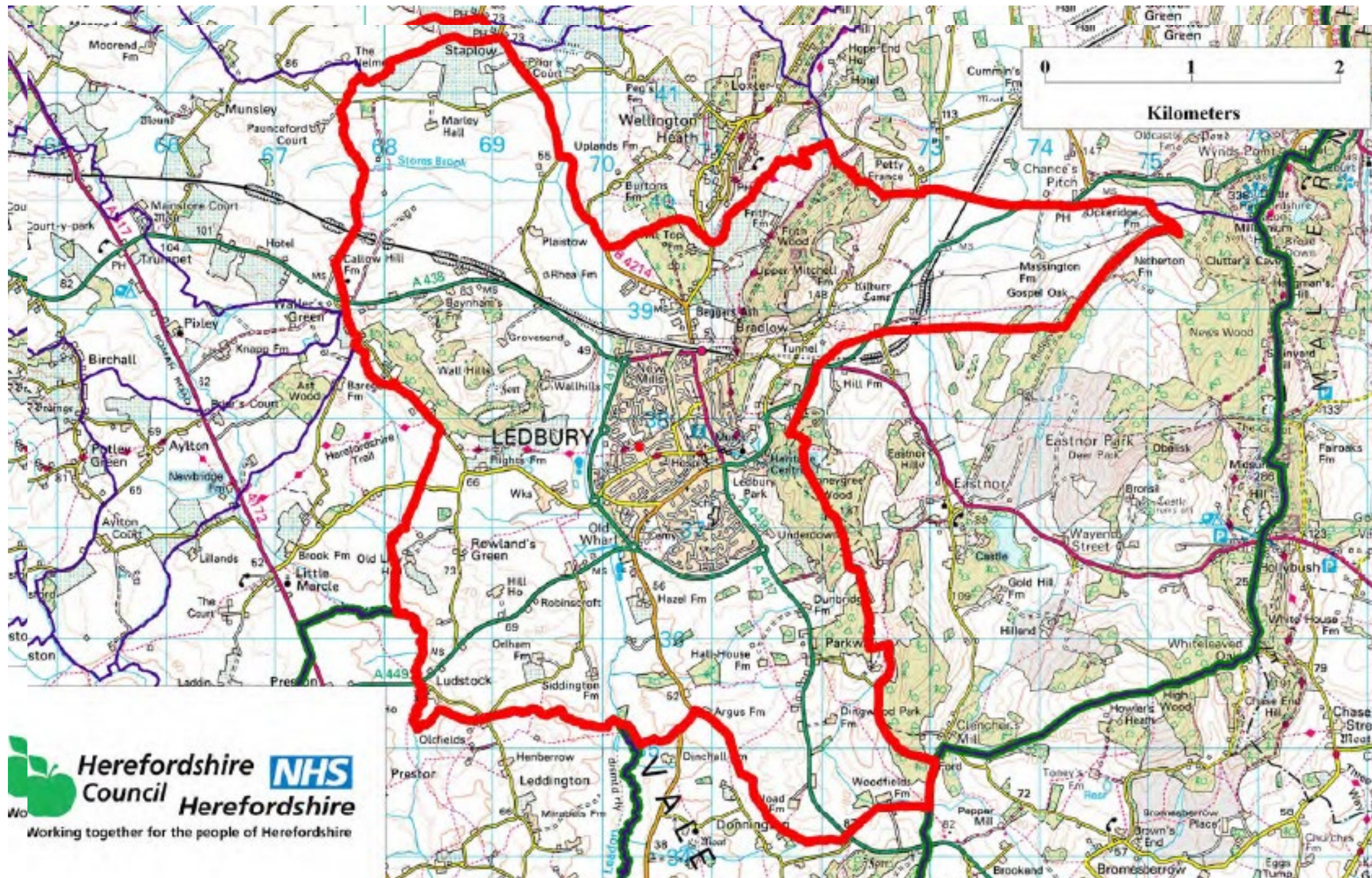


# **Ledbury Neighbourhood Development Plan - Revisions**

September 2019

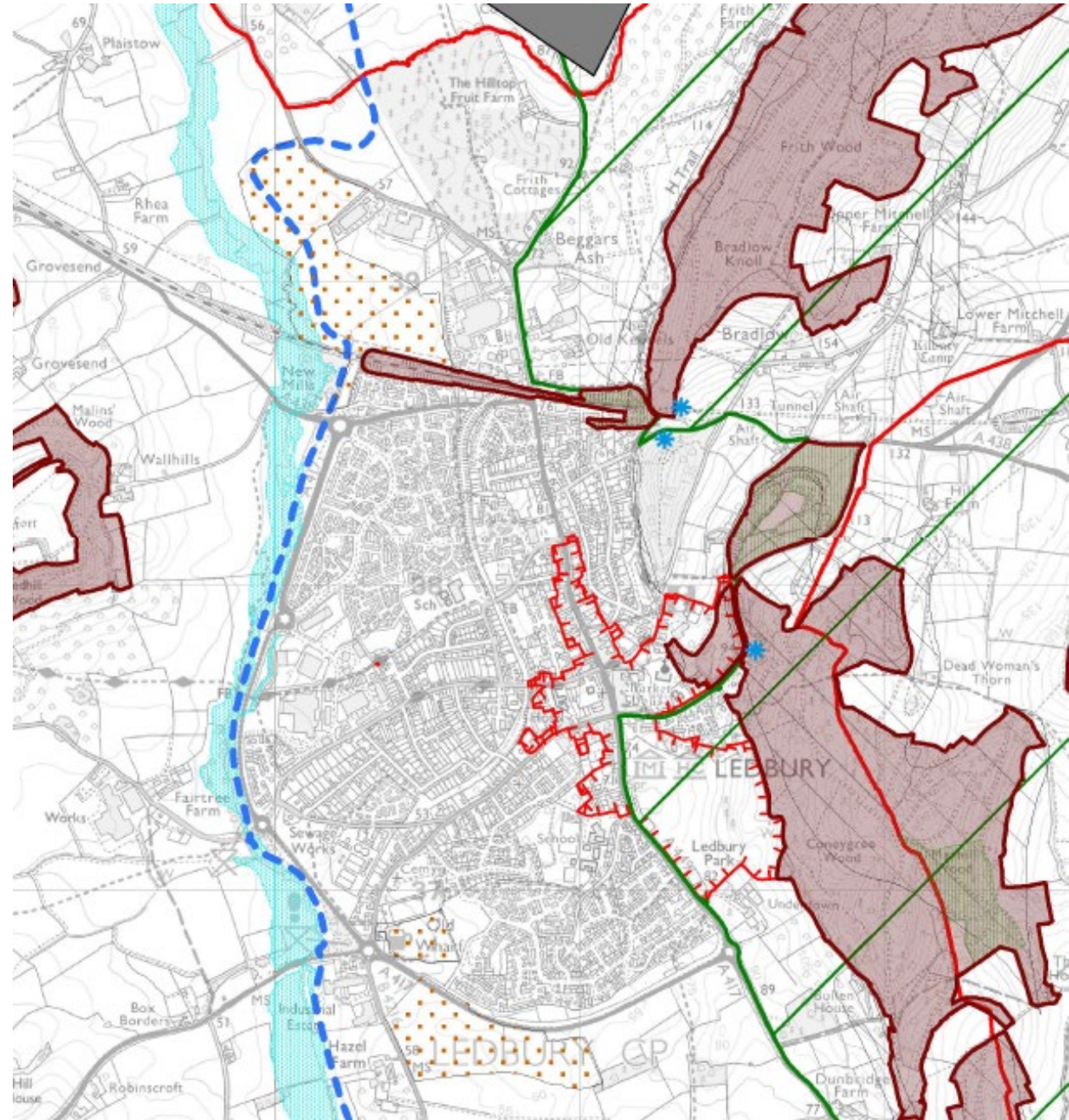


