



LEDBURY TOWN COUNCIL

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2 December 2022

TO: Councillors Bannister, Bradford, Harvey, Howells, Hughes, Manns, Morris, Shields, and Sims

You are hereby summoned to attend a meeting of the **Economy & Planning & Tourism Committee** which will be held in the **Council Offices, Church Lane, Ledbury**, on **Thursday, 8 December 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. 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

4. To approve and sign the minutes of the Economy & Planning Committee meeting held on 10 November 2022 (5 minutes) (Pages 4250-4256)
5. To review the Action Sheet (5 minutes) (Pages 4257-4258)

ECONOMY

7. Proposal received from Eat, Sleep, Live Herefordshire (10 minutes) (Pages 4259-4260)
8. Request for signage in Ledbury (5 minutes) (Page 4261)
9. To receive and note the note of a meeting of the Painted Room Task & Finish Group held on 10 November 2022 and to consider and recommendations therein (10 minutes) (Pages 4262-4265)

PLANNING

10. Planning Consultations (20 minutes)

	Application Number	Deadline for comments	Application details
10.1	<u>223207</u>	18 December 2022 – Target determination date 28 December 2022	Proposed erection of external chimney flue – Y Pass Fish and Chip Shop, The Homend, Ledbury, Herefordshire, HR8 1BN
10.2	<u>223313</u>	6 December 2022 – Target determination date 14 December 2022	Various internal and external works. To include dismantling chimney stack, removal of lean-to garden shed/workshop, repair works to gable end, fencing and gate and strengthening

			of roof beam – The Ark, Woodleigh Road, Ledbury Herefordshire, HR8 2BG
10.3	<u>223445</u>	30 November 2022 – Target determination date 28 December 2022	Application for prior notification for the proposed erection of a 15.0m Phase 9 slimline Monopole and associated ancillary works – Land off Orchard Lane, opposite Leadon Bank, Ledbury, Herefordshire. HR8 1BY
10.4	<u>223555</u>	5 December 2022 – Target determination date 18 December	Proposed Internal Alterations and external chimney flue - Y Pass Fish and Chip Shop, The Homend, Ledbury, Herefordshire, HR8 1BN
10.5	220604	Not known	Proposed non-material amendment to planning permission ref 150041 (Landscaping of the Masters House to enhance its setting) – Improvements to layout proposals

**9. Planning Decisions
(5 minutes)**

(Pages 4266-4271)

10. To receive and note a Notice of appeal in respect of enforcement notice – St Katherines Barn, High Street, Ledbury, Herefordshire, HR8 1DZ

(Pages 4272-4273)

11. Land South of Leadon Way – Noise Impact Assessment received from Vistry Homes (for information only)

(Pages 4274-4300)

12. To receive and note a Notification of Tree Preservation Order No 659 – Land at Little Marcle Road, Ledbury

(Pages 4301-4304)

13. Section 106 (Standing item)

(Pages 4305-4321)

To receive and note S106 Portfolio of Works – Delivery Update to Members November 2022

14. To receive and note Notification of Application Granting/Variation of Premises Licence – Lanark House Investments Ltd, The Shed, Rear of Lanark House, 17 New Street, Ledbury, HR8 2DX

(Pages 4322-4323)

15. **Planning Application No. 223248 – Proposed demolition of existing buildings on site and erection of Retirement Living Apartments with associated access, car parking, landscaping, ancillary facilities, and associated works** (Pages 4324-4327)
(10 minutes)
- i. Update on McCarthy Stone application for a retirement living development on land off the Homend, Ledbury
 - ii. Draft report provided by Councillor Bannister in response to planning application (To follow)
16. **To note the consultation on the Agricultural Planning Supplementary Planning Document (AP SPD) - Have Your Say Today - Agricultural Planning Supplementary Planning Document - Herefordshire Local Plan 2021-2041 (commonplace.is)** (Pages 4328-4329)

WORKING PARTIES

(10 minutes)

17. a. **Neighbourhood Development Plan Working Party (NDP)**
- i. Verbal update from Chair of NDP
 - ii. Steering Group Notes (To follow)
 - ii. Letter received from tpa on behalf of Heineken UK Ltd and response from Chair of NDP (Pages 4330-4337)
- b. **Traffic Management Working Party**
- i. Minutes of a meeting of the Traffic Management working Party held on 14 November 2022 (Pages 4338-4342)
18. **Date of next meeting**

To note that the date of the next meeting of the Planning, Economy & Tourism Committee is scheduled for 12 January 2023 at 7.00 pm

Distribution: Full agenda to: - Committee Members (9)

Full agenda excluding confidential papers to:
Councillor l'Anson (1)
Press (2)

Agenda front pages to all non-committee members (7)

LEDBURY TOWN COUNCIL

MINUTES OF A MEETING OF AN ECONOMY & PLANNING COMMITTEE HELD ON 10 NOVEMBER 2022

PRESENT: Councillors Bannister, Bradford, Howells, Hughes, Morris (Chair), Shields and Sims.

ALSO PRESENT: Angela Price – Town Clerk
Sophie Jarvis – Minute Taker
Anthony Evans – Malvern Hills Car Club

P675. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Harvey.

P676. DECLARATIONS OF INTEREST AND WRITTEN REQUESTS FOR DISPENSATIONS

No declarations of interest were received.

P677. PUBLIC PARTICIPATION

No members of the public were present.

P678. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8 SEPTEMBER 2022

RESOLVED:

That the minutes of the Planning Committee Meeting held on 8 September 2022 be approved and signed as a correct record.

Members voted to bring forward agenda item no. 6 – Presentation from Malvern Hills Car Club.

P679. PRESENTATION FROM MALVERN HILLS CAR CLUB

Anthony Evans from the Malvern Hills Car Club gave a presentation to members of the committee, explaining the benefits of their car share scheme, including elements such as reducing environmental impact, providing economic travel options and reducing carbon footprint.

Anthony Evans asked Members for help to advertise and market the Malvern Hills Car Club through social media platforms such as Facebook due to them having limited ability to do so.

4250

RESOLVED:

That Ledbury Town Council provide help with the marking of Malvern Hills Car Club by including it on their social media and website.

Councillor Shields arrived at 7:50pm.

P680. TO REVIEW THE ACTION SHEET

1. P660(1) - Councillor Morris asked if there could be a deadline set for the Clerk producing a press release asking members of the public to provide suggestions of sites where dropped kerbs could be installed around the town. It was agreed that the Clerk would produce this prior to the next Planning Committee meeting, which is scheduled for Thursday, 8 December 2022.
2. P661 – The Clerk informed members that the Gazebo Hire Policy document had been amended accordingly following suggestions from the last Planning Committee meeting.
3. P662 – The Clerk advised members that the designing and costing of the reception area to enable the space to be better used for a TIC was being funded by the Great Places to Visit fund and that this would be discussed at the next Finance, Policy & General Purposes meeting taking place on Thursday, 24 November 2022.
4. P668 – The Clerk informed members that she had not received a direct response back from Herefordshire Council about the proposed footpath diversion – ZB1 and ZB2 Ledbury, Herefordshire. However, the proposal had been modified and this was an item included on this meeting's agenda.
5. P673 – Councillor Sims stressed that Ledbury Town Council should be supporting the idea of a 'Community Bank Hub'. Members agreed and Councillor Bradford highlighted that it is becoming more difficult for elderly people to access cash. It was agreed that once the Clerk had produced a report on this then members would discuss it further and in more detail.

RESOLVED:

1. **That the Clerk prepare a press release asking members of the public to provide suggestions of sites where dropped kerbs could be installed around the town.**
2. **That the Clerk create a report on a Community Bank Hub for submission to a future meeting of the Committee.**

P681. LEDBURY POSTCARDS FOR SALE IN THE TOURIST INFORMATION CENTRE

Members considered that after looking into the report on Ledbury Postcards for sale in the Tourist Information Centre that financially this may not be worthwhile. In addition, when council staff were carrying out the research into this, it was discovered that there are already many shops in Ledbury that sell 'Ledbury Postcards'. It was agreed that this item should be put on hold for the foreseeable future.

RESOLVED:

That the item Ledbury Postcards going on sale in the Tourist Information Centre be put on hold until further notice.

