

From: [Philip Howells](#)
To: iandj39@gmail.com; LTC Clerk
Cc: paul@kinnaird.org; Nicola Forde; pneep@hotmail.com
Subject: RE: Employment land map and design guide
Date: 30 January 2020 23:24:00
Attachments: [GOODE DESIGN CODE SUGGESTION 28 June 2019.doc](#)
[PN Ledbury Design Guide Ideas 240719.docx](#)
[Ledbury NDP Design Guide Scope June 2019.docx](#)
[Design Guide 26-01-18_with_glossary.docx](#)

Hi Ian

Thanks a lot for this update, sounds like good work. The office will pick up your plan from the letter box and since, as it happens, Nicola, Ann and myself are meeting in the offices tomorrow at 2pm as the steering group, we can pick it up and ensure it gets to Carly. I've noted that your notes, when they come, may be subject to comments by Paul (Kinnaird), if he has time.

The Design Code review is indeed by you and Paul Neep; Patrick initially thought he may be able to help too, but has now advised, sorry, but he can't.

The first aim is for you and Paul to recommend as soon as possible if, how and why the current Design Guide content needs updating or not for the new plan we are producing to enable us/Bill to take the bits of the guide felt appropriate to integrate into relevant policies of the new plan by the end of August target date, rather than being a separate document as it is at the moment.

If you and Paul recommend that the guide does need updating, do we need additional paid consultancy to do it before we can integrate into the current plan, or do we only need to go to consultants to update the guide for the next iteration of the plan for which we are also collecting evidence in the 'second' and parallel stream of work.

If you agree between you to recommend that we do need paid consultancy support for either version, a suggested TOR document built on those you, Paul and Patrick have already done for us to send for consultants to quote against, would be a desired outcome. We need this asap if you agree we need paid help to update the guide for this plan version. It can wait until you are back off holiday if only for the next iteration of the NDP.

As a reminder of where we are at with the guide to give you a start and to save you looking it up, I've attached what I think are the latest versions of the design guide update TOR we produced in June 2019, notes from Paul in July 2019 and notes from Patrick in June 2019 and what I am sure is a copy of the final version of the Design Guide we produced for the currently adopted plan.

I've also copied Paul into this email for his info and your mutual contact details. On the contact form he confirmed he is happy for his email address to be shared, but has not indicated about his telephone number preferences so I have not sent his number as well at this stage.

Hope that all makes sense.

Best regards

Phillip

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From: iandj39@gmail.com <iandj39@gmail.com>
Sent: 30 January 2020 21:38
To: LTC Clerk <clerk@ledburytowncouncil.gov.uk>
Cc: paul@kinnaird.org; Phillip Howells <phowells@ledburytowncouncil.gov.uk>
Subject: RE: NPD papers for WP meeting 27 Jan 2020

Dear Angie

Paul and I managed to get our heads together on the subject of the Town Plan late today, using the colour google plans kindly supplied by Hannah. Unfortunately Paul goes away ski-ing next week and I am off for the following 2 weeks in the sun, so it was now or never.

We have drafted a plan showing possible options for Employment land, having regard to the very limited options available for anything. Ledbury is boxed in by the AONB and conservation area on the East and the Leadon valley and valued amenity views and prime agricultural land to the west, leaving limited scope to expand to N & S. You cannot consider any one use in isolation from the others, so the plan I will put through the T C letterbox tomorrow am will show e.g the committed housing areas (which exceed the N Plan commitment), private sports ground options and public access recreation/amenity space; employment/other commercial options, all of which are largely in small packages on the west side of the Leadon. These are bounded by a recommended green belt corridor round the town, which includes areas subject to flooding, some of which are also sports grounds.

These give rise to a recommended/possible settlement boundary, which needs to accept and take into account that the town will expand beyond this in measurable time. Carly will be looking at the physical land characteristics and will no doubt recommend adjusting this as needed.

If I have time tomorrow, I will draft up a set of notes setting out comments on the logic behind our draft plan, to email to you. I assume you will co-ordinate this with Carly Tinker. Not sure if Paul will fully agree with these notes so they are subject to any comment he may raise, if he gets a chance to respond.

Can you or Philip please put me in touch with Paul Neep, or who-ever I am meant to be reviewing the Design Guide with?

Regards
Ian James

To: phowells@ledburytowncouncil.gov.uk
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