 **Herefordshire Council**  **NHS**  
**Herefordshire**  
Working together for the people of Herefordshire

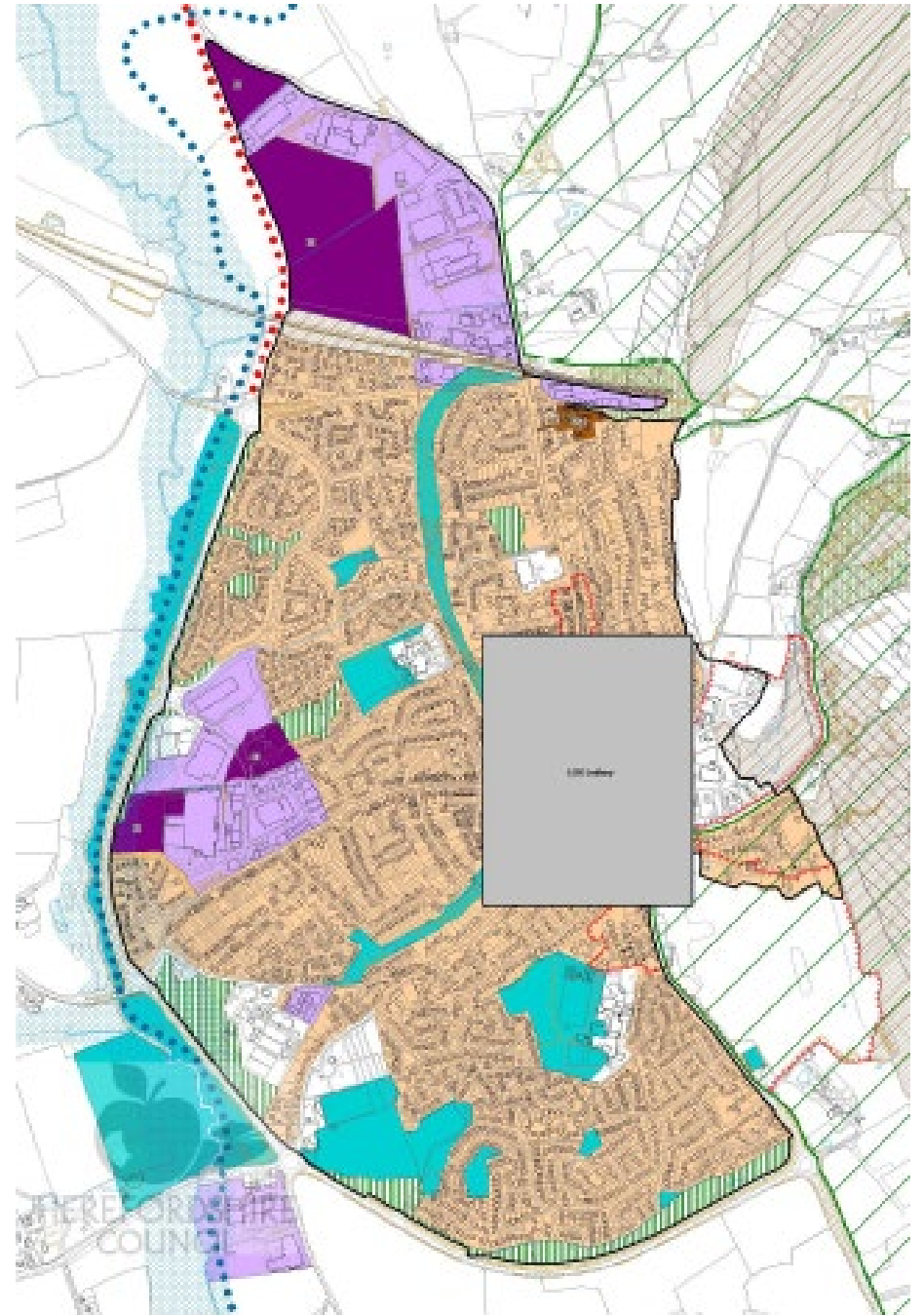
**Ledbury Neighbourhood Development Plan**

