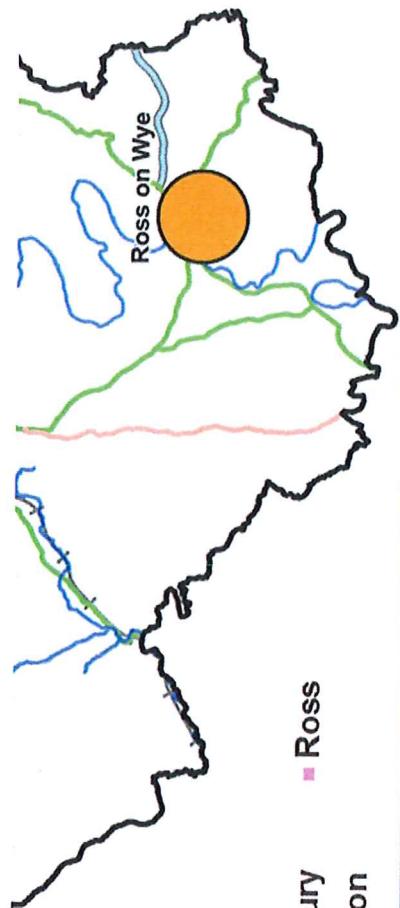
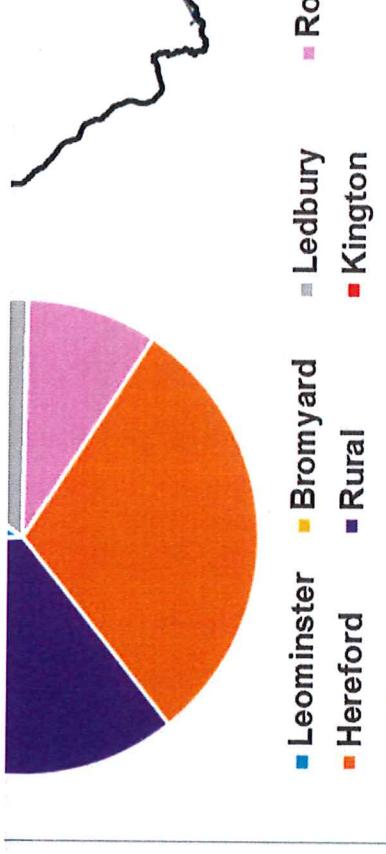
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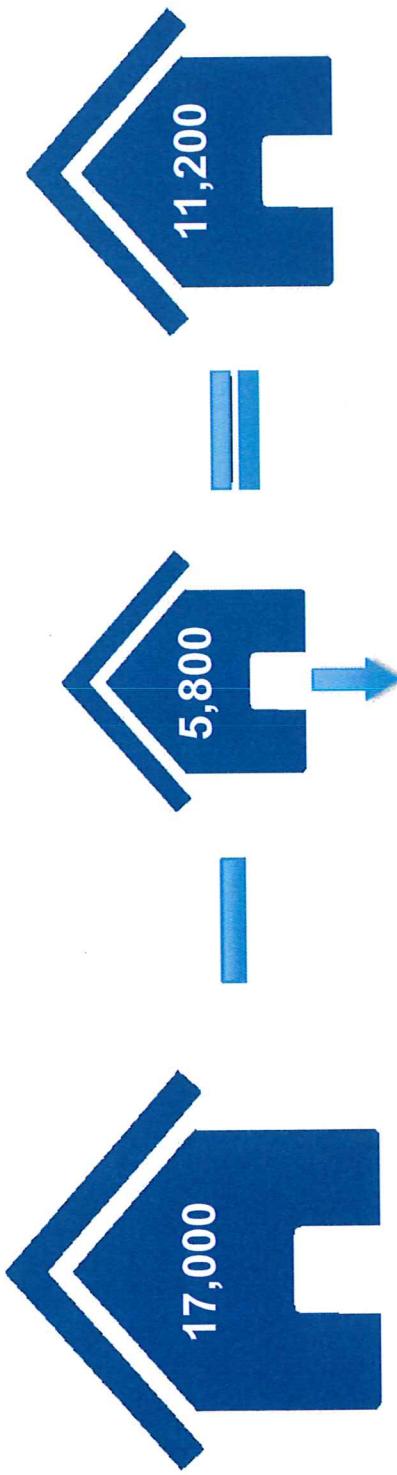
## Section 3 Growth Levels and Strategic Spatial Options

### Amount of housing growth required

The Government wants to increase the supply of new housing across the country and local planning authorities must use the ‘standard method’ to determine how many dwellings need to be delivered every year. Local plans should provide for this amount unless there are exceptional circumstances that prevent this.

The standard method shows that around 850 dwellings per year over the next **20 years** are required in Herefordshire to meet its current housing need. This adds up to **17,000 dwellings**. However, the draft options take into account existing planning permissions for housing and look to distribute an additional 11,200 dwellings.

Further information on the county’s housing need can be found in the [Housing Market and Needs Assessment \(HMNA\)](#) published in July 2021 which is part of the evidence underpinning the Local Plan update.



Number of dwellings with planning permission will change over time and will be reviewed annually.

This consultation is focusing on how to accommodate housing development across the county. There are numerous other issues that will need to be addressed at a later stage. The council is committed to ensuring that an extensive range of infrastructure and services, such as health, transport and education, are provided to support the new development. The council will work closely with infrastructure providers and the community to identify the requirements and to ensure that these are set out in the policies of the local plan. Similarly assessments will be required to understand the impact of development on the environment, and policies will make clear what is required to achieve this. We will update existing policies as necessary and add new policies on a range of topics as required including climate change and the move towards becoming a zero carbon county.

In order for us to have an up to date understanding of all the relevant issues that need to be considered and addressed by the local plan, we will produce a wide range of studies. These are listed in Section 5 with a brief explanation of what they will cover.

Transport is obviously a key factor for the local plan update to consider and further work will be required to scope the impact of transport in regards to the options discussed in this paper. This will include transport modelling, the impact of carbon emissions, and possible mitigation packages. This will be part of the emerging evidence base.

The local plan will also be closely integrated to the [Hereford Transport Strategy Review \(HTSR\)](#). This was commissioned in February 2020 to assess the best options to provide modern transport system for the city which would address the declared climate emergency, support the local economy, protect the environment and generate wider society benefits. In addition, the [Local Transport Plan](#) will be updated within the next eighteen months setting out the council's approach to all modes of transport and projects across the county

In addition we will work alongside a number of exciting and ambitious projects that Herefordshire Council is currently developing. These include the [Bus Service Improvement Plan](#), [Herefordshire Citizens Climate Change Assembly](#), the setting up of a new [Climate and Nature Partnership Board](#) and the [2050 Big Plan for the Economy](#).

### **Other factors to take into account**

#### **Government's proposed changes to the planning system**

The Government published a [White Paper: Planning for the Future](#) for consultation in August 2020. This proposed major changes to the English planning system with the aim of reforming and modernising all aspects of planning, including local plan making. However, the Government is currently reconsidering the White Paper and the next steps are awaited. If legislation and national guidance changes during the production of the Local Plan, the council will need to consider any implications. In the meantime local planning authorities have been advised to carry on with their plan making following the current government guidance.

The Government is also to publish a [Levelling up White Paper](#) to seek to improve opportunities and livelihoods across the country, as part of the post COVID-19 pandemic recovery. This is to play a crucial role in planning, as shown by the Government department responsible for planning being renamed as the [Department for Levelling Up, Housing, and Communities](#) in September 2021.

The Environment Act of 2021 has been recently made into law. The aim of the act is to prevent the export of plastic waste to developing countries, targets to improve air and water quality, and wildlife conservation. This is part of the new legal framework for environmental protection now that the UK no longer comes under EU law.

### Current restrictions on development in the Lugg catchment

Most of Herefordshire is in the catchment of the River Wye. The Wye has a high level of protection as a Special Area of Conservation (SAC) as one of the best examples of a natural watercourse in Europe and for its associated aquatic ecological interest. The SAC also includes parts of the catchment of the River Lugg.

Regular monitoring of nutrient levels in the river water quality has identified high levels of nutrients, particularly phosphorus, and sediment as a problem, with the River Lugg part of the River Wye SAC continuing to exceed its limits. Furthermore stretches of the upper Wye continue to be at risk of failure. This is a significant issue in relation to water quality and ecological issues, as well as in terms of the resultant restrictions on various types of development that could lead to an increase in the levels of phosphorus in the SAC. This has had the greatest impact on housing development, with restrictions in place in the Lugg catchment which amounts to approximately 40% of the county's administrative area.

However this serious issue is currently being addressed through the work of the Nutrient Management Board and the Interim Phosphorus Plan. Therefore this consultation is based on the understanding that this issue will be resolved and that the restrictions will be lifted at an early stage in the updated plan period.

**This consultation is the starting point for the update of the Local Plan which will, when complete, cover a wide range of issues setting out the future land use of the county over the next 20 years and there will be opportunity to comment on these over the coming months.**

## Strategic Spatial Options

In this consultation paper there are five broad options for the pattern and scale of new development for the whole county and four further options for the rural areas. Together these show how the required new dwellings could be distributed throughout the county.

These options are intended as a starting point for discussion about how we might accommodate the required housing up to 2041.