P682. PLANNING CONSULTATIONS

8.1 Planning Application No. 222742

****INVALID APPLICATION** (Incorrect ownership certificate/location plan-comments may continue to be submitted on the application) Proposed use of Wylde House Barn as a dwelling house independent of Wylde House (Conversion of barn to residential annex accommodation approved under permission 142677) - Wylde House Barn Ledbury Herefordshire HR8 2JE**

RESOLVED:

No objections subject to there being sufficient insulation fitted and the appropriate ownership documentation being provided.

8.2 Planning Application No. 223059

T1 Sycamore tree, reduce height by 7 meters (just above the roof apex of the neighbouring house), 2 meters off the side. Growing very close to the neighbouring house, needs to be brought back and help reduce wind loading - Netherhall Ledbury Herefordshire HR8 1DJ

RESOLVED:

No objections, subject to the correct environmental information being considered.

8.3 Planning Application No. 223248

Proposed demolition of existing buildings on site and erection of Retirement Living apartments with associated access, car parking, landscaping, ancillary facilities, and associated works - Building and curtilage of Greenacres bungalow and Land to the rear of The Knapp and Westmead The Homend Ledbury Herefordshire

Members discussed possible issues with this planning application as they felt it would intrude on the green space which is noted in the Neighbourhood Development Plan (NDP). It was discussed that a member of the Committee should produce a draft planning-based report on this including the following issues which were raised:

1. The height of the building
2. The ecological value of the land
3. Potential traffic issues
4. NDP

RESOLVED:

That Councillor Bannister will draft a report for Herefordshire Council's planning department to include the above issues and that this will be submitted to the meeting of the Committee scheduled for 8 December 2022.

Councillor Tony Bradford left the meeting at 8:00pm.

8.4 Planning Application No. 223347

Proposed two and single storey extensions, replacement garage and new prefabricated garden office to existing detached dwelling - Woodlands Little Marcle Ledbury Herefordshire HR8 2LD

RESOLVED:

No objections.

8.5 Planning Application No. 223426

Proposed ground mounted solar panels - Siddington Farm Orham Lane Leddington Ledbury Herefordshire HR8 2LN

RESOLVED:

No objections.

P683. PLANNING DECISIONS

RESOLVED:

That the Planning Decisions document was received and noted.

P684. PROPOSED FOOTPATH DIVERSION – ZB1 AND ZB2 LEDBURY, HEREFORDSHIRE

RESOLVED:

That members supported the modifications made on the proposed footpath diversion – ZB1 and ZB2 Ledbury, Herefordshire and that this item be received and noted.

P685. SECTION 106 (STANDING ITEM)

Proposal in respect of bus stop outside the Alms Houses.

The Clerk informed Members of the email she had received from the Senior Project Manager regarding the Section 106 agreement. She informed Members that this was an in principal programme decision to secure funding for the bus stop outside the High Street Alms Houses, High Street, Ledbury and that the project brief had been submitted to secure the funding. The Clerk advised Members that Councillor Harvey, in her capacity as Ward Councillor, had suggested that the bus stop works should run alongside the War Memorial works that will be taking place in Spring 2023 (TBC) in order to cause less disruption in town.

Councillor Shields asked if there could be a green roof on the bus shelter.

RESOLVED:

- 1. Members accepted the update regarding the Section 106 agreement and the bus stop project, subject to it having a request being made for a “green” roof.**
- 2. That the once a start date has been agreed in respect of the works to the War Memorial the Clerk arrange a meeting with Herefordshire Council Officers to discuss how this work could be co-ordinated.**

P686. MARKET TOWNS MAINTENANCE FUND UPDATE

RESOLVED:

That the Market Towns Maintenance Fund update be received and noted.

P687a. NEIGHBOURHOOD DEVELOPMENT PLAN WORKING PARTY (NDP)

i. VERBAL UPDATE FROM CHAIR OF NDP

Councillor Howells (Chair of NDP) gave members a verbal update on the Neighbourhood Development Plan and informed members that the next Working Party meeting is taking place on Wednesday, 23 November 2022.

ii. NEIGHBOURHOOD PLANNING NEWSLETTER

The Neighbourhood Planning Newsletter was received and noted and moving forward the Clerk will send this to members electronically.

RESOLVED:

- 1. That the verbal update from Chair of NDP was received and noted.**
- 2. That the Clerk will send out the Neighbourhood Planning Newsletter to Planning Committee members electronically in the future.**

P688b. TRAFFIC MANAGEMENT WORKING PARTY

- i. MINUTES OF A MEETING OF THE TRAFFIC MANAGEMENT WORKING PARTY HELD ON 17 OCTOBER 2022**
- ii. BEYOND THE HILLS COMMUNITY PARTHNERSHIP (BTHCP) – COPY OF A LETTER SENT TO WEST MIDLANDS RAIL EXECUTIVE (WMRE) AND REQUEST FROM BTHCP THAT LEDBURY TOWN COUNCIL ALSO WRITE TO WMRE WITH REGARD TO THE URGENCY OF IMPROVING DISABLED ACCESS AT LEDBURY TRAIN STATION**

RESOLVED:

- 1. That the minutes of a meeting of the Traffic Management Working Party held on 17 October 2022 were received and noted.**
- 2. That the Clerk write a letter to West Midlands Rail Executive (WMRE) in support of the plans to improve disabled access at Ledbury Train Station.**

P689. REQUEST TO PROVIDE A DEFIBRILLATOR IN DECOMMISSIONED PHONE BOX AT THE LANGLANDS

Discussions took place regarding the two phone boxes that Ledbury Town Council already own: one on Bridge Street and the second on Little Marcle Road. The clerk informed members that the phone box located on Bridge Street is in poor condition however, the paint to preserve this have been purchased and is currently being stored in the cemetery. Due to there not being a Town Maintenance person this work has been delayed. Members agreed that Ledbury Town Council should take on the phone box at the Langlands and that a contractor should be hired to complete the works on this phone box as well as the repairs needed on the one located on Bridge Street.

RECOMMENDATION:

- 1. That a recommendation be submitted to Full Council that Ledbury Town Council take ownership and responsibility of the phone box**

A255

located at the Langlands and once refurbished a defibrillator, book and seed swap be incorporated within

2. That a contractor be hired to carry out the needed repairs on the relevant phone boxes.

P690. DATE OF NEXT MEETING

To note that the date of the next meeting of the Planning Committee is scheduled for 8 December 2022 at 7:00pm.

The meeting ended at 8:20pm.

Signed Dated
(Chair)

Action Sheet November 2022

Minute No.	Action	To be Actioned by	Date Actioned	Comments	Status
P680(1)	That the Clerk prepare a press release asking members of the public to provide suggestions of sites where dropped kerbs could be installed around the town.	TC	Nov-22	Press release published on social media - responses to be provided to next TMWP	Completed
P680(2)	That the Clerk create a report on a Community Bank Hub for submission to a future meeting of the Committee.	TC	Jan-22		In progress
P682 8.3	That Councillor Bannister will draft a report for Herefordshire Council's planning department to include the following issues and that this will be submitted to the meeting of the Committee scheduled for 8 December 2022. RE planning application no. 223248 The height of the building The ecological value of the land Potential traffic issues NDP	JB	08.12.22	Report awaited	In progress
P685(1)	That the Clerk will ask Herefordshire Council if the bus stop outside the Alms Houses can have a "green" roof.	TC	12.11.2022	Response sent to HC Officer- further discussions to take place with HC in early 2023	Completed
P685(2)	That once a start date has been agreed in respect of the works to the War Memorial the Clerk arrange a meeting with Herefordshire Council Officers to discuss how this work could be co-ordinated with the works on the bus stop outside the Alms Houses.	TC	12.11.2022	Response sent to HC Officer- further discussions to take place with HC in early 2023	Completed

A257

P687a(2)	That the Clerk will send out the Neighbourhood Planning Newsletter to Planning Committee members electronically in the future.	TC	ongoing		ongoing
P688b(2)	That the Clerk write a letter to West Midlands Rail Executive (WMRE) in support of the plans to improve disabled access at Ledbury Train Station.	TC	09.11.2022	Letter sent	Completed
P689(1)	That a recommendation be submitted to Full Council that Ledbury Town Council take ownership and responsibility of the phone box located at the Langlands and once refurbished, a defibrillator, book and seed swap be incorporated within.	TC	01.12.2022	To be considered at full council	Completed
P690(2)	That a recommendation be submitted to Full Council that a contractor be hired to carry out the needed repairs on the relevant phone boxes.	TC	01.12.2022	to be considered at full council	Completed

ECONOMY, PLANNING & TOURISM COMMITTEE	8 DECEMBER 2022	AGENDA ITEM: 7
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Report prepared by Angela Price – Town Clerk

PROPOSAL RECEIVED FROM EAT, SLEEP LIVE HEREFORDSHIRE

Purpose of Report

The purpose of this report is to provide Members of the Economy & Planning Committee with a proposal received from Eat, Sleep, Live Herefordshire in relation to a Ledbury Tourism Campaign.