**Redefining Ledbury Town Settlement  
Boundary**

# Ledbury Town Policies Map



# Ledbury Town UDP Map



# Ledbury Town Settlement Boundary: Influencing Factors

- Examiner's Report comments on policy BE1.2
- Landscape Sensitivity
- HC's housing target and 5-year housing land supply
- Site Assessments
- Community consultation and support

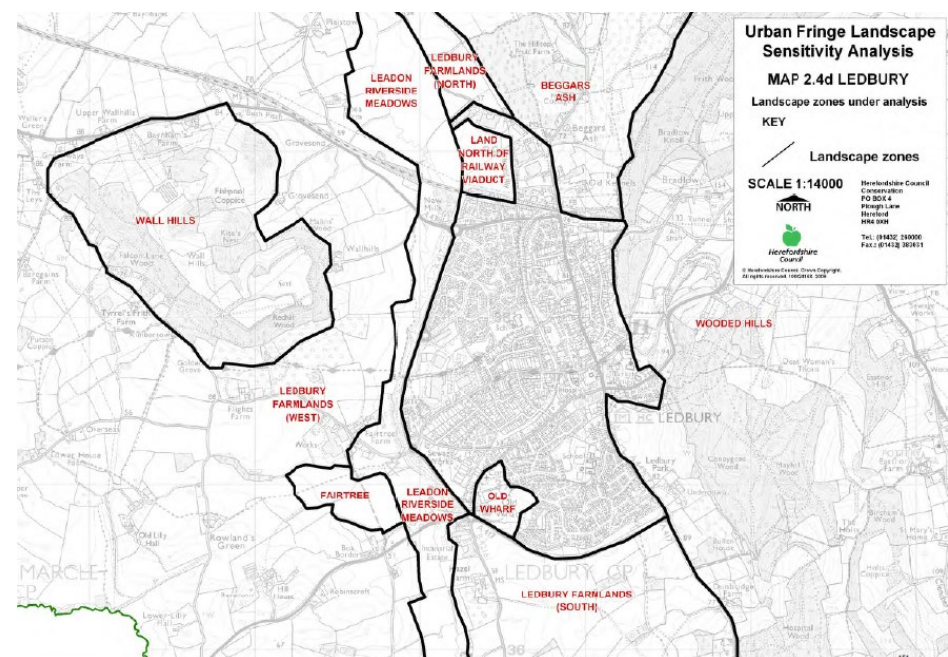