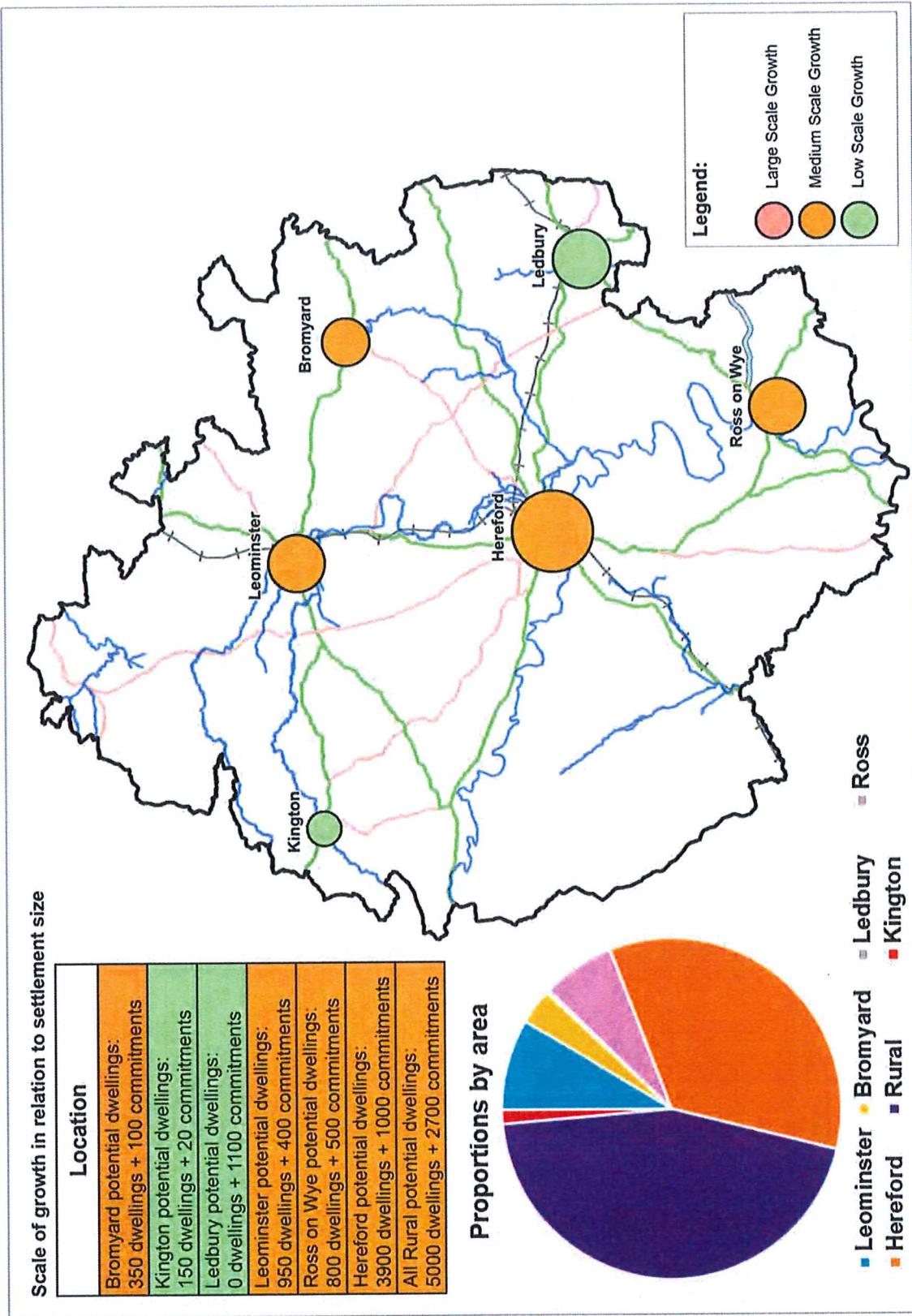
We are seeking your views on each of these options and asking you to rank them in order of preference. It may be that you would prefer a different option which combines elements of the five options presented here. If that is the case, we would like you to tell us about that as well.

### Some information about the Options:

- The housing numbers in each option are approximate and are used to illustrate the possible scale of housing in different locations.
- The maps and tables shown are colour coded to give an indication of large, medium or small scale growth in proportionate terms to their existing settlement size. For example; what would be a high level of growth for Kington, would be a small level of growth for a larger settlement such as Leominster or Hereford.
- Further work will determine the appropriate level of growth for each settlement, as well as the potential capacity and location of new sites. Much of this will be evidenced by the emerging Housing and Economic Land Availability Assessment (HELAA), to be published in early 2022.
- Subsequent call for sites exercises may also be undertaken to identify further sites for assessment.
- Under each option, there is a section that shows how the option might deliver some of the objectives.

The final plan will set out detailed policies for each large development site. These will reflect the vision and objectives, to ensure that all new development meets high standards of place making and is suited for 21<sup>st</sup> century living.

## Option 1: Housing Need Baseline Option



### **Explanation**

This option is based on the housing need emerging in the city, town and rural areas and is based on population growth and housing need data in the recently published [Herefordshire Housing Market Needs Assessment 2021](#) (HMNA). The assessment is intended to provide a robust evidence base regarding the need for housing for each of the seven housing market areas across Herefordshire. The Housing Market Areas have characteristics in common that allows them to be grouped together. Such characteristics include house prices, tenure, affordability and income. The identified need in the rural areas is the highest compared with the market towns and Hereford.

A continuation of this strategy would result in sustained development in the larger market towns and Hereford and rural areas respectively. The rural areas would experience a sustained level of growth similar to current trends as delivery has been strong here. More moderate development would occur in Bromyard and Kington as these towns are smaller in size to the others. Ledbury has already met its growth target with the current level of housing permissions and is therefore identified for having limited further growth for the future. Modest development would continue across the rural areas as there is a strong history of delivery. The city and market towns act as sustainable service centres to serve the surrounding rural areas. It is important to note, that in the rural areas there are still various options for distribution of growth.

The level of growth proposed will need to be supported by the necessary infrastructure and any shortfalls in respect of for instance, health or educational facilities, will need to be addressed before sites are allocated in the Local Plan.

### **Outcomes of this option.**

- Responds to market demand for housing in areas of choice and emerging need in both the urban and rural areas.
- The growth levels are similar to that of the current development plan and this option would emphasise the role of thriving market towns in serving both towns and rural areas.
- A transport assessment of Hereford's ability to accommodate such growth will be required.
- The rural share could mean broader spread of development which would focus need more locally.
- The resulting pattern of development could increase traffic levels across Herefordshire.
- Ledbury has met its expected growth levels with current housing permissions and delivery expected in the early part of the local plan period.
- The strategy seeks a concerted effort to provide rural affordable housing, and to enable rural businesses to grow, by allowing higher levels of growth in villages and rural areas in order to meet the affordable housing needs of communities.
- The more that development is spread, the more limited the individual benefits, particularly in maintaining and providing infrastructure and services in smaller settlements.
- Would need to ensure that the market towns could accommodate this level of growth within their environmental constraints and without losing their distinctiveness.

**Key links to the objectives:****Environmental**

- With evenly distributed growth there is the opportunity to achieve **biodiversity net gain from all developments and significantly increase the tree cover in Hereford and the market towns.**

**Community**

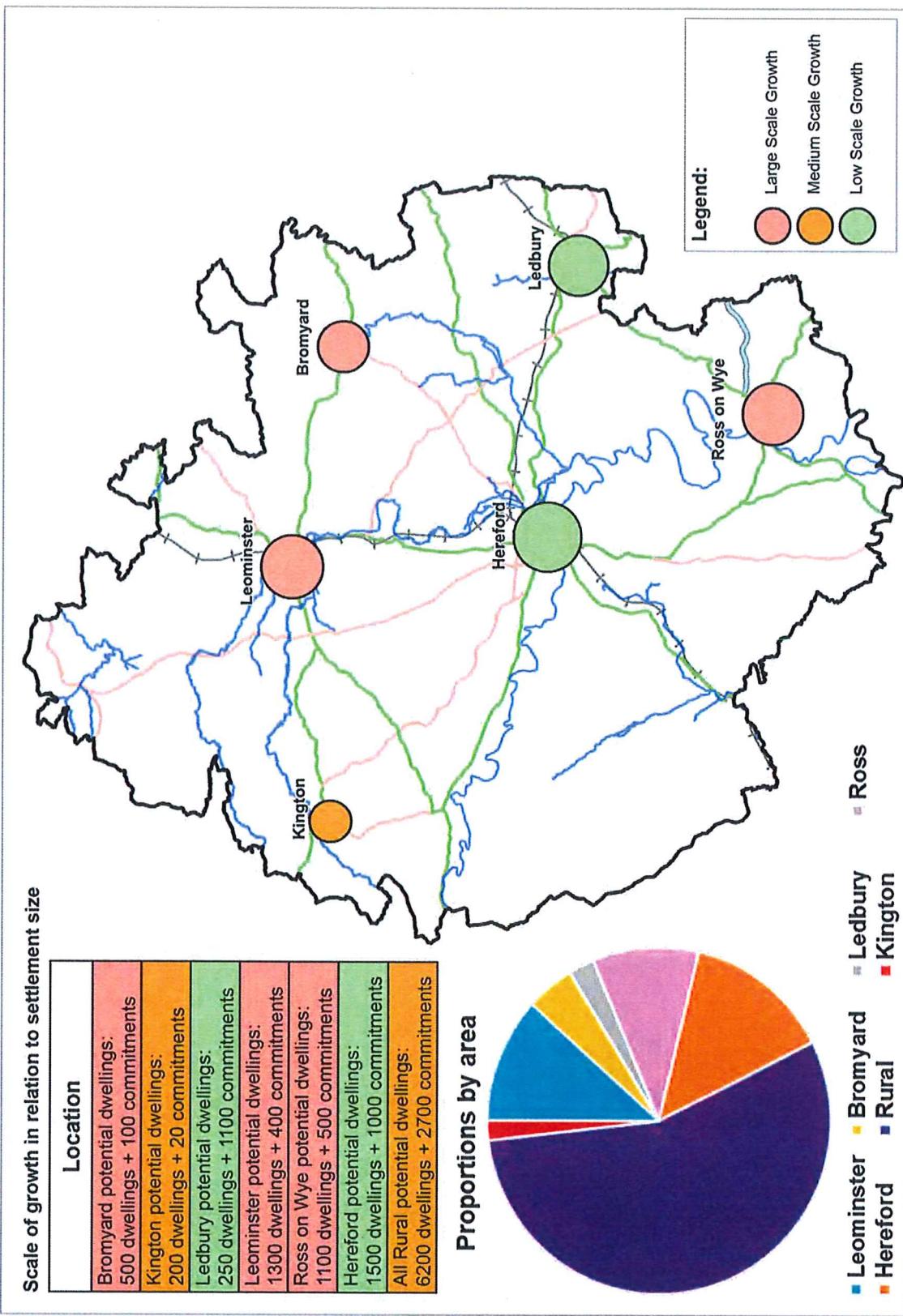
- This option would go a long way to provide an appropriate mix of market, specialist and affordable housing that is well designed and meets the needs of existing and new residents. It will assist in providing **diverse opportunities for home ownership for all.**

**Economic**

- With a reasonably high level of growth focused in Hereford this option will go towards strengthening the **role of Hereford City as the central hub of the county where people have easy and equitable access to a variety of services and opportunities.**

## Option 2: Focus on Market Towns and Rural Based Growth

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### Explanation

This option would disperse growth across Herefordshire's five market towns and rural areas. This option would also significantly lower housing requirements in Hereford City. This could give greater flexibility within the city's evolving transport strategy. The council determined in February 2021 to not proceed with the South Wye and Hereford Transport Packages including the Hereford Western Relief Road, with cabinet subsequently allocating funding for a package of sustainable transport and active travel measures.