Detailed Information

Christine Tustin recently contacted the Clerk to ask if she would meet with Heidi Chamberlain-Jones of Eat, Sleep, Live Herefordshire to discuss a Ledbury Tourism Campaign. The Clerk and Community Development Officer met with Christine and Heidi to discuss the project and it was agreed that Heidi would provide an outline proposal that the Clerk could present to the Economy & Planning Committee for consideration.

The proposal is attached for Members consideration, and it is anticipated that Heidi will be present at the meeting to answer any questions that Members may have in relation to this.

Recommendation

Members are requested to give consideration to the attached proposal received from Eat, Sleep, Live Herefordshire.

LEDBURY - TOURISM CAMPAIGN 2022-23

Outline proposal

ESL Premier Membership - £350+vat for 12 months

- A dedicated page with downloadable street map on our Website (with images, hyperlinks and more useful info to generate direct bookings. You can update this any time)
- Social Media (amplifying your own posts and news and generating our own organic posts about Ledbury)
- Event Listings (on our huge What's On section – subject to being sent information)
- Member E-newsletters (packed with local and industry news, funding links, marketing tips, business support and more)
- You can attend our Tourism Forums (regular get-togethers with other tourism businesses at various county venues)
- Discounts (reductions on the costs of other ESL products and services inc our guide books)
- Member referral scheme Get £10 OFF your own business Membership and they get £10 OFF their's when you refer another and they take up Membership.
- Press and PR (inclusion in our general campaigns, media outreaches and listicles where appropriate/requested)
- Job Board - advertise tourism sector vacancies on our Jobs Board and we'll spread the word through our digital channels
- Ledbury highlight display at Shows - partner our information stands, give us your promotional literature to distribute, run competitions and more
- Features on our website News page with potential front page exposure

ULTIMATE HEREFORDSHIRE GUIDE BOOK SERIES

Double Page advertising alongside the Ledbury editorial pages to showcase Ledbury's heritage landmarks and visitor destinations. £995+vat (as long as Membership above is taken too)

ENHANCED 12 MONTH PHASED MARKETING PACKAGE - £5000

GROUP TRAVEL

- ❖ Familiarisation trip – coaches
- ❖ Strategic promotion to group travel markets and providers – dedicated outreach to top 20 coach tour companies to secure daytrip and overnight breaks
- ❖ 'Ledbury for Groups' booklet distributed to various Regional, Special Interest, Community Groups as well as group travel organisations and taken to shows.

PRESS & MEDIA

Press and PR – dedicated themed campaigns, media outreaches and press visits eg Foodie, Families, Culture ...

DIGITAL CAMPAIGNS

- 3 x Dedicated 'All About Ledbury' e-newsletters to our 1000s of subscribers and via a digital campaign.
- Run a Competition through us for datacapture for e-marketing
- Headline billing/banner advert for 12 months on our GROUPS page on our website

PHYSICAL CAMPAIGNS & BUSINESS SUPPORT

Familiarisation event – local/county businesses inc town walking tour, hospitality and destination visits.

Dedicated Ledbury Map and Trail download (public downloads see example [here](#))
Printed copies for Shows and general distribution TBC subject to costs.

3 x Tourism Marketing Training sessions for Ledbury businesses (virtual via Zoom)

End

ECONOMY, PLANNING & TOURISM COMMITTEE	8 DECEMBER 2022	AGENDA ITEM: 8
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Report prepared by Angela Price – Town Clerk

REQUEST FOR SIGNAGE IN LEDBURY

Purpose of Report

The purpose of this report is to inform Members of the Economy, Planning and Tourism Committee of a request received in respect of locating a finger signpost at the bottom of Church Lane to advertise the various tourist sites along the Lane and other areas of the town.

Detailed Information

Al Braithwaite of Ledbury Places recently contacted the Clerk to ask whether Ledbury Town Council and Ledbury Places could work together to have a finger signpost located at the bottom of Church Lane to advertise the various tourist sites in the Lane and other area of the town to help promote tourism in Ledbury. This could also include the Tourist Information Centre that is now located in the Council offices.

Recommendation

That Members of the Economy, Planning & Tourism Committee give consideration to the request from Ledbury Places and instruct officers to meet with representatives of Ledbury Places to establish how the council and Ledbury Places could work together in respect of getting a finger sign located at the bottom of Church Lane.

4261

LEDBURY TOWN COUNCIL

NOTES OF A MEETING OF THE PAINTED ROOM TASK & FINISH GROUP HELD ON 10 NOVEMBER 2022

PRESENT: Councillors Bradford, Morris, Sinclair, Howells

ALSO PRESENT: Angela Price – Town Clerk
Emma Jackson – Community Development Officer (CDO)
Elizabeth Hughes – Tour Guides Manager

1. APOLOGIES FOR ABSENCE

Councillors Hughes, Harvey, and Shields

2. GENERAL DISCUSSION -

Those present were provided with information to review at the start of the meeting, including the detailed figures of comparative visitor numbers, sales, and donations.

Councillor Sinclair asked for clarification on what Heritage Open Days were. The Tour Guide Manager explained that they are a national initiative that have been going for many years, which take place every year, with a dedicated website, and invite residents and tourists to discover their local heritage. She further clarified that it affects operational hours as increased footfall is anticipated during this period.

Councillor Sinclair asked for an explanation of the significant drop in visitor numbers in 2018 and 2019. The Tour Guide Manager explained that opening hours had been reduced due to lack of staff and also previously the Painted Room had been open from the beginning of March to the end of October but for the past three years it had not opened until Easter and then on fewer days per week.

Councillor Bradford observed the useful role of students helping in the Painted Room. Further to conversations he had enjoyed with local young people around desired career paths in hospitality and tourism, he suggested that work experience opportunities could be better explored. The Clerk noted that this would also be useful for the development of the Tourist Information Centre. Councillor Bradford advised liaising with John Masefield School to see what opportunities there were. This led to a broader discussion on how to offer more work placements. Councillor Bradford asked if the Mayor could write to John Masefield School and other local education providers to that effect.

Councillor Bradford noted the change in footfall and visitor numbers. He offered the comparison with Gloucester, noting that this was a different metropolis. He noted the impact of the pandemic, and that more people were looking for a holiday in the UK. The Tour Guides Manager clarified that the 'staycation' effect

had benefitted the Painted Room in 2021, but less so in 2022. She believed that this was due to the opening up of foreign travel.

Councillor Bradford also noted the impact of the closed coach park, and the lack of co-ordination across Ledbury with local cafes and restaurants. There was some general miscomprehension on what restaurants and cafes were open after 3pm. It was later agreed that the Community Development Officer be asked to compile a list of opening hours.

The Clerk asked members if they thought Ledbury was a half day or full day experience. Councillor Bradford expressed his opinion that the ability to access food at all hours directly impacted on this, citing again Gloucester and Malvern as comparisons. The Clerk noted that this conversation reflected one that had been had in other meetings, notably that there needed to be a wider conversation which encouraged the Town, the Council, and the Heritage Centres to all work together so each could benefit individually and Ledbury as a whole. The Clerk noted the importance of synchronisation to benefit the whole visitor experience. The Tour Guide Manager clarified that reduction in some Heritage Opening hours was due to the difficulty in volunteer recruitment, and the CDO informed members that one of the groups had undertaken a detailed data exercise to inform their current opening hours. The Tour Guide Manager highlighted that this could mean that if all heritage centres planned dovetail opening that on some days nothing would be open in Ledbury for visitors.

Councillor Bradford also raised the issue of tables and chairs under the Market House, and storage. There was a discussion on this, including covering the possibility of fire and arson under the Market House. It was agreed that The Clerk would explore further alternatives for storage and report back to the relevant committee.