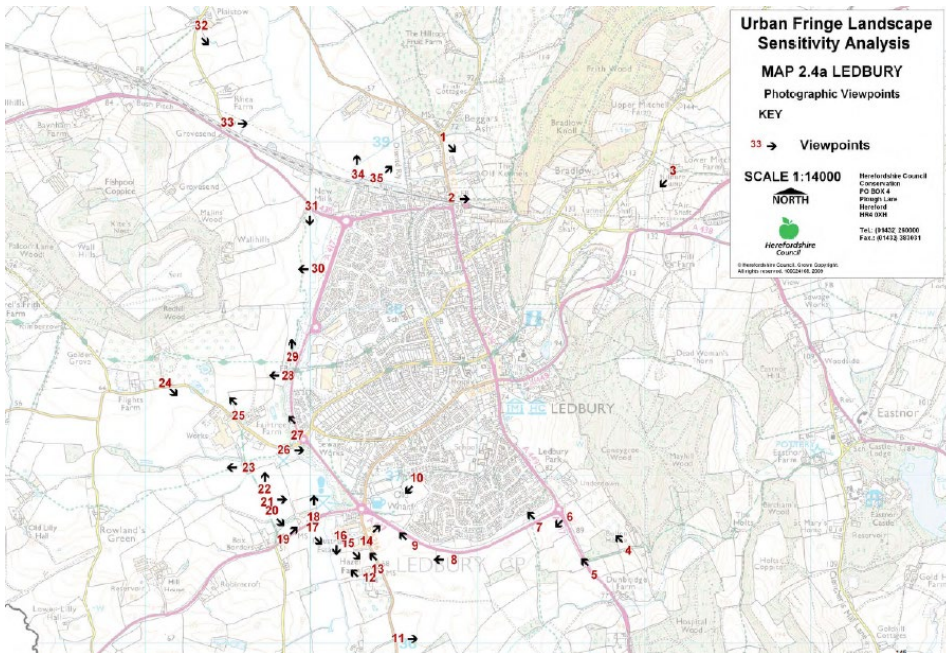
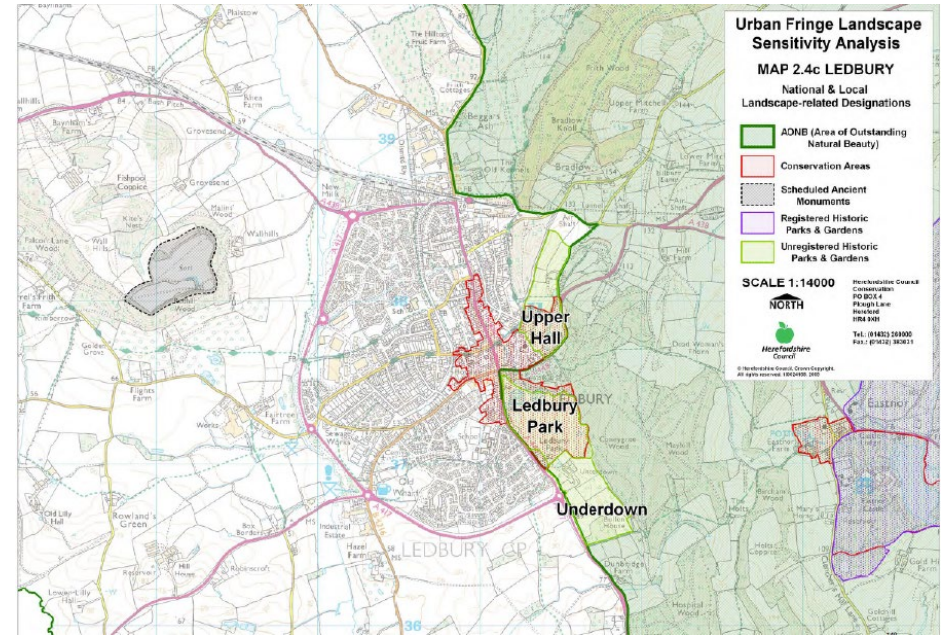
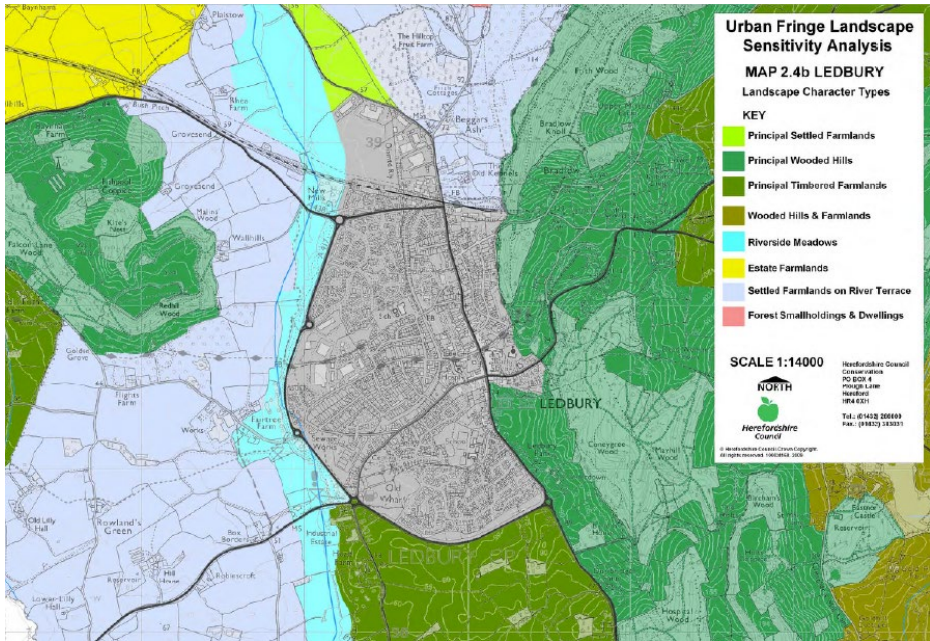
# Examiner's Report comments on policy BE1.2

- Requires evidence and information.
- Defining process requires various options, details and choices to be widely consulted upon and scrutinised.
- Needs support from the community.
- Reference to HCS policy RA3?