By increasing the level of growth to be delivered by the towns and the rural settlements, there is potential to deliver more affordable housing and better infrastructure at these locations. This can help to address the imbalances between service provision and opportunities in the city and the rest of the county.

The levels of growth to be apportioned to each market town settlement would be dependent on constraints and availability of suitable sites which would be evidenced by the 2022 HELAA and any subsequent calls for sites. The spatial distribution that is taken forward for the rural areas would determine which rural settlements would be accommodating the growth.

### Outcomes of this option.

- Growth would be directed away from where the existing main concentration of infrastructure and employment in the county is situated.
- Significantly less homes would be delivered in Hereford city than the requirement set out in the HMNA.
- For Hereford city, this could lead to a decrease in the attainment of affordable housing and contributions to community infrastructure.
- Would reduce future pressures on Hereford's existing services, facilities, and transport infrastructure including the road network.
- Would reduce the reliance on large urban extension allocations to deliver growth, some of which have not come forward.
- Would take account of and reduce the impact on Hereford's existing environmental constraints, such as phosphates in the lower River Wye sub-catchment area and large areas that are prone to flooding.
- Would place greater development pressure on market towns and rural settlements to deliver higher levels of growth.
- Increased growth would broaden the scope for rural areas to seek improvements to services and infrastructure, helping to address imbalances between the rural and urban areas in terms of provision and access to facilities. The options for how this could be distributed in the rural areas are outlined in Section 4 of this document.
- Would mean increased growth in the key market towns of Ross-on-Wye, Ledbury and Leominster. This in turn would increase their scope to obtain more affordable housing and contributions to facilities and infrastructure improvement.

### **Key links to the objectives:**

#### **Environmental**

- With more evenly distributed growth, there is the opportunity to achieve **biodiversity net gain from all developments and significantly increase the tree cover in Hereford and the market towns.**
- By reducing pressure on Hereford's road network, there is the opportunity to **significantly improve air quality in the city.**

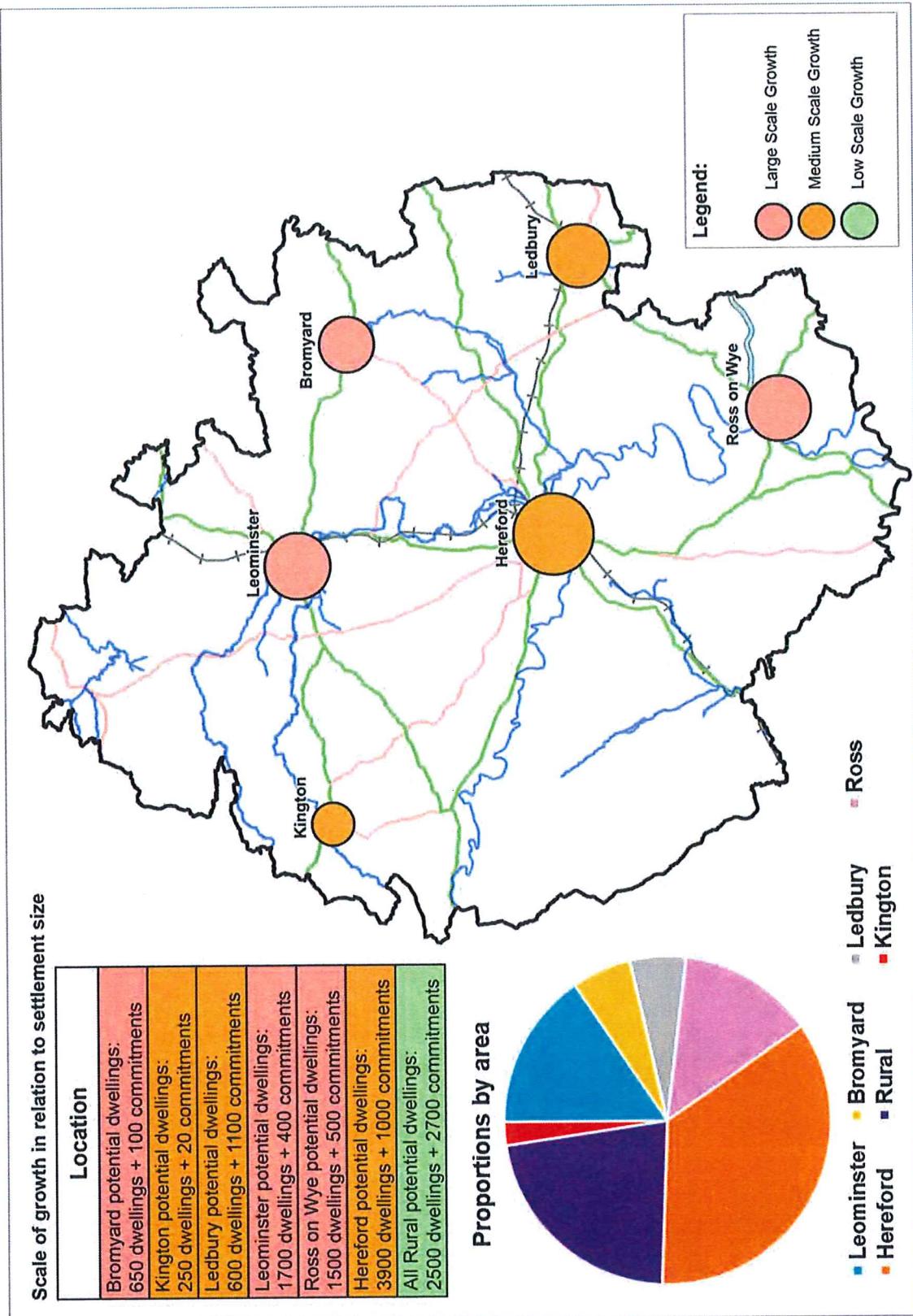
#### **Community**

- By reducing future pressures on Hereford's services, facilities and infrastructure this can ensure that **health and social care infrastructure will meet the demands of a growing population.**
- The low level of growth in Hereford would not achieve the objective to strengthen the role of Hereford City as the **central hub of the county.**

#### **Economic**

- By focussing development on the market towns, there is an opportunity **support the renewal of the county's high streets and town centres to create a vibrant network of economic centres with a diverse range of easily accessible shops and services.**

### Option 3: Focus Growth across Market Towns and Hereford



## Explanation

This option is to focus greater growth across Herefordshire's five market towns, and Hereford. This would result in significantly higher number of dwellings for the market towns when compared to option 1 the HMNA baseline, a smaller uplift for Hereford and significantly less development for rural areas. The options for how this could be distributed in the rural areas are outlined in Section 4 of this document.

This option would result in a broader distribution of development across the county when compared to some of the other options. The development would be located where it can support existing services and infrastructure although these would require expansion to be able to serve the new developments. This option is broadly consistent with the settlement hierarchy of Herefordshire.

This option could lead also to a stagnation of rural villages. By reducing the development within the rural areas there could be a risk of an imbalance in the age structure of the rural population with fewer younger people living there.

There are capacity constraints within each market town to consider, such as flood risk, conservation areas, and environmental factors, and the phosphate levels on the River Lugg.

Hereford could have a greater proportion of development as it is the largest settlement in Herefordshire, and this would be consistent with the principle of sustainable development. With a major river crossing; road and rail transport links, it is the dominant focus of employment, shopping, education, health, leisure and public administration provision.

## Outcomes of this option.

- Would restrain development in the smaller rural areas.
- Could revitalise the services and facilities of market towns through greater development contributions which are currently collected through the Section 106 process.
- A greater focus on larger developments in urban areas to help to deliver affordable housing.
- Reduced numbers of dwellings in rural area could impact rural service retention.
- Rural villages could stagnate with limited growth.
- Capacity constraints within each market town to consider such as flood risk, conservation areas, and environmental factors.
- Other options have identified Hereford to have a greater proportion of development.
- By concentrating development in the urban areas there is an opportunity to consider sustainable forms of development such as 15 minute neighbourhoods where a range of key facilities and services are within a 15 minute walk of the new housing.
- Would need to ensure that the market towns could accommodate this level of growth within their environmental constraints and without losing their distinctiveness.

**Key links to the objectives:****Environmental**

- By encouraging sustainable forms of development within the urban areas of the county with less energy use.

**Community**

- By focusing growth within the market towns this could encourage the development of **community hubs**, and reduce the need to travel and enhance the quality of life of its residents.

**Economic**

- This option could help to develop a **diverse local economy** for businesses to invest and prosper across Herefordshire.

## Option 4: Single Market Town Growth

### Explanation

Under this option one of the three largest market towns, Ledbury or Leominster or Ross-on-Wye, would be a growth town. This would mean one of these towns taking an additional 2,000 dwellings (approximately).