Councillor Howells thanked the Tour Guide Manger for a comprehensive report. He thought that Ledbury was a half day experience, and that a lack of available accommodation impacted on this. He thought there was an opportunity for improvement, and this reflected a national feeling of 'could do better.' Co-ordination is key and including tourism as part of the Planning Committee agenda was a step in the right direction. He asked for a rota of the opening hours for all tourist opportunities.

The Clerk noted the importance of a 'whole experience' in developing a tourist offering. The Clerk stressed the importance of working together to make this happen, and then working out how we could best do this. Councillor Bradford was unsure that people searched online for Ledbury, and that this was an optimistic outlook. The Tour Guide Manager advocated the importance of a dedicated tourism website for Ledbury. Members discussed at length past activities on developing this. They concluded this was an essential part of promoting Ledbury, and that this project needed to be re-explored, and should be included in a general recommendation to update/improve the Council website offering.

Members were advised that officers work with local Tourism Information Centres and attend monthly meetings for representatives from the Herefordshire market towns. Councillor Howells asked if updates from that meeting could be shared with Councillors more widely. He also asked for a report on the provision from other local tourism centres. Councillor Bradford asked that the business model in other towns could be explored further, and a report put forward to Council, including details of budget in other towns, so this could inform decisions.

Members returned to the discussion of accommodation provision. The Clerk asked members to help provide a list of all accommodation providers locally, including Air B'n'B providers. They agreed that there needs to be a data mapping exercise and the information pulled together.

The Tour Guide Manager noted the impact of being a boundary market town and that Ledbury, especially, needed to promote its tourism opportunities into neighbouring local counties, namely Worcestershire and Gloucestershire.

The CDO asked for clarification from members on why a Parish Council would have a remit for tourism, especially in the light of Councillor Bradford's comments on this. The Clerk referred members to Section 144 power, to 'encourage and promote tourism in your town'.

Councillor Howells suggested that the Council may wish to consider setting up a separate business within the Town Council to promote tourism. The Clerk reminded members of the Ledbury BID and agreed to follow up on finding out more about this. The CDO informed members that Herefordshire BID had circulated a newsletter on progress. There was a follow up discussion on the role of Herefordshire BID, and it was agreed that it would be useful to take their activity into consideration when developing the tourism strategy for Ledbury.

Councillor Howells also suggested looking at creating a whole day experience for visitors to Ledbury. The Clerk reminded members of the resources currently available to do this. Requests for surveys etc. would also need to be properly resourced, and currently resources were stretched. The CDO informed members that Herefordshire BID were also data mapping and there may be opportunities for working with them to collate data to inform decision-making.

Car parking was also raised as an issue affecting tourism.

The Tour Guide Manager also raised the issue of early advertising vacancies in the Painted Room.

Councillor Morris asked that a meeting of all Ledbury Heritage Centres be organised to discuss the broader issues raised. The Clerk agreed and asked that members present at this meeting would attend such a meeting.

The following suggestions for action were made:

1. The Clerk to draft a report on the current website and how a TIC offering can be included on it, notably around promoting local businesses.
2. Information be provided to the Economy & Planning Committee about what is being discussed at the TIC meetings, currently being attended by officers.
3. The Clerk to discuss with Greggs and The Market House practical solutions in respect of table and chairs storage.
4. The CDO to provide a report on opening times of shops, cafes, and restaurants etc. in Ledbury to be submitted to the Economy & Planning Committee.
5. The Careers Fair should be included on the Council's Events Calendar, and a date decided upon, provisionally Summer 2023.
6. A future meeting with all Heritage centres and tourism stakeholders be arranged.

Planning Decisions Log

Planning App	Details	Case Officer	LTC's Recommendation	HFDS Decision
LTC MEETING DATE 11 July 2018				
<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
LTC Meeting 10 April 2022				
<u>220694</u>	Proposed new stables and garden store; to include vehicle access to stables and parking off road with turning area – Ludstock Grange, Ross Road, Ledbury, Herefordshire, HR8 2LE	MN	No Objection	No Decision
LTC Meeting 14 July 2022				
<u>220783</u>	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR82PX	MT	Deferred back to committee	No decision
LTC Meeting 14 July 2022				
<u>221775</u>	Proposed change of use to equestrian and install an all-weather riding arena – High House, Parkway, Ledbury, Herefordshire, HR8 2JG	MN	No objection, subject to a suitable EIS being carried out	No decision
<u>222231</u>	Approval of reserved matters relating to layout, scale, appearance and landscaping (pursuant to outline planning permission re: APP/W1850/W/20/3244410 and LPA ref. 171532) for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford Road and Ballard Close – Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	CS	Defer to next meeting (08.09.2022) – deadline for comments 09.09.2022	No decision
<u>220783</u>	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller	MT	Defer until further information received	No decision

	site - Little Bush Pitch, Bush Pitch, Ledbury Herefordshire, HR8 2PX		from Ward Councillors and Planners – extension requested	
LTC Meeting 11 August 2022				
221775	Proposed changes of use to equestrian and install an all-weather riding arena – High House, Parkway, Ledbury, Herefordshire, HR8 2JE	MN	No objection, subject to a suitable Environment Impact Study having been carried out	No decision
220783	Proposed changes of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR8 2PX	MT	Deferred to next meeting (Councillor Howells to provide verbal update on meeting with PO's)	No decision
LTC MEETING 8 SEPTEMBER 2022				
222231	Approval of reserved matters relating to layout, scale, appearance, and landscaping (pursuant to outline planning permission appeal re: APP/W1850/W/20/3244410 and LPA ref. 171532) for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford Road and Ballard Close - Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	CS	That a response be provided in respect of the accessibility of buses onto the site once developed and that Councillor Howells provide the Clerk with the specific Neighbourhood Development Policies	No decision
220783	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR8 2PX	MT	That Ledbury Town Council defer making a comment until such time confirmation of the referral has been received	No decision

LTC MEETING 13 OCTOBER 2022

<p>222806</p>	<p>Decommission Barclays Bank. The intention externally is to: 1 Removal of existing external signage. 2. Removal of external ATM and existing window glazing to be replaced with new. 3. Existing redundant letter box to be sealed internally. 4. Existing external CCTV camera to be removed. 5. Existing ADT alarm to be removed. The intention internally is to: 1. Removal of internal counters. 2. Removal of all internal furniture. – 22 the Homend, Ledbury, Herefordshire, HR8 1BT.</p>	<p>JB</p>	<p>Objection on the grounds that this is a retrospective application and that noting that the works have already been undertaken to remove the external ATM. It should be noted that this building is a listed building in the conservation area of Ledbury and following the removal of the ATM the building has been left in a manner not befitting with the Conservation Area and therefore Ledbury Town Council would request that this is remedied with immediate effect.</p>	<p>Approved with conditions</p>
<p>222807</p>	<p>Decommission Barclays Bank. The intention externally is to: 1 Removal of existing external signage. 2. Removal of external ATM and existing window glazing to be replaced with new. 3. Existing redundant letter box to be sealed internally. 4. Existing external CCTV camera to be removed. 5. Existing ADT alarm to be removed. The intention internally is to: 1. Removal of internal counters. 2. Removal of all internal furniture. – 22 the Homend, Ledbury, Herefordshire, HR8 1BT. - LISTED BUILDING</p>	<p>JB</p>	<p>Objection on the grounds that this is a retrospective application and that noting that the works have already been undertaken to remove the external ATM. It should be noted that this building is a listed building in the</p>	<p>Approved with conditions</p>