# Landscape Sensitivity

- Existing Evidence
- Additional material










# Urban Fringe Landscape Sensitivity Analysis

## MAP 3.4 LEDBURY

### Landscape Sensitivity

#### KEY

-  High Sensitivity
-  High-Medium Sensitivity
-  Medium Sensitivity
-  Medium-Low Sensitivity
-  Low Sensitivity

SCALE 1:14000

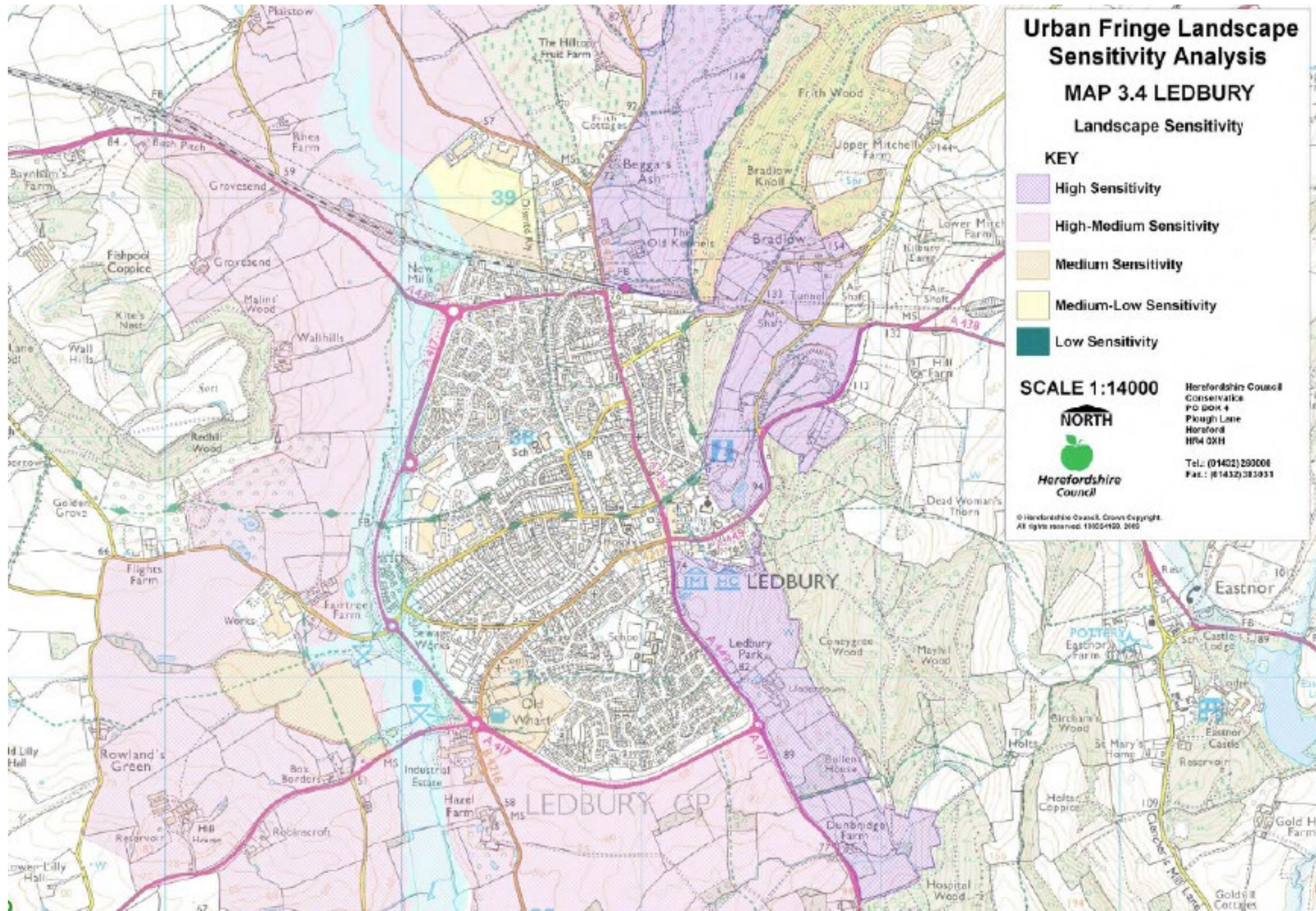


**Herefordshire Council**

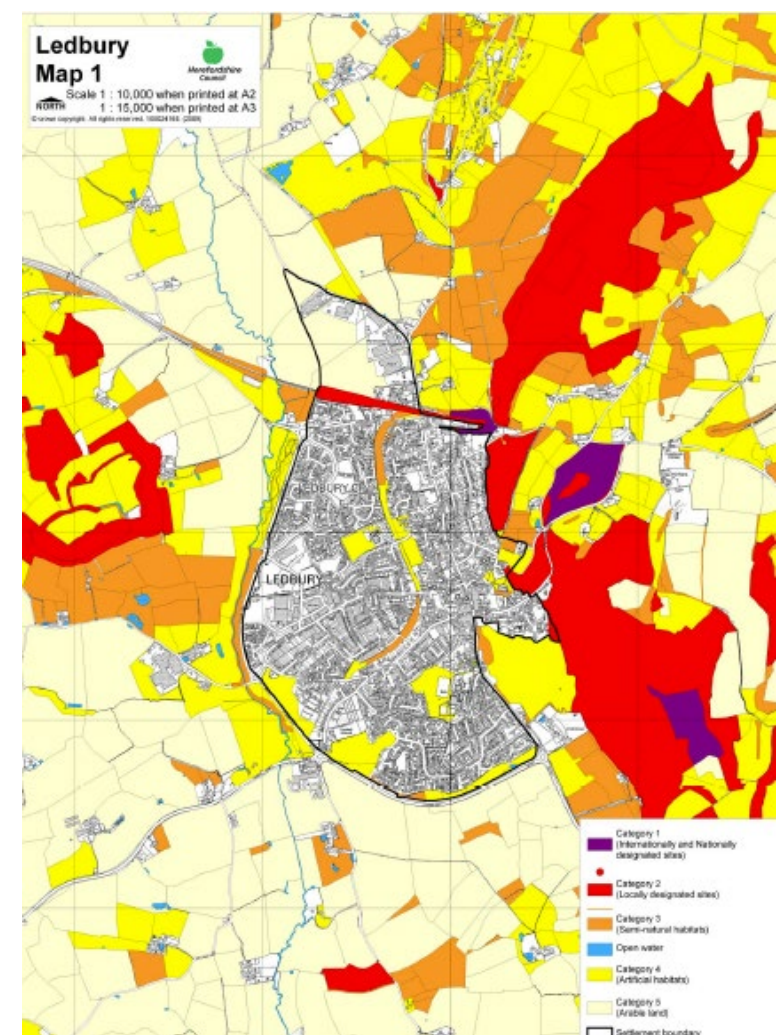
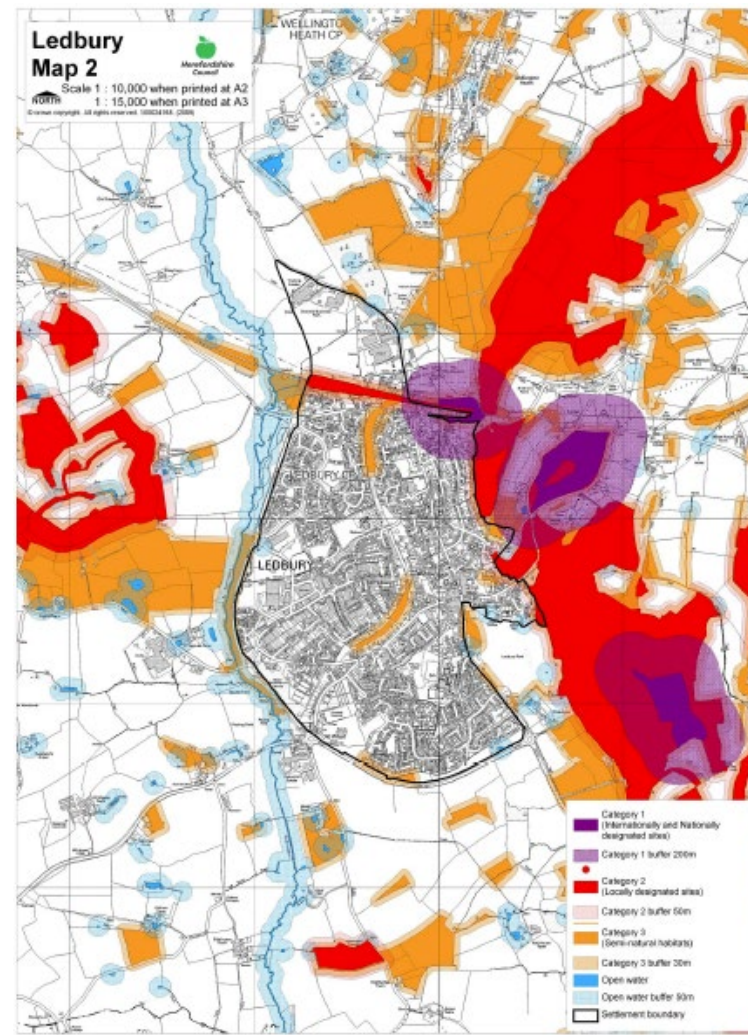
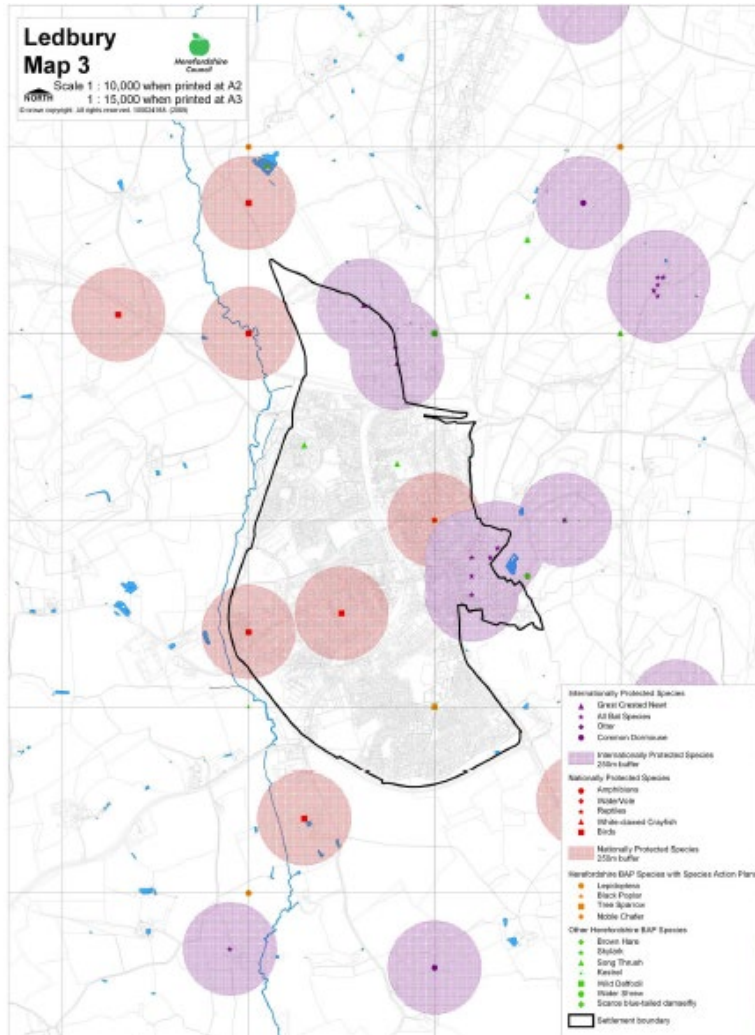
Herefordshire Council  
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# Biodiversity