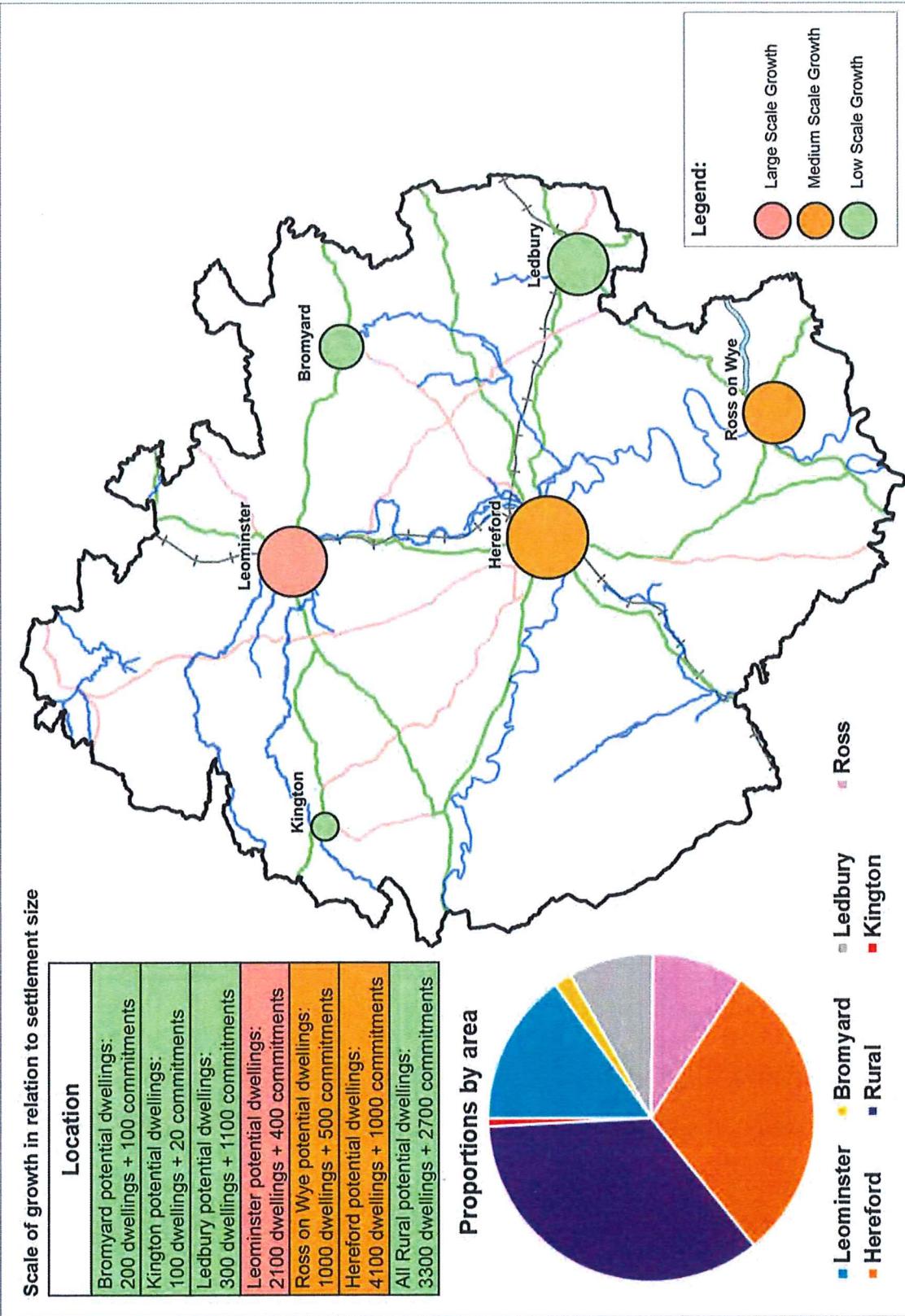
For this option Ledbury, Leominster and Ross-on-Wye are all included as possible growth towns given their existing scale, role as service centres and potential capacity to accommodate this level of growth. However this would be subject to further detailed assessment on the suitability and availability of land in each town to accommodate this level of growth. This would be evidenced by the 2022 HELAA and any subsequent calls for sites.

Neither Bromyard nor Kington are being considered under this option given constraints to development, capacity to accommodate this level of growth and their size.

Under all of the three sub options, Hereford would accommodate an additional 4,000 dwellings which would enable it to continue to perform its role as the main centre in the county for housing, employment and retail.

The rural areas would accommodate a considerably lower level of growth than the current core strategy with about 3,300 dwellings accommodated across the rural areas. The options for how this could be distributed in the rural areas are outlined in Section 4 of this document.

## Option 4a: Leominster as a Growth Town



### Explanation

If Leominster were the single growth town this would require the strategic urban extension (SUE) included Core Strategy 2015 to come forward, as there are limited opportunities elsewhere for this level of development. This would leave a requirement for a further 1,000 dwellings. It is likely that this would have to be met either through a combination of smaller sites or a larger SUE than is currently identified in the Core Strategy. At this stage of the process, Leominster is included within this consultation option as there may be potential to allow further housing around the town.

It is imperative that a solution is required to address the pollution levels within the Bargates Air Quality Management Area. The adopted Core Strategy included proposals for a relief road to the south of the town to be delivered in conjunction with the SUE in order to divert traffic away from Bargates and thereby helping to address the air quality issues.

Consideration needs to be given as to whether this is still the preferred approach to addressing the air quality issue and also whether the relief road can be delivered in the Local Plan period. Furthermore evidence would be required that there is a sufficient supply of other land that is both available and suitable for development for Leominster to be able to perform the role of the single growth market town. The 2022 HELAA and any subsequent calls for sites will play a part in identifying such land. This option would require certainty that the SUE would come forward within the plan period.

Under this option both Hereford and Ross on Wye would accommodate a medium level of growth proportionate to their settlement size. Bromyard, Kington, Ledbury and the rural areas would all accommodate a low scale of growth.

### Key links to the objectives:

#### Environmental

- Could improve air quality issue if new infrastructure is delivered to address the Bargates AQMA.

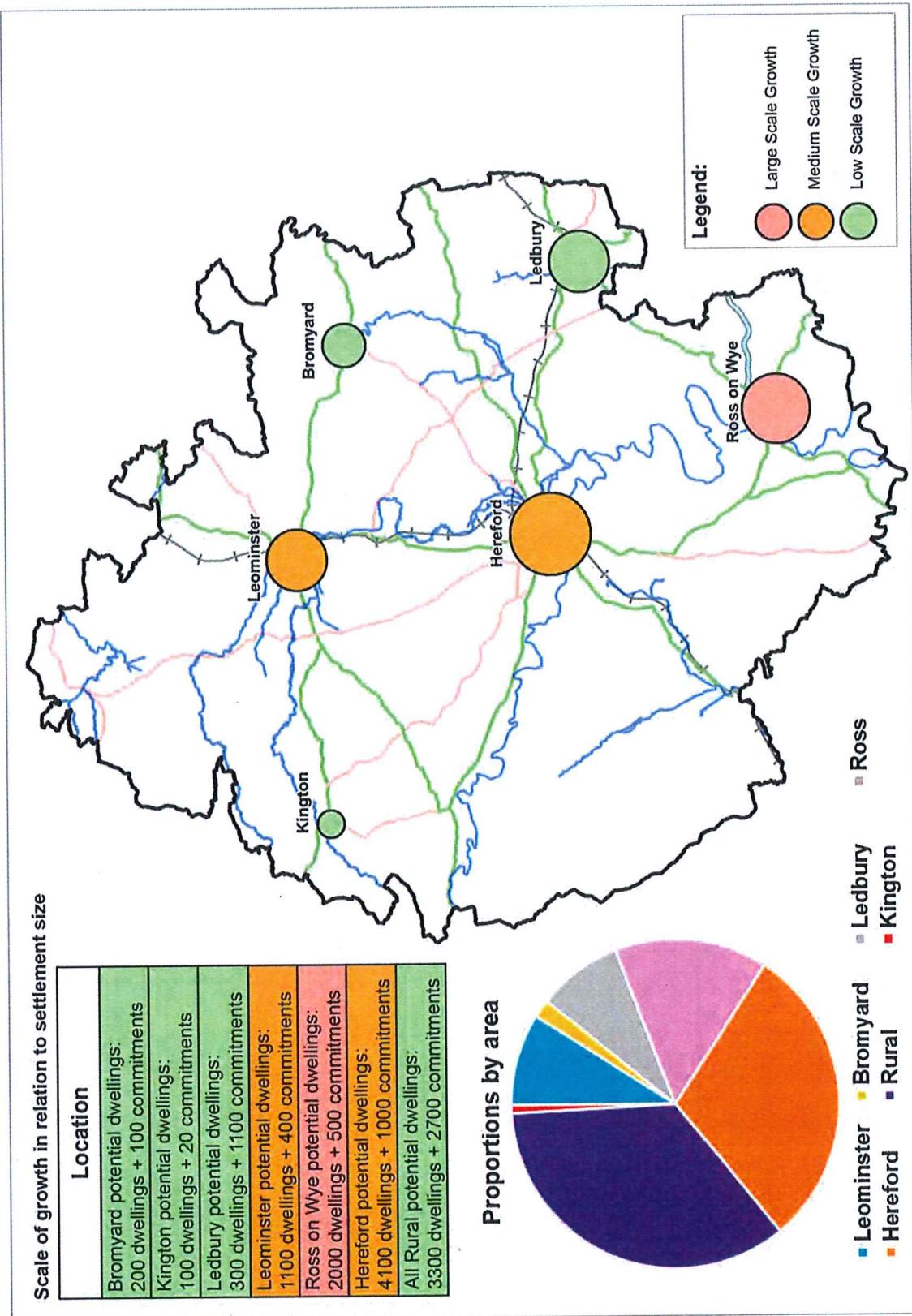
#### Community

- Opportunity with a master planned SUE to provide connectivity and infrastructure that is designed for inclusion.