4268

			<p>conservation area of Ledbury and following the removal of the ATM the building has been left in a manner not befitting with the Conservation Area and therefore Ledbury Town Council would request</p>	
223103	<p>Erection of single storey extension with partial demolition to healthcare facility – Rose Cottage, Belle Orchard, Ledbury, Herefordshire, HR8 1DD</p>	MIN	<p>No objection</p>	No decision
222107	<p>Approval of reserved matters relating to layout, scale, external appearance and landscaping (pursuant to outline planning permission appeal ref: APP/W1850/W20/3244410 and LPA ref. 171532) for 230 dwellings with associated drainage, highway infrastructure (internal roads, footways, footpath/cycleway and spine road) and play area (Phase 1) - Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire</p>	CS	<p>That Councillor Howells provide a draft response to all committee members, via email, by the end of business Monday, 17 October and that committee members provided any feedback to the draft by no later than the close of business on Wednesday, 19 October, and the final draft be provided to the Clerk by the end of business Thursday, 20 October to allow the Clerk to provide the response to Planning Officers before going on</p>	No decision

				annual leave on 21 October 2022.	
LTC MEETING 10 NOVEMBER 2022					
222742	**INVALID APPLICATION** (Incorrect ownership certificate/location plan-comments may continue to be submitted on the application) Proposed use of Wylde House Barn as a dwelling house independent of Wylde House (Conversion of barn to residential annex accommodation approved under permission 142677) – Wylde House Barn, Ledbury, Herefordshire, HR8 2JE	JB	No objections subject to there being sufficient insulation fitted and the appropriate ownership documentation being provided.	No objections subject to the correct environmental information being considered.	No decision
223059	T1 Sycamore tree, reduce height by 7 meters (just above the roof apex of the neighbouring house), 2 meters off the side. Growing very close to the neighbouring house, needs to be brought back and help reduce wind loading – Netherhall, Ledbury, Herefordshire, HR8 1DJ	OK			No decision
223248	Proposed demolition of existing buildings on site and erection of Retirement Living apartments with associated access, car parking, landscaping, ancillary facilities, and associated works – Building and curtilage of Greenacres bungalow and land to the rear of The Knapp and Westmead, The Homend, Ledbury, Herefordshire	CS	Members discussed possible issue4s with this planning application as they felt it would intrude on the green space which is noted in the Neighbourhood Development Plan (NDP). It was discussed that a member of the Committee should produce a draft planning-based report on this including the following issues which were raised: 1. The height of the building		No decision

				<p>2. The ecological value of the land</p> <p>3. Potential traffic issues</p> <p>4. NDP</p>	
223347	Proposed two and single storey extensions, replacement garage and new prefabricated garden office to exiting detached dwelling – Woodlands, Little Marcle, Ledbury, Herefordshire, HR8 2LD	MN	No objections	No decision	
223426	Proposed ground mounted solar panels – Siddington Farm, Orilham Lane, Leddington, Ledbury, Herefordshire, HR8 2LN	MN	No objections	No decision	

Angela Price
Ledbury Town Council
Town Council Office
1-3 Church Street
Ledbury
Herefordshire
HR8 1DH
clerk@ledburytowncouncil.gov.uk

Dear Ms Price

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 174**

APPLICATION NO & SITE ADDRESS:	223544 - St Katherines Barn, High Street, Ledbury, Herefordshire, HR8 1DZ
DESCRIPTION:	Enforcement Appeal
APPELLANT:	Mr Robin Oakey
APPEAL REFERENCE:	APP/W1850/C/22/3309048
ENFORCEMENT NO:	E/2018/255176/ENN
APPEAL START DATE:	17 November 2022
WEBSITE LINK:	https://www.herefordshire.gov.uk

I refer to the above details. An appeal has been made to the Secretary of State against an **Enforcement Notice** issued by Herefordshire Council. The appeal will be determined on the basis of **written representations** and a site visit by an Inspector.

A description of the alleged breach of planning control:

Without planning permission the material change of use from a mixed use of gallery and café to mixed use gallery, café, drinking establishment and live music venue.

The enforcement notice was issued for the following reasons:

It appears to the Council that the above breach of planning control has occurred within the last ten years and this development is therefore not immune from enforcement action.

The additional use of the building as a bar and live music venue of the building constitutes material change of use of the building. This development does not benefit from planning permission and is therefore unauthorised.

The use of the building for these additional purposes is causing significant harm to the amenity of nearby residents through excessive noise, contrary to policy SD1 of the Herefordshire Local Plan- Core Strategy. It does not appear to the Council that the imposition of conditions can remedy this harm

The appellant has appealed against the notice on the following grounds:

Ground (c) – that there has not been a breach of planning control.

If you wish to make comments or check the progress of the appeal you can do so online at <https://www.gov.uk/appeal-planning-inspectorate> or email the PINS case officer Mr Paul Eland at teame1@planninginspectorate.gov.uk.

All documents will be published to the Council's website. Appeal documentation can be viewed on the Council's website by using the following link <https://www.herefordshire.gov.uk>.

The Council will also be producing a Statement of Case, however the deadline for submission to the Planning Inspectorate is the same as that for any comments you may wish to make. It may not therefore be possible to read the Council's Statement prior to making your comments.

All representations must be received by 29 December 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Guidance on communicating with the Planning Inspectorate electronically can be found at: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>. You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or by contacting Herefordshire Council.

When the appeal has been determined the decision will be published on the Council's website and online at <https://www.gov.uk/appeal-planning-inspectorate>.

All personal data held is processed in accordance with data protection law. For further information please see our website https://www.herefordshire.gov.uk/info/200142/planning_services/62/apply_for_planning_permission/3

Yours sincerely

Ms Tracy Carroll
TECHNICAL SUPPORT OFFICER

A273



Land South of Leadon Way (East), Ledbury

Noise Impact Assessment

On behalf of **Vistry Homes Ltd.**
Cotswold Region

Project Ref: 332510642/1.5 | Rev: 0 | Date: June 2021

A274

Document Control Sheet

Project Name: Land South of Leadon Way (East), Ledbury

Project Ref: 332510642/1.5

Report Title: Noise Impact Assessment

Doc Ref:

Date: June 2021

	Name	Position	Signature	Date
Prepared by:	Gwenc'hlan Tournier	Senior Acoustician	GT	June 2021
Reviewed by:	Matt Barlow	Senior Associate	MB	June 2021
Approved by:	Elaine Richmond	Environmental Director	ER	June 2021
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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- Appendix A Glossary of Acoustic Terminology
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1 Introduction

1.1 Background

- 1.1.1 Vistry Homes Limited – Cotswold Region has commissioned Stantec to update the Noise Impact Assessment submitted in June 2019, following changes to the location of the roundabout access. This assessment was submitted in support of Outline Planning Application (ref: P192482/O). The OPA has since received planning consent. The Applicant wishes to obtain Section 73 Variation in relation to this consent, owing the changes to the access.
- 1.1.2 This report assesses the current noise climate at the site and considers the suitability of the site for future residential use taking into account potential future traffic noise associated with permitted developments, in accordance with the requirements in the National Planning Policy Framework (NPPF) and the Noise Policy Statement for England (NPSE).

1.2 Site Location and Development Description

- 1.2.1 The site is located to the south of Ledbury and comprises two arable fields bound to the north by Leadon Way, to the east by agricultural land, to the south by agricultural fields and woodlands, and to the west by further agricultural fields. Residential dwellings are located to the north of the site, adjacent to Leadon Way.
- 1.2.2 The proposals include the provision of 140 residential dwellings, minimised landscape and visual impacts, removal of the previously proposed highway intervention and associated physical works along the Southend (A449), enhanced pedestrian and cycle connectivity to the south of Ledbury, and significant public open space and landscaping provision.
- 1.2.3 The site is located within the administrative boundary of Herefordshire Council.

1.3 Scope of Assessment

- 1.3.1 The purpose of this report is to assess the existing sound climate at the proposed development site in order to determine its suitability for residential development.
- 1.3.2 Preliminary guidance on external building fabric requirements with regards to national and international guidance documents relating to environmental noise is also provided, to assist with the detailed design stage of the development.
- 1.3.3 An assessment of the impact of road traffic noise on existing noise sensitive receptors, taking into account future anticipated cumulative road traffic levels, has also been undertaken.
- 1.3.4 Advice and recommendations within this report will need to be integrated, coordinated and ratified with the design by the principal designer and design team to ensure that all other design interfaces, buildability, workmanship and other requirements are considered. Any sketches or drawings provided illustrate acoustic principles only.
- 1.3.5 An explanation of the terminology used in this report is contained in **Appendix A**.

2 Legislation, Planning, Guidance & Criteria

2.1 Local Policy

- 2.1.1 The site lies within the administrative boundary of Herefordshire Council.
- 2.1.2 The Local Plan Core Strategy was adopted by the council on 16 October 2015. In regard to noise, Policy SD1 – Sustainable design and energy efficiency states:

“Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

...

- *Safeguard residential amenity for existing and proposed residents; ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;*

...”

2.2 National Policy

- 2.2.1 Notwithstanding the requirements of the Local Authority there are several national policy requirements that should be adhered to.