# Other evidence

- Enhanced Landscape Sensitivity Analysis
- Historic Landscape Characterisation – sensitivity analysis;
- Natural Environment data;
- Strategic Environmental Assessment;
- Public access information;
- Flood Risk;
- Agricultural land classification.

**Determining their level of influence**  **Weighting and Options**

# Landscape Policy

- Expanded policy;
- Possibility of location specific statements;
- Influence weighting of site criteria;
- Relevance to NPPF 2 – year provisions

# Housing Requirements

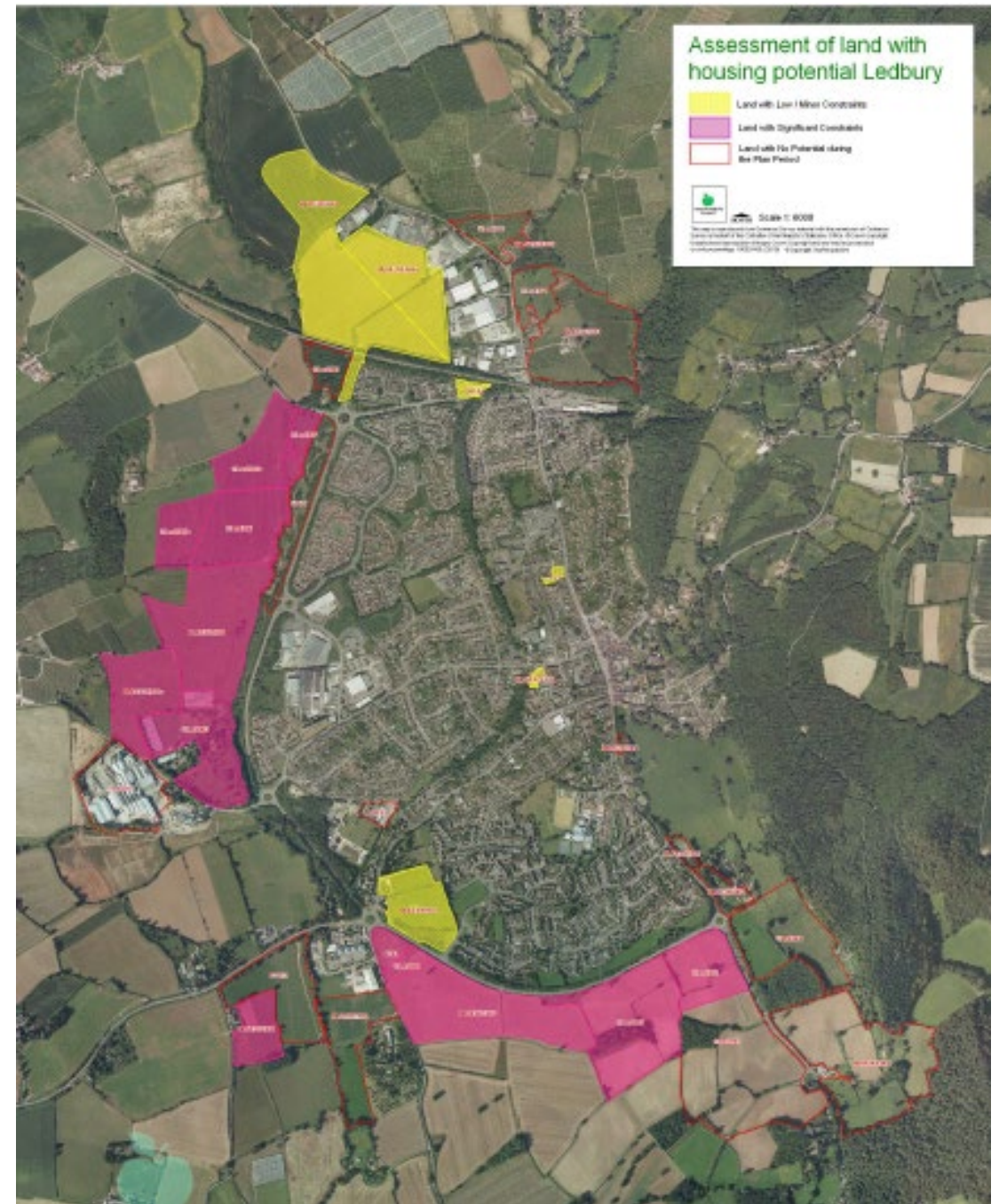
- Strategic minimum housing requirement – 800 dwellings
- Strategic Housing Site – 625 dwellings
- Windfall provision and other sites with pp – 521+ dwellings (as at adoption).
- Examiner concluded