#### Economic

- This option is likely to increase footfall in Leominster Town centre and therefore would be in line with the objective to support the renewal of county's high streets and town centres.

## Option 4b: Ross-on-Wye as a Growth Town



## Explanation

If Ross-on-Wye were to be the single growth town, further housing in addition to that identified as a strategic urban extension as set out in the Core Strategy would be required. This site which was granted outline planning permission in March 2018 for 212 dwellings and therefore has already been included in the commitments. This would leave a requirement to identify land to accommodate approximately 1,800 dwellings. At this stage of the process, Ross-on-Wye is included within this consultation option as there may be potential to allow further housing around the town. The HELAA and any subsequent calls for sites can evidence this.

Under this option Hereford and Leominster would accommodate a medium level of growth. Bromyard, Kington, Ledbury and the rural areas would accommodate a low scale of housing growth.

## Key links to the objectives:

### Environmental

- There is a particular opportunity to ensure high quality design of buildings and spaces that takes into account local character and heritage, in order to create attractive and inclusive places.

### Community

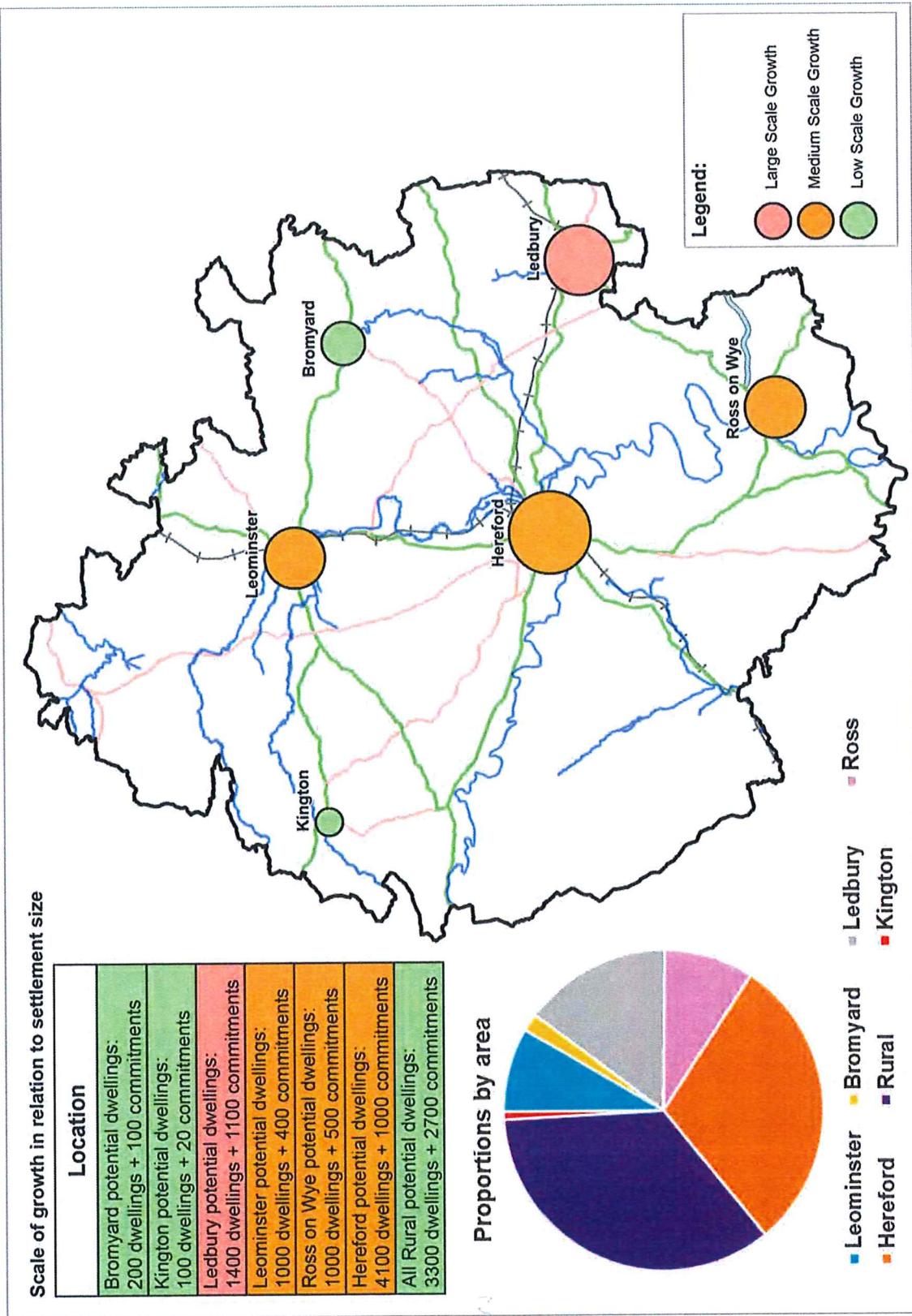
- By focusing development in one area there is an opportunity to ensure that all residents have easy access to an appropriate range of nearby services with community hubs thriving in market town settings.

### Economic

- This option is likely to increase footfall in Ross-on-Wye town centre and therefore would be in line with the objective to support the renewal of county's high streets and town centres.

## Option 4c: Ledbury as a Growth Town

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### Explanation

Ledbury has achieved its expected growth levels with current housing permissions. Therefore to accommodate approximately 2,000 dwellings this would be in addition to the other planning permissions already granted including the land north of the viaduct. At this stage of the process, Ledbury is included within this consultation option as there may be potential to allow further housing around the town. However this this would need to be carefully considered in the context of the environmental constraints as referred to the Town Profile section above and assessed for its suitability for development against a range of criteria. In particular further investigations are needed to determine the road infrastructure capacity to accommodate such growth levels. In order to fulfil the role of a single growth town under this option, additional land than already has planning permission would have to come forward for housing. The 2022 HELAA and any subsequent calls for sites would identify these additional sites.

### Key links to the objectives:

#### Environmental

- There is a particular opportunity to ensure high quality design of buildings and spaces that takes into account local character and heritage, in order to create attractive and inclusive places.

#### Community

- By focusing development in one area there is an opportunity to ensure that all residents have easy access to an appropriate range of nearby services with community hubs thriving in market town settings.

#### Economic

- This option is likely to increase footfall in Ledbury town centre and therefore would be in line with the objective to support the renewal of county's high streets and town centres.

### **Outcomes for all 3 sub-options.**

- Builds on existing residential and economic centre of the market town, which could further enhance its role in relation to its rural hinterland.
- Hereford would be able to grow at a moderate scale and therefore enhance its role as a service centre.
- In all three options the rural areas as a whole would accommodate a low scale of housing growth. This could have implications for the viability of rural services and the provision of affordable housing.
- To achieve the numbers required, peripheral expansion of the single growth town would be required.
- Would need to ensure that the market towns could accommodate this level of growth within their environmental constraints and without losing their distinctiveness.
- The HELAA and any subsequent calls for sites will evidence whether there is sufficient availability of land in each market town to accommodate the proposed development.

### **Outcomes for sub-option 4a: Leominster as the Growth Town:**

- Carry forward the proposals in the adopted Core Strategy with the delivery of the sustainable urban extension and the relief road.
- Would also require a number of additional sites to reach the required amount. These may be of varying sizes. To be identified by HELAA and any subsequent calls for sites.
- As a growth town, this could increase the use of the railway service and therefore encourage sustainable travel.
- Could enhance the employment provision at the Enterprise Park and Southern Avenue areas.

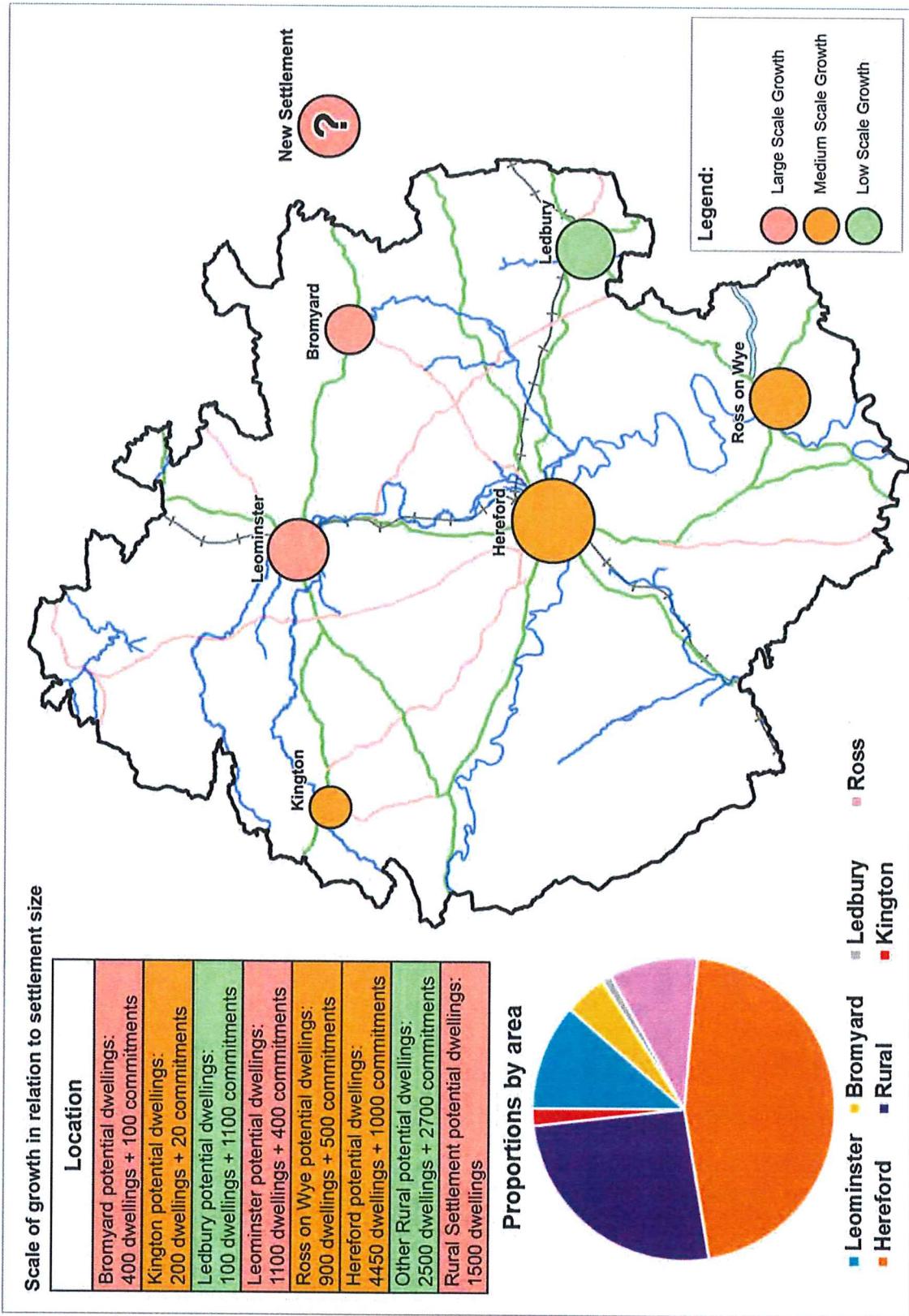
### **Outcomes for sub-option 4b: Ross-on-Wye as the Growth Town**