The National Planning Policy Framework (NPPF)

- 2.2.2 The revised NPPF was published in February 2019. In respect of noise, paragraph 170 states that in relation to conserving and enhancing the natural environment:

“Planning policies and decisions should contribute to and enhance the natural and local environment by...

- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of ... noise pollution...”*

- 2.2.3 In relation to ground conditions and pollution, paragraph 180 states that:

“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and quality of life;*
- *Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason...”*

- 2.2.4 In relation to the integration of new development with existing premises and community facilities, paragraph 182 states that:

“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a

significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

- 2.2.5 The NPPF indicates that the Noise Policy Statement for England (NPSE) should be used to define the "significant adverse impacts".

Noise Policy Statement for England (NPSE)

- 2.2.6 The Noise Policy Statement for England (NPSE) was published in March 2010 and clarifies the underlying principles and aims of existing policy documents that relate to noise. It also sets out the long-term vision of Government noise policy which is: "to promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development".

- 2.2.7 The NPSE states that noise should not be considered in isolation of the wider benefits of a scheme or development, and that the intention is to minimise noise and its effects as far as is reasonably practicable having regard to the underlying principles of sustainable development.

- 2.2.8 Paragraphs 2.20 and 2.21 define 'significant adverse' and 'adverse' impacts as applied to noise as follows:

"There are two established concepts from toxicology that are currently being applied to noise impacts, for example, by the World Health Organisation. They are:

NOEL – No Observed Effect Level

This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.

LOAEL – Lowest Observed Adverse Effect Level

This is the level above which adverse effects on health and quality of life can be detected.

Extending these concepts for the purpose of this NPSE leads to the concept of a significant observed adverse effect level.

SOAEL – Significant Observed Adverse Effect Level

This is the level above which significant adverse effects on health and quality of life occur."

- 2.2.9 Paragraph 2.22 clarifies that:

"It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. It is acknowledged that further research is required to increase our understanding of what may constitute a significant adverse impact on health and quality of life from noise. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available."

- 2.2.10 The three aims of the NPSE are defined as follows:

"Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development."

"Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development." (Note: Applies when the impact lies somewhere between the LOAEL and SOAEL and does not mean that adverse effects cannot occur)

"Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development."

- 2.2.11 It is necessary to define the LOAEL and SOAEL for the potential source of noise to relate the potential impact to the aims and requirements of the NPSE.

National Planning Practice Guidance

- 2.2.12 The National Planning Practice Guide (PPG) was launched on 6th March 2014 (latest update – July 2019) and provides additional guidance and interpretation to the Government's strategic policies outlined within the NPPF in a regularly updated, web-based resource.
- 2.2.13 The PPG provides guidance on the effects of noise exposure, relating these to people's perception of noise, and linking them to the NOEL and, as exposure increases, the LOAEL and SOAEL.
- 2.2.14 As exposure increases above the LOAEL, the noise begins to have an adverse effect and consideration needs to be given to mitigating and minimising those effects, taking account of the economic and social benefits being derived from the activity causing the noise. As the noise exposure increases, it will then at some point cross the SOAEL boundary.
- 2.2.15 The LOAEL is described in PPG (Paragraph: 005 Reference ID: 30-005-20190722) as the level above which " noise starts to cause small changes in behaviour and/or attitude, for example, having to turn up the volume on the television or needing to speak more loudly to be heard. The noise therefore starts to have an adverse effect and consideration needs to be given to mitigating and minimising those effects (taking account of the economic and social benefits being derived from the activity causing the noise)."
- 2.2.16 PPG identifies the SOAEL (Paragraph: 005 Reference ID: 30-005-20190722) as the level above which " noise causes a material change in behaviour such as keeping windows closed for most of the time or avoiding certain activities during periods when the noise is present. If the exposure is predicted to be above this level the planning process should be used to avoid this effect occurring, for example through the choice of sites at the plan-making stage, or by use of appropriate mitigation such as by altering the design and layout. While such decisions must be made taking account of the economic and social benefit of the activity causing or affected by the noise, it is undesirable for such exposure to be caused."

2.3 Other Guidance

British Standard 8233: 2014 'Guidance on Sound Insulation and noise reduction for buildings'

- 2.3.1 BS 8233, in relation to this planning application, sets out desirable guideline values in habitable rooms, such as living rooms and bedrooms.
- 2.3.2 The guideline values relate to steady external noise without a specific character, previously termed 'anonymous noise'. According to the standard, noise has a specific character if it contains features such as a distinguishable, discrete and continuous tone, is irregular enough to attract attention, or has strong low-frequency content, in which case lower noise limits might be appropriate. Examples of noise with a character may include tonal/intermittent plant noise emissions, music playback, and workshop noise. Examples of external steady noise sources may include environmental noise sources such as busy road traffic.
- 2.3.3 The desirable internal ambient noise levels for dwellings are presented in **Table 2.1**.

Table 2.1: BS 8233 Desirable Internal Ambient Noise Levels for Dwellings

Activity	Location	07:00 to 23:00 hours	23:00 to 07:00 hours
Resting	Living room	35 dB $L_{Aeq,16h}$	-
Dining	Dining room/area	40 dB $L_{Aeq,16h}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16h}$	30 dB $L_{Aeq,8h}$
*Note 4 Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or $L_{Amax,f}$, depending on the character and number of events per night. Sporadic noise events could require separate values.			
Note 5 If relying on closed windows to meet the guide values, there needs to be an appropriate alternative source of ventilation that does not compromise the façade insulation or the resulting noise levels.			
Note 7 Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5dB and reasonable internal conditions still achieved.			

*A selection of the available notes

2.3.4 The standard also provides advice in relation to desirable levels for external noise. It states in Paragraph 7.7.3.2 that:

“for traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable.

...

In high-noise areas, consideration should be given to protecting these areas by screening or building design to achieve the lowest practicable levels. Achieving levels of 55 dB $L_{Aeq,T}$ or less might not be possible at the outer edge of these areas, but should be achievable in some areas of the space.”

Professional Practice Guidance on Planning and Noise, 2017

- 2.3.5 The Professional Practice Guidance on Planning and Noise (ProPG) provides guidance on a recommended approach to the management of noise within the planning system in England.
- 2.3.6 The scope of ProPG is limited to new residential development that will be predominantly exposed to airborne noise from transport sources.
- 2.3.7 The guidance is most relevant to new flats and houses, although there may be some relevant content in regard to other types of residential units, such as care homes and residential institutions.
- 2.3.8 Noise sources other than airborne transport (i.e. industrial, commercial, entertainment, etc.) and ground-borne noise and vibration are outside the scope of ProPG.
- 2.3.9 ProPG uses a two-stage assessment method to determine the suitability of a site for residential development. The stages are as follows:
- Stage 1 – an initial noise risk assessment
 - Stage 2 – A systematic consideration of four key elements:
 - Element 1 – demonstrating a Good Acoustic Design Process;

- Element 2 – observing internal Noise Level Guideline;
- Element 3 – undertaking an External Amenity Area Noise Assessment; and
- Element 4 – consideration of Other Relevant Issues.

2.3.10 ProPG recommends that noise levels set out in BS 8233 are used for residential development. However, an additional criterion is proposed by ProPG for night-time L_{Amax} levels. ProPG recommends a criterion of 45 dB $L_{Amax,F}$ between the hours of 23:00 – 07:00. ProPG states:

"[...] In most circumstances in noise-sensitive rooms at night (e.g. bedrooms) good acoustic design can be used so that individual noise events do not normally exceed 45 dB $L_{Amax,F}$ more than 10 times a night. However, where it is not reasonably practicable to achieve this guideline then the judgement of acceptability will depend not only on the maximum noise levels but also on factors such as the source, number, distribution, predictability and regularity of noise events."

World Health Organisation, Guidelines for Community Noise, 1999 (WHO)

2.3.11 The World Health Organisation (WHO) *Guidelines for Community Noise* (1999) sets out guidance on suitable internal and external noise levels in and around residential properties. The following internal noise levels are recommended by the WHO:

- 35 dB $L_{Aeq,T}$ in living rooms over a 16 hour day; and
- 30 dB $L_{Aeq,T}$ in bedrooms during the 8 hour night.