*‘There is no requirement for neighbourhood plans to allocate land for development and in this case, it is evident that Ledbury is more than capable of meeting strategic policy requirements in respect of housing and housing land, without allocating any sites for residential development.’*

- Requirement to plan ‘positively’.
- Any additional local needs.
- HC’s absence of 5-year housing land supply.

# Site Assessments

- Part of the Evidence base.
- Represents a 'positive' approach.
- Site submissions.
- HC SHLAA could be a starting point
- Local site criteria (including positive elements).



# Public Consultation and support

- Criteria and weightings used to determine options
  - Settlement boundary options
  - Other potential key changes - presentation of principal elements
- 
- Design of presentation
  - Questionnaire



# **Ledbury Neighbourhood Development Plan**

**Approach to Green Infrastructure**

# Green Infrastructure

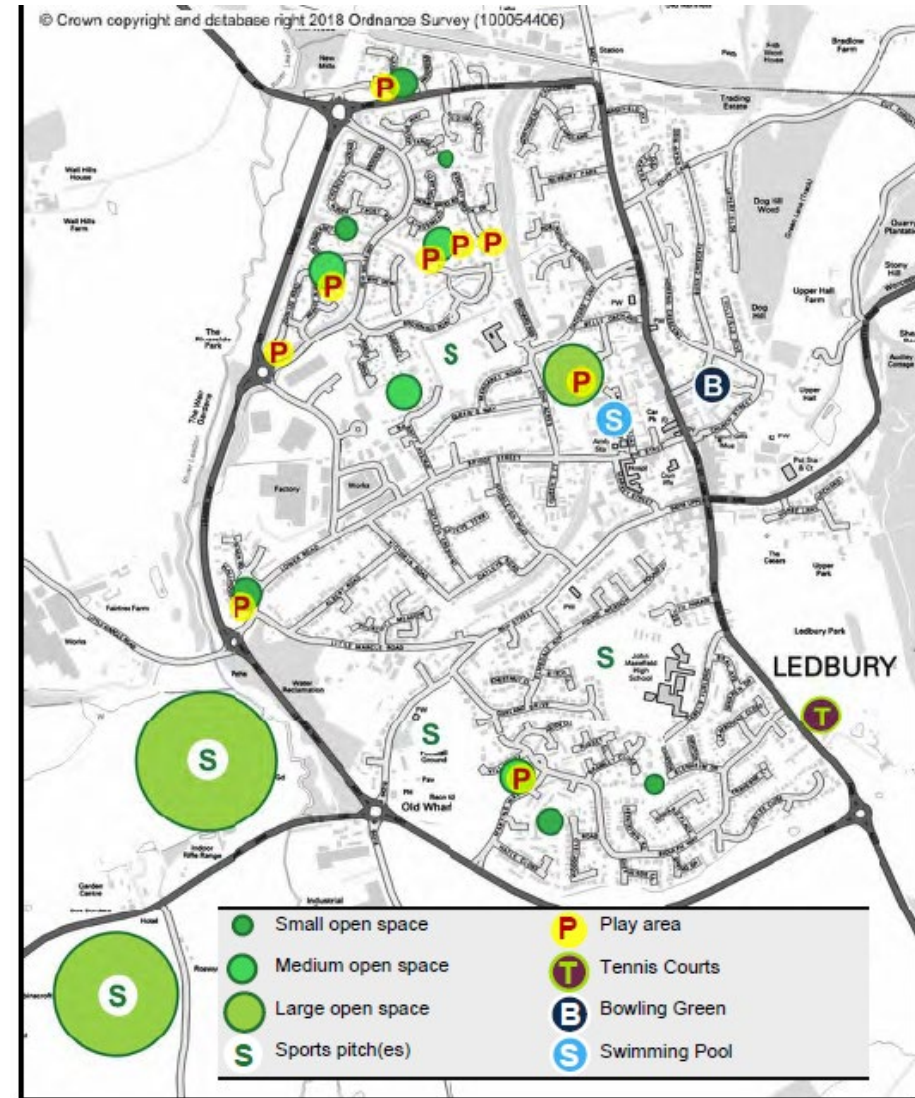
- **an Access Network** – facilitating the off-road movement of people between communities through greenspace; greening transport routes
- **a Habitat Network** – facilitating the movement of wildlife through the landscape; important habitats
- **a Recreation Network** – amenity open space and recreation