- This would provide the opportunity to explore the potential for the development of the 'opportunity sites' identified in the Neighbourhood Development Plan.
- This could support the delivery of the employment land at Model Farm or provide an opportunity to review the proposals and consider a mixed use development.
- This could provide the opportunity to maximise the use of brownfield sites subject to flooding and contaminated land issues being addressed.
- It is likely that the strategic extension at Leominster would also be required under this option in order to meet the medium level of growth.

### **Outcomes for sub-option 4c: Ledbury as the Growth Town:**

- As a growth town, this could increase the use of the railway service which offers greater connectivity but existing road network capacity requires assessment.
- With the availability of potential new employment land, this will help cater for the town's growing population and rebalance homes and jobs.
- Opportunities for existing and new businesses to utilise the current developed sites.
- Further peripheral expansion of the town will mean suitable mitigation needed to address landscape and heritage matters.

### Option 5: New Rural Settlement With Growth Focused in Leominster and Bromyard



### Explanation

This option considers a possibility of one or more new settlements located in a rural area of the county. Herefordshire does not have large scale brownfield sites to develop and therefore any new settlement site is likely to be a greenfield site.

Under this option a new settlement could help to deliver a large proportion of the rural housing growth. The remainder of the rural housing is expected to be distributed in rural settlements as set out in Section 4.

With one new settlement of 1500 new homes this would require proportionate large scale growth in Leominster and Bromyard and moderate growth in Hereford and Ross-on-Wye.

A new settlement should:

- Be well connected economically socially, and physically with other settlements. Whilst the ambition will be to work towards some degree of self-containment, the site should not be too isolated.
- Should be located near a sustainable transport route such as rail or along sustainable electric vehicle bus networks.
- Strike a balance between creating a sustainable community by providing sufficient infrastructure services at a level appropriate to the size of the community whilst not diverting economic activity away from existing centres, preserving their vitality and viability.
- Have availability of sufficient land assembly to deliver a comprehensive development.
- Use resources within environmental limits and constraints.
- Avoid areas that damage the ecology, landscape, historical value, and future climate resilience.
- Make use of brownfield sites if available. However any greenfield site should be designed well within the landscape setting.
- Maximise opportunities to develop a net zero carbon scheme from the outset.
- Maximise opportunities to develop innovative and sustainable place making that is of a high quality.
- Maximise opportunities to enhance and develop rural business through new sustainable employment sites.
- Maximise opportunities to develop green building technologies whilst providing opportunities to train and upskill the county.

### Size and Delivery

In order for a site to be viable and deliverable it needs to be an appropriate size to support services that the community living there will need. For example a new settlement of 1500 dwellings could support a primary school and a local centre. Whereas a settlement of 5,000 dwellings, could provide a secondary school with a larger centre.

Developing a new settlement can be a complex and lengthy process to masterplan and deliver. Therefore with long lead in times, it is likely that its delivery would be towards the later stages of the plan period with a likely build rate of a maximum of 150 homes per year on average. Therefore we have based this option on a new settlement size of 1500 new dwellings for the plan period although there may be potential for it to expand beyond then.

### Outcomes of this option.

- A new settlement could meet some of the housing needs of Hereford or the rural areas. Hereford and market towns will have a level of growth to retain and expand their existing services. Significantly less homes would need to be delivered in the existing rural settlements thereby reducing pressure on existing rural settlements to meet housing growth targets.
- Reduced numbers of dwellings in rural areas could impact rural service retention. Master planning a new settlement provides opportunities to create an inclusive design and for sustainable place making. Creation of a high quality development that is well integrated into the natural environment. Provides opportunities to integrate low carbon infrastructure and transport.
- Opportunity for mixed uses with new employment sites for rural businesses to grow. Opportunity to provide for affordable housing, community led housing and self-build opportunities. Retains character of rural areas with reduced number of additional growth.

### Key links to the objectives:

#### Environmental

- Masterplanning a new settlement provides opportunities to create a **sustainable zero carbon settlement**. By integrating active travel, building and designing sustainably, utilising natural assets and achieve biodiversity net gain, this option will have less housing pressure on the rural areas and Hereford, which may help air quality and preserve natural assets and conserve heritage assets whilst retaining local distinctiveness.

#### Community

- A new settlement will provide new opportunities for affordable and diverse housing schemes including potential for self-build schemes. This can set out innovative ways to provide new educational and social facilities with the use of **smart technologies**, whilst enhancing quality of life through good planning and design.

**Economic**

- A new settlement has potential to be a hub with key services and opportunities in the rural areas. Developing a new settlement will provide opportunities for green job creation including sustainable construction skills. A new scheme will also provide opportunities for small local business creation and help grow the local economy through diversification.

**2022 Suggestions For Sites For A New Rural Settlement**

Currently little information exists as to the availability of sufficient land assemblies that could potentially deliver a new rural settlement in the county. Therefore we are asking for landowners/agents to send in information about possible sites for new settlements only using the digital call for sites form as part of this consultation.



**Having considered the options presented please place them in order of importance to you**

Sort in order of importance

Option 1: Housing Need Baseline

Option 2: Focus on Market Towns and Rural Based Growth

Option 3: Focus Growth across market towns and Hereford

Option 4a: Leominster as a Growth Town

Option 4b: Ross-on-Wye as a Growth Town

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Please explain your answer

Aside from the options presented, do you think there is another option that should be considered? If so, which one?

If you consider a new rural settlement is an appropriate option are there parts of the county which have the potential to be the location for such a development? If so, please tell us more

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Option 4 only includes the larger towns of Leominster, Ledbury and Ross on Wye as potential growth towns. Do you think that Bromyard and Kington should also be considered? If so, please explain your answer

Are there additional services and infrastructure that will be required to support additional housing? If so, please explain

Are there existing facilities or local spaces that you consider important for protection? If so, what are they?

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 5 responses

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## Rural Spatial Options

### Introduction

At this stage, it is undecided what the rural areas growth could be but it is anticipated that the rural areas could be expected to accommodate up to 6,500 net new dwellings. This will be dependent on what the strategic spatial options conclude, and the results of work set out in this section.

Rural Areas Option 1: Current Strategy. Dispersed approach across settlements.

Rural Areas Option 2: Focus on larger settlements.

Rural Areas Option 3: Focus growth on rural hubs.

Rural Areas Option 4: Focus growth within settlements outside AONBs and conservation areas.

Please read through the options and share your views by answering the questions at the end.

Click on the pdf below for more information:

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**Rural Areas Option 1: Current Strategy. Dispersed approach across settlements.**

Dividing rural growth between greater number of settlements



**Explanation**

The option will continue the current rural housing strategy and distribute rural housing growth in settlements that have many key services. The list of settlements will be revised following the settlement hierarchy review.

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**Having considered the options presented, please place them in order of importance to you**

Sort in order of importance

Rural Areas Option 1: Current Strategy.  
Dispersed approach across settlements

Rural Areas Option 2: Focus on larger  
settlements

Rural Areas Option 3: Focus growth on  
rural hubs

Rural Areas Option 4: Focus growth within  
settlements outside AONBs and  
conservation areas

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Finally, do you have any further comments to add about the  
Rural Spatial Options?