2.3.12 With respect to the night-time maximum noise levels, the WHO guidelines state:

"For a good sleep, it is believed that indoor sound pressure levels should not exceed approximately 45 dB L_{AFmax} more than 10-15 times per night."

2.3.13 In section 4.2.1. the guidelines state that:

"For speaker-to-listener distance of about 1 m:

- Speech in relaxed conversation is 100% intelligible in background noise levels of about 35 dBA, and can be understood fairly well in background levels of 45 dBA.
- Speech with more vocal effort can be understood when the background sound pressure level is about 65 dBA."

Calculation of Road Traffic Noise (CRTN): 1988

2.3.14 CRTN is a Department of Transport memorandum that describes the procedure to calculate the road traffic noise at a given receptor location. The calculation method uses a number of input variables, including traffic flow volume, average vehicle speed, percentage of heavy goods vehicles, type of road surface, site geometry and the presence of noise barriers or acoustically absorbent ground, to predict the $L_{A10,18h}$ or $L_{A10,1h}$ noise level for any receptor point at a given distance from the road.

2.3.15 This calculation methodology forms the basis of the computer acoustic model developed to test the efficacy of the mitigation measures.

Design Manual for Roads and Bridges (DMRB)

2.3.16 The Design Manual for Roads and Bridges (DMRB) is considered to be the regulatory standard for the design of a new road or improvements to an existing road. In particular, LA 111 provides guidance on the assessment and the reporting of noise and vibration impacts relating to roads (including the change in traffic flows and construction).

2.3.17 The assessment is based upon the likely change to the $L_{A10,18h}$ levels as a result of the predicted changes in traffic flows, traffic speeds, and the location of the new junction off Leadon Way. The 'Classification of Magnitude of Noise Impacts in the Short Term' values outlined in DMRB guidance compares the magnitude of impact to changes in noise levels.

2.4 Proposed Assessment Criteria

Suitability for Residential Use

2.4.1 Based on guidance described above, the following assessment criteria are proposed:

Table 2.2: Proposed LOAEL and SOAEL Noise Levels

Level	Internal Ambient Noise Levels		External Noise Levels in Amenity Areas
	Daytime (07:00 to 23:00 hours)	Night-time (23:00 to 07:00 hours)	Daytime (07:00 to 23:00 hours)
LOAEL	35 $L_{Aeq,16h}$ (dB)	30 $L_{Aeq,8h}$ (dB) 45 dB L_{Amax} 10-15 times per night	50 $L_{Aeq,16h}$ (dB) - desirable 55 $L_{Aeq,16h}$ (dB) – upper limit
SOAEL	50 $L_{Aeq,16h}$ (dB)	45 $L_{Aeq,8h}$ (dB) 65 dB L_{Amax} 10-15 times per night	65 $L_{Aeq,16h}$ (dB)

Changes in Road Traffic Noise

2.4.2 The magnitude of impact due to the change in noise level is categorised according to the criteria described in DMRB and presented in **Table 2.3**.

Table 2.3: Change in Noise Levels Due to Operational Road Traffic Noise

Magnitude of Impact in Noise Terms	Change in Noise Level dB* at Noise Sensitive Receptor
Major	≥ 5.0
SOAEL	
Moderate	3.0 to 4.9
LOAEL	
Minor	1.0 to 2.9
Negligible	< 1.0
* $L_{A10,18hr}$ or $L_{Aeq,8hr}$ (night-time)	

3 Environmental Sound Survey

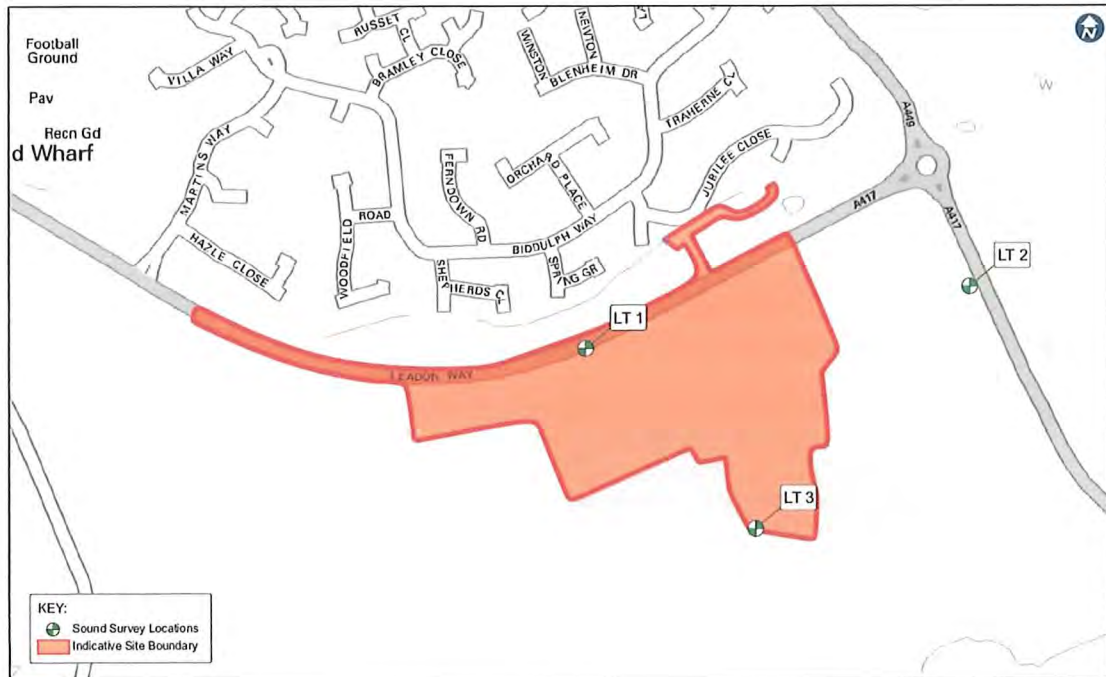
3.1 Methodology

- 3.1.1 A fully automated environmental sound survey was undertaken from approximately 07:00 hours on Thursday 29 June 2017 to approximately 07:00 hours on Friday 30 June 2017 in order to determine the sound climate at the site.
- 3.1.2 The survey was undertaken over a 24-hour period so as to obtain the typical daytime and night-time incident sound levels experienced at the site.
- 3.1.3 The data collected in 2017 was deemed representative of current conditions and no new survey was undertaken.
- 3.1.4 Sound measurements were undertaken at three positions at the site, selected to represent typical incident noise levels representative of the proposed development. The measurement positions are detailed in **Figure 1** in **Appendix C** and described in **Table 3.1**.

Table 3.1: Measurement Positions

Position	Description
1	The microphone was located at an approximate height of 1.5 m above ground level in a free field position, approximately 5 m from Leadon Way, on the northern boundary of the site.
2	The microphone was located at an approximate height of 1.5 m above ground level in a free field position, approximately 5 m from Ledbury Road, on the eastern boundary of the site.
3	The microphone was located at an approximate height of 1.5 m above ground level in a free field position, on the southern boundary of the site.

Figure 1: Environmental Sound Survey Location



- 3.1.5 Due to the nature of the survey (i.e. unmanned), it is not possible to accurately comment on the weather conditions throughout the entire survey period. However, at the beginning of the survey period, the temperature was warm (approx. 15°C) with a light breeze ($< 2 \text{ ms}^{-1}$) and approximately 100% cloud cover. At the end of the survey period, the temperature was warm (approx. 17°C) with a light breeze ($< 2 \text{ ms}^{-1}$) approximately 40% cloud cover. It is understood there was no precipitation during the survey. These conditions are therefore considered suitable for obtaining representative measurements.
- 3.1.6 The A-weighted $L_{eq,T}$, $L_{90,T}$ and L_{FMax} were measured over full 15 minute periods at all positions for the duration of the surveys.
- 3.1.7 The instrumentation used in the survey is listed in **Table 3.2**. Field calibrations were performed before and after the measurements with no significant fluctuation recorded ($< 0.5 \text{ dB}$). Calibration certificates are available upon request.

Table 3.2: Instrumentation

Description	Manufacturer	Type	Serial Number	Laboratory Calibration Date
Sound Level Meter	Rion	NL-52	542903	17/02/2017
Pre-amplifier		UC-59	06480	
½" Pre-polarised microphone		NH-25	42931	
Sound Level Meter	Rion	NL-52	1043456	15/02/2017
Pre-amplifier		UC-59	7231	
½" Pre-polarised microphone		NH-25	43485	

Description	Manufacturer	Type	Serial Number	Laboratory Calibration Date
Sound Level Meter	Rion	NL-52	542901	30/08/2016
Pre-amplifier		UC-59	06478	
½" Pre-polarised microphone		NH-25	42929	
Calibrator	Bruel & Kjaer	4231	2389171	15/02/2016

3.2 Environmental Sound Climate

3.2.1 Due to the nature of the surveys (unmanned) it is not possible to accurately comment on the dominant noise source during the entirety of the survey periods. However, at the beginning and end of the survey periods the dominant noise source at all positions was noted to be noise associated with vehicular movements on the surrounding road network, particularly Leadon Way and Ledbury Road.

3.3 Assumptions/Limitations

3.3.1 The site engineer noticed nothing unusual in terms of the noise climate at the time of the survey. This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

3.4 Environmental Sound Survey Results

3.4.1 A summary of the sound survey results is presented in **Table 3.3**. Time history graphs detailing the full results of the 24-hour, unmanned noise survey are presented in **Appendix B**.

Table 3.3: Summary of Measured Environmental Sound Survey Results

Location	Period (T)	Sound Levels at Measurement Location (dB)		
		L _{Aeq,T}	L _{Amax,15mins} *	L _{A90,15mins} **
LT1	Daytime (07:00 – 23:00)	73	N/A	51
	Night-time (23:00 – 07:00)	65	85	36
LT2	Daytime (07:00 – 23:00)	66	N/A	49
	Night-time (23:00 – 07:00)	60	81	28
LT3	Daytime (07:00 – 23:00)	43	N/A	39
	Night-time	37	51	35

	(23:00 – 07:00)			
* Based on 10 th highest measured L _{Amax} level. **typical levels				

3.5 Acoustic Model

- 3.5.1 An acoustic model has been prepared to complement the baseline surveys. The acoustic model has been used to determine likely sound levels across the development site.
- 3.5.2 The assessment and model have been based on the illustrative masterplan (Drawing No. VISQ3003_03 'Illustrative Layout' dated May 2021, drawn by Turley). The site topography and existing buildings have been included within the acoustic model, with the baseline survey data used to verify the calculated noise levels.
- 3.5.3 **Figures 2 and 3** detail the calculated ambient sound levels (L_{Aeq,T}) across the site during both the daytime (07:00 – 23:00 hours) and night-time (23:00 – 07:00 hours) periods.

Figure 2: Daytime Sound Levels



Figure 3: Night-time Sound Levels



4 Suitability of Site for Residential Development

4.1 Calculated Incident Sound Levels

- 4.1.1 Based on the results of the acoustic model, and the proposed site layout from Turley (Drawing No. VISQ3003_03 'Illustrative Layout' dated May 2021), **Table 5.1** details the calculated incident sound levels at locations representative of the dwellings.
- 4.1.2 The table presents the worst-case calculated sound levels at locations representative of the first row of dwellings fronting Leadon Way which are approximately 25 m from Leadon Way as per the masterplan. The table also presents the worst-case noise levels for the remaining dwellings not directly fronting and adjacent to Leadon Way.

Table 5.1: Calculated Incident Sound Levels

Dwelling Facade	Period	Calculated Incident Sound Level (dB)	
		L _{Aeq,T}	L _{Amax,15mins}
First Row of dwellings directly fronting and adjacent to Leadon Way	Daytime (07:00 – 23:00 hours)	68	-
	Night-time (23:00 – 07:00 hours)	59	73
Remaining dwellings on site not directly fronting to Leadon Way	Daytime (07:00 – 23:00 hours)	61	-
	Night-time (23:00 – 07:00 hours)	53	60
* Based on 10 th highest calculated L _{Amax} level			

4.2 Internal Noise Levels

- 4.2.1 The calculated incident sound levels have been used to determine the likely internal sound levels in the proposed dwellings due to environmental sound.
- 4.2.2 The exact construction proposals are yet to be determined. However, a preliminary assessment has been undertaken based on typical construction details and their typical acoustic performance.
- 4.2.3 Preliminary calculations are based on background ventilation being provided through natural ventilation solutions in the form of trickle vents.
- 4.2.4 **Table 5.2** details the approximate reductions that could typically be expected from the assumed building fabric constructions.

Table 5.2: Typical Sound Reductions of Various Building Fabric Constructions

Construction	Typical Attenuation (dB)
Conventional double glazing	30
Hit and miss trickle ventilator	30
Brick/block cavity wall	50
Tiles on timber joists with plasterboard ceilings and thermal insulation	40 - 45

- 4.2.5 Based on the environmental sound survey data, the calculated incident sound levels and the above typical construction details, **Table 5.3** sets out the likely resulting internal noise levels.

Table 5.3: Calculated Internal Sound Levels

Dwelling Façade	Period	Calculated Internal Sound Level (dB)	
		L _{Aeq,T}	L _{AMax,15mins}
First Row of dwellings directly fronting and adjacent to Leadon Way	Daytime (07:00 – 23:00 hours)	38	-
	Night-time (23:00 – 07:00 hours)	29	43
Remaining dwellings on site not directly fronting to Leadon Way	Daytime (07:00 – 23:00 hours)	31	-
	Night-time (23:00 – 07:00 hours)	23	30
* Exceeded less than 10 times per night			

- 4.2.6 Based on the results of the sound survey and the assumed building fabric constructions, the proposed LOAELs for internal ambient noise levels are likely to be met during both the daytime and night-time periods across the majority of the site.
- 4.2.7 The proposed LOAELs for internal ambient noise levels are likely to be marginally exceeded during the daytime at facades directly facing Leadon Way. To achieve the proposed criteria, enhanced acoustic glazing and acoustically treated ventilation methods are likely to be required to these facades.
- 4.2.8 A detailed assessment should be undertaken at a later stage in order to ascertain the exact acoustic specification requirements for the various elements of the external building fabric. The final design proposals during the detailed stage may differ from the suggested constructions identified in **Table 4.2**.

4.3 Noise Levels in External Amenity Areas

- 4.3.1 Noise levels in external amenity areas across the majority of the site are likely to fall below the proposed LOAEL.

- 4.3.2 Noise levels in the worst affected external amenity areas are likely to exceed the proposed LOAEL, described in Table 2.2, but would be below the SOAEL.
- 4.3.3 Whilst the use of the site for residential purposes should not be determined on the basis of noise levels in external amenity areas; in keeping with the principles of good acoustic design, noise levels in external amenity areas should be reduced as far as practicable.
- 4.3.4 Therefore, as part of the development of the masterplan, the following design and mitigation measures should be considered:
- Locating external amenity areas behind dwellings fronting Leadon Way, so that they are screened by the buildings they serve.
 - Using suitably specified acoustic barrier to external amenity areas with a direct line of sight to Leadon Way.
- 4.3.5 It is considered that with careful orientation of dwellings and the use of acoustic barriers, noise levels in external amenity areas are likely to be reduced to below the proposed LOAEL.
- 4.3.6 Provided the site is designed so as to minimise noise levels in external amenity areas as far as practicable, the site should be considered suitable for residential use.

5 Traffic Noise Impact Assessment

5.1 Assessment

- 5.1.1 Herefordshire Council have requested that an assessment of future traffic flows is undertaken accounting for nearby developments which have already been given planning permission.
- 5.1.2 An assessment has been undertaken of the change in noise levels at existing receptors as a result of increased traffic flows along Leadon Way and Ledbury Road, and changes to the road layout and traffic speed.
- 5.1.3 The information used within the assessment has been provided by the transport consultants at Peter Evans Partnership, based on traffic flow survey data and traffic modelling.
- 5.1.4 This assessment considers the following changes to the current road configuration:
- Changes in road speed - Leadon Way currently has a speed limit of 60 mph which will be reduced to 40 mph.
 - Changes in traffic flows due to the new development, south of Leadon Way.
 - Changes in road layout due to a new roundabout linked to the new development south of Leadon Way.
 - Changes to the current continuous bund, approximately 2 m in height, to now be broken into two sections either side of the new junction.
- 5.1.5 **Figure 4** presents the difference in $L_{A10,18h}$ noise levels between the future with development and the baseline scenario.

Figure 4: Predicted Change in Noise Levels