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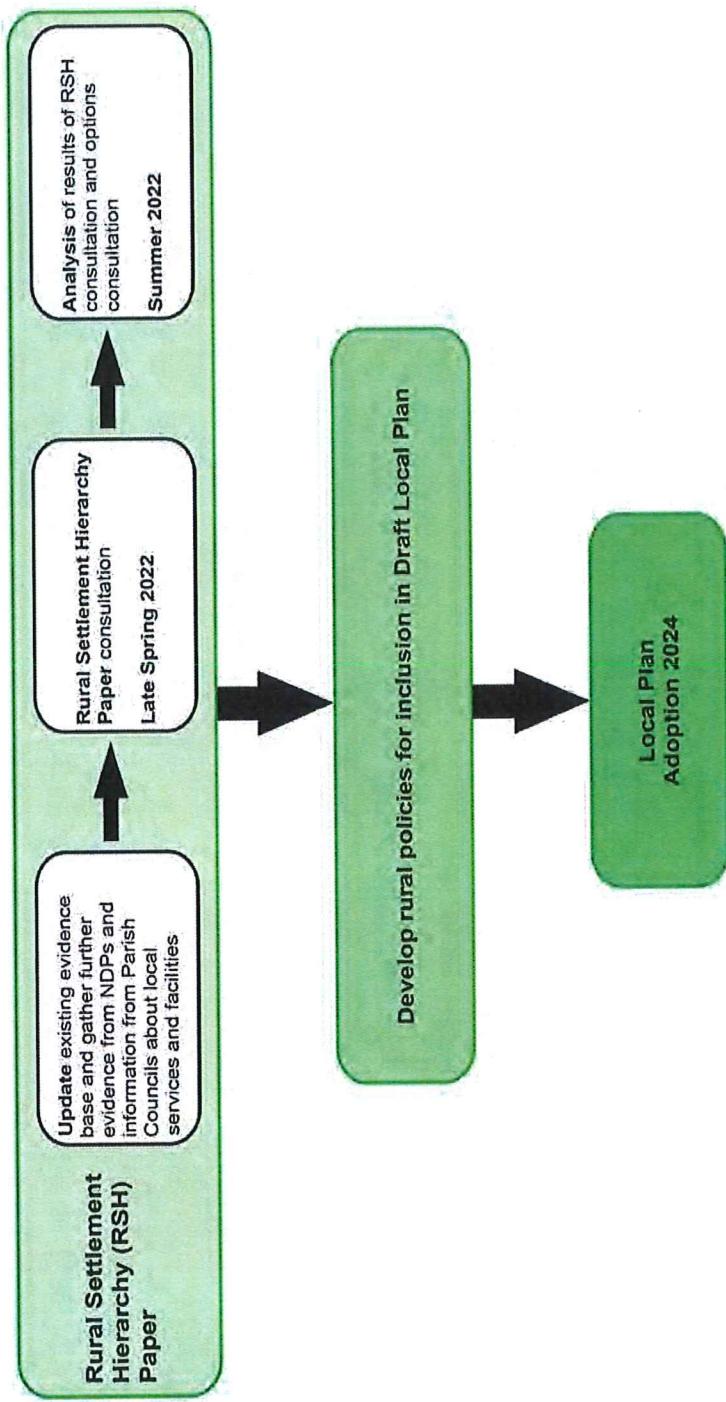
## Section 4: Rural Spatial Options

### Introduction

At this stage, it is undecided what the rural areas growth could be but it is anticipated that the rural areas could be expected to accommodate up to 6,500 net new dwellings. This will be dependent on what the strategic spatial options set out above conclude, and the results of work set out in this section.

The outcome of this options consultation will help to guide how much housing will be directed to the rural areas.

At this stage of the plan-making process, the council is seeking to be effective and proportionate, by identifying a number of broad strategy options for the rural areas with meaningful differences and comparing these proportionately. Therefore we do not need a precise understanding of capacity or site boundaries at this stage.



## Rural Areas Options Summary

Option	Rural Areas Housing Distribution Option 1	Rural Areas Housing Distribution Option 2	Rural Areas Housing Distribution Option 3	Rural Areas Housing Distribution Option 4
Strategy	Dispersed housing growth in settlements (current).	Housing growth in the larger settlements.	Housing growth in rural hubs.	Housing growth outside of Areas of Outstanding Natural Beauty (AONBs) and conservation areas.
Estimated Settlement Breakdown chart				
Settlement Breakdown	Development would be distributed across a greater number of settlements.	Significant number of larger settlements.	Limited number of larger settlements.	This would focus development in settlements outside designated areas.
Outcome	Smaller proportionate growth to each settlement.	Larger proportionate growth to each settlement.	Significant proportionate growth to each settlement.	Larger proportionate growth to identified settlements. Areas in AONBs and within the conservation areas will have limited growth.

## Rural Areas Option 1: Current Strategy. Dispersed Approach Across Settlements

### Settlement Distribution



Dividing rural growth  
between greater number  
of settlements

### Explanation

The option will continue the current rural housing strategy and distribute rural housing growth in settlements that have many key services. The list of settlements will be revised following the settlement hierarchy review. This will have a modernised assessment matrix to reflect current services and environmental/infrastructure constraints in rural Herefordshire.

This option will continue to provide proportionate housing growth for identified settlements that have many key services with a good level of accessibility.

### Outcomes of this option.

- Housing approach will be to continue having proportionate growth in a revised settlement list but taking into account of environmental impacts.
- Retention of existing services in the identified settlements.
- May be detrimental to sustainability as a strategy of dispersal can prevent sustainable and active travel and generate a wider spread of rural traffic.
- Having smaller numbers of new homes in a large number of villages, provides minimal opportunities for affordable housing in villages.

**Key links to the objectives:****Environmental**

- The dispersal of development across a number of settlements will see smaller developments happening in a range of settlement sizes from small to very large. Smaller developments could allow for more choice of sites with least environmental issues. This would relate to the objective to protect the natural environment and heritage of the county, having particular regard to its characteristic features, including; retaining traditional orchards and woodlands as well as restoring its rivers to a good quality.

**Community**

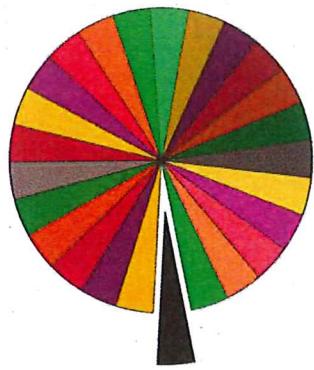
- This option will see housing need provided widely but more locally across rural areas. It would be closely aligned to the objective that relies on different tenure types to meet local needs, including affordability and specialist requirements. To provide diverse opportunities for home ownership for all.

**Economic**

- With wide dispersal of development there could be scope for more recognition of the small business sector. It could help independent businesses to thrive, boost job opportunities and encourage the creation of hyper-local business identities.

## Rural Areas Option 2: Focus on Larger Settlements

### Settlement Distribution



Dividing rural growth between a smaller number of settlements

### Explanation

The purpose of this option is to focus on fewer settlements than in Option 1. So it would be moving away from the current strategy of wide dispersal to a more limiting strategy across a reduced number of rural settlements.

This rural option would see a higher proportion of growth in and around an identified number of settlements considered suitable for growth. These settlements are likely to have a reasonable level of accessibility, services and facilities with adequate transport links. The level of growth proposed will need to be supported by the necessary infrastructure and any shortfalls in respect of, for instance, health facilities, will need to be addressed before sites are allocated in the local plan.

### Outcomes of this option.

- Housing sites may be larger in size providing better opportunity for affordable housing.
- Provides a range of housing to meet wider needs including the aging population but this will require further detail.
- It could help to facilitate investment in infrastructure such as schools, health facilities, and open space.
- Provision of sustainable travel more likely to be achieved.
- Could help to sustain current village services.

**Key links to the objectives:****Environmental**

- With a focus on larger settlements the likelihood is that these developments would be accommodating sites that would also be expected to deliver a master planned site in addition to housing. This would allow a new scheme to conserve and, where possible, enhance heritage assets and their settings through carefully managed change, and to recognise and elevate the role these assets play in providing a sense of place and local distinctiveness.

**Community**

- It is anticipated that larger settlements seeing development come forward would be in a position to provide transport infrastructure, which will support and prioritise active travel and public transport.

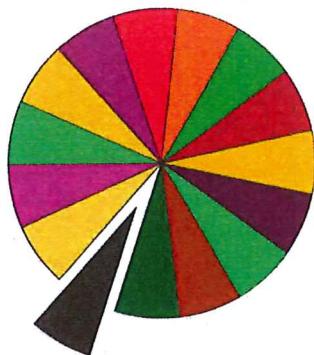
**Economic**

- Settlements experiencing greater growth could expect to see new development that is accompanied by fast and reliable digital connectivity.

## Rural Areas Option 3: Focus Growth on Rural Hubs

### Settlement Distribution

Dividing rural growth across the largest rural settlements with strong links to sustainable transport networks and services.



### Explanation

Under this option all rural growth is focused at a small number of key settlements. Of all the options, this one would have the least amount of settlements/hubs identified. This would result in more dwellings at each hub location. It is anticipated that those identified would have good levels of public transport links with a wider availability of services and less environmental constraints.

Concentration of growth in the hubs would mean other settlements would have a reduced level of growth. The impact of these levels of growth on a settlement could be relatively significant. This will be subject to further work, including with the parish councils, to derive the most appropriate approach and assess the suitability of potential sites through the Housing and Economic Land Availability Assessment which is currently underway.

### Outcomes of this option.

- This option would require larger-scale greenfield development on the edge of settlements because there is limited brownfield land supply.
- There will be greater environmental issues to take into account due to more development being concentrated in fewer places to meet the rural growth target. Opportunities for 'place making' are increased to incorporate additional facilities such as open space, green infrastructure etc. Further investigation is needed to ensure there is sufficient primary school capacity for the local school to accommodate the required additional school places, or to ascertain whether there are other feasible options. It could help to facilitate investment in infrastructure such as schools and health facilities.
- Development with appropriate on-site facilities will improve accessibility for new as well as existing communities.
- An increase in development would be an opportunity for extending green infrastructure in and around these hubs therefore improving the quality of the environment.
- Development along transport corridors may add to congestion on trunk routes.
- This option would mean tighter restrictions on development in other settlements and rural areas, but such areas would still experience some limited growth. Similarly less development in smaller settlements has potential positive and negative impacts in terms of the built and natural environments of those places.
- Opportunities to promote small scale economic growth, rural diversification and improved infrastructure provision in smaller settlements will be more limited.

**Key links to the objectives:****Environmental**

- By having a more concentrated approach to development there will be greater opportunities to enhance and extend Herefordshire's natural capital, green infrastructure and nature recovery networks to ensure good access and proximity to open and wild spaces for all residents. Larger development sites will be more focused on the wider needs of a development.

**Community**

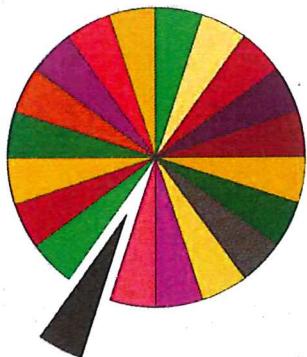
- This option by its concentrated nature will mean all residents have easy access to an appropriate range of nearby services, with community hubs thriving in market town and rural settings, thereby reducing the need to travel and enhancing quality of life.

**Economic**

- Concentrating on the larger settlements as hubs will assist in helping to recognise the importance of the small business sector, help independent businesses to thrive, boost job opportunities and encourage the creation of hyper-local business identities. There is greater potential for spread of this across the rural areas.

## Rural Areas Option 4: Focus Growth Within Settlements Outside AONBs and Conservation Areas

### Settlement Distribution



Dividing rural growth between settlements outside of these areas would mean more growth to other named settlements.

### Explanation

This option reflects the proposals set out in the [Planning for the Future 'White Paper'](#), where areas within an Area of Outstanding Natural Beauty (AONB) or a conservation area will be considered 'protected'. Settlements within and including the identified protected areas will have limited development. This will ensure their significance is conserved whilst permitting appropriate and sympathetic changes where required.

There are around 40 conservation areas in rural Herefordshire and 2 AONBs. Several settlements in these are large and contain key services.

Housing growth will be distributed in the rural settlements across the housing market areas. Settlements within the AONB and conservation areas are expected to support limited growth.

### Outcomes of this option.

- Greater potential for larger housing sites with a better opportunity to deliver affordable housing outside the designated areas.
- Settlements outside AONBs and conservation areas may receive a greater proportion of growth.
- Where conservation areas do not cover the whole settlement, they may still be able to accommodate some new development outside the designated area.
- Limited growth could further protect and enhance natural and built environment within AONBs and conservation areas. However by significantly restricting housing growth in some settlements this could impact on service retention including schools.
- Could help to facilitate investment in infrastructure and services in areas outside AONBs and conservation areas such as schools, health facilities, and open space.
- Housing distributed elsewhere may help to sustain current village centres outside the AONBs and conservation areas.
- Promotion of sustainable travel more likely in areas outside AONBs and Conservation Areas. Limited development may rule out some settlements that are considered sustainable as have services and public transport links.

### **Key links to the objectives:**

#### **Environmental**

- This option would be have particular regard to **protected areas of the county, including the Wye Valley and Malvern Hills Areas of Outstanding Natural Beauty, whilst at the same time, valuing its ecology and landscape.** The option is designed with minimal growth identified in these areas.

#### **Community**

- This is an opportunity to focus on the settlements outside of the AONBs. To create **good quality, attractive places to work and to do business that will provide jobs and cultural opportunities for all, and that will also appeal to a younger population, helping to balance the county's demographic profile.** This will help to rebalance these areas as places people visit for a wide variety of reasons.

#### **Economic**

- By limiting development within these protected areas it **encourages and supports responsible tourism that contributes to the county's economic diversity, whilst respecting its historic and natural character.**

## Background Studies and Next Steps

Some of the evidence that underpins the current Local Plan requires updating. Therefore a number of new studies, will be completed to inform the local plan update.

Among the studies will be the following:

**Environmental** - Climate Change Study, natural environment studies, Water Cycle Study, Strategic Flood Risk Assessment (SFRA), built environment and design studies, Habitat Regulations Assessment and Sustainability Assessment.

**Social** - Transport Studies, sports facilities strategies, Housing Market Needs Assessment (HMANA), Gypsy and Traveller Needs Assessment, Rural Settlement Hierarchy.

**Economic** - Employment Land Requirements Study, Housing and Economic Land Availability Assessment (HELAA), Town Centre and Retail Assessment, Economic Viability Assessment

Click on the pdf below for more information:



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Are there any specific additional local studies or data collection that you think should be carried out to inform the local plan update? If yes, please tell us more

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## Section 5 Background Studies and Next Steps

Some of the evidence that underpins the current Local Plan requires updating. Therefore a number of new studies, as outlined below, will be completed to inform the local plan update.

### Background Studies

#### Environment

**Climate Change Study:** This will identify the potential impacts of climate change and options for addressing these within Herefordshire.

**Natural Environment Studies:** This will include green infrastructure, open space, landscape character assessment and ecology studies. These will assess the quality and quantity of all these assets, and identify key issues to address as part of the local plan update.

**Water Cycle Study:** A comprehensive report that will consider a range of water related issues including quality, supply, and drainage and will identify key issues to address as part of the local plan update.

**Strategic Flood Risk Assessment (SFRA) Level 2:** This follows on from the completed SFRA Level 1 and will include a detailed assessment of all sources of flood risk for sites to ensure that planning policies and development land allocations will not increase the risk of flooding.

**Design Based Evidence:** The Hereford Design Guide will help inform future development and growth in the city centre and provide guidance to help developers, applicants and the council to improve the quality of design in all new development and public realm projects.

**Built Environment and Design:** The Environmental Building Standards SPD sets out ways to improve standards of building design and construction, providing minimum standards for building performance, energy use, accessibility and construction.

**Habitat Regulations Assessment:** This is the process that local authorities must undertake to consider whether a development plan is likely to have significant effects on a national network site designated for its nature conservation interest.

**Sustainability Assessment:** This is a tool used to appraise planning policy documents in order to ensure social, environmental and economic aspects are all taken into consideration.

## Social

**Transport Studies:** A Transport Scoping Report will determine the overall approach to transport across the county based on the Strategic Spatial Options presented in this paper. A study to investigate a potential new road bridge and link to the east of the city will also be required.

**Sports Facilities Strategies:** Consultants have been commissioned to develop strategies for both indoor and outdoor sports facilities. These will provide an audit of the current sports facilities across Herefordshire as well as identify any requirement for additional facilities.

**Housing Market Area Needs Assessment (HMANA):** This is complete and provides evidence about housing need for each Housing Market Area. It will also help the council develop policies about the type and mix of housing that will be required including affordable housing.

**Gypsy and Travellers Needs Assessment:** This provides information about the current and future accommodation needs of Gypsies and Travellers and Travelling Show people.

**Rural Settlement Hierarchy:** This involves an assessment of service levels and constraints in all rural settlements helping us to understand their suitability to accommodate growth. Local communities and parish councils play an important role in providing local knowledge on this.

## Economic

**Employment Land Requirements Study:** This will assess the demand for new employment land, considering the impacts of the Covid-19 pandemic. It will advise how the local plan can address previous under-delivery of employment site allocations.

**Housing and Economic Land Availability Assessment (HELAA):** The purpose of HELAA is to identify sites with potential for housing or economic development and assess the development capacity of each site and an estimated timeframe for development.

**Town Centre and Retail Assessment:** The retail health of Hereford and the market towns will be assessed and future retail needs will be investigated. Factors such as the Covid 19 pandemic, on-line shopping and changes to the use of the county's high streets will be considered.

**Economic Viability Assessment:** This will look at the relationship between development values and costs for sites and development types. It will give a broad indication of the financial contributions that will be required to provide infrastructure to support development.

## The next steps

**Call for sites for a potential new settlement:** These can be submitted during this public consultation period using the digital form on the consultation webpage. The purpose of this is to identify any assemblies or single areas of land that have the potential to accommodate a new rural settlement anywhere in the county. These will be subject to HELAA assessment, the results of which will be used as evidence to determine whether Option 5 could be carried forward.

**General call for sites:** This will be open to all types, appropriate sizes and locations of land that have the potential to deliver new housing or employment land over the next plan period (2020-2041). Submissions received that have not been previously, recently assessed or warrant re-assessment, will be so through a HELAA. This will take place during Spring 2022. This will provide the council an up to date evidence base of land availability, which can inform all spatial options as the local plan is progressed to the next stage.

**Housing and Economic Land Availability Assessment (HELAA):** Evaluate the results of the HELAA to identify which sites are suitable, available and achievable to accommodate development.

**Rural Settlement Hierarchy:** Update this in order to determine the most appropriate rural growth locations.

## Tell Us Your Views

We would like as many people as possible to have their say about the vision & objectives and the spatial options. This will enable us to consider responses in preparation for the next stage.

If you need assistance with the survey or have a question before you complete it, please contact us by email: [ldf@herefordshire.gov.uk](mailto:ldf@herefordshire.gov.uk)

### **Responses must be received no later than: 28 February 2022**

After the closing date we will consider all the responses received. These will help determine the preferred options which will then be worked up in more detail to identify broad locations for strategic housing development sites and policy options. A further round of public consultation will take place on this in Spring 2022.

## Call for New Settlements

Currently little information exists as to the availability of sufficient land assemblies that could potentially deliver a new rural settlement of approximately 1500 dwellings in the county.

Therefore we are asking for landowners / agents to send in information about possible sites for new settlements.

Complete the following questions to submit information about your suggested site.

Please note that site submissions will be public.

Maps and any additional info should be marked clearly with your name and the name of the site and emailed to the following address: [Stuart.Powell@herefordshire.gov.uk](mailto:Stuart.Powell@herefordshire.gov.uk)

Please also contact this email address if you have any questions.

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Developer
Other

Total land area (in hectares)

Current land use

Please provide a brief general description of the land/parcels of land

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Woodland, hedgerows, bodies of water)? If so, please tell us what they are

Does the land have access to any main road routes in the county? (Please detail - for instance existing A or B roads)

Is the land close to any public transport services? (eg. On or close to a railway line, on an existing bus route or bus stops within walking distance) If so, please give details

Is any of the land at risk of flooding? If this is known, please give details  
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Are there any known land contamination issues? If known, please give details

Is the land in close proximity (within a mile) of an already existing settlement? If so, please give details

Could the land be easily connected to utility networks? (Eg. Water, sewerage, national grid, gas pipelines)

Select one option

Yes
No

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What is the land's ownership status? (Eg. Sole ownership, multiple landowners) Please give details

Is there a clear expressed intention to develop this land in future? If so, please give details

Have any enquiries been made before about developing all or part of this land assembly? (Eg. Previous call for sites submissions, planning applications, advice. Please give details)

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- 6-10 years
- 11-15 years
- 16-20 years

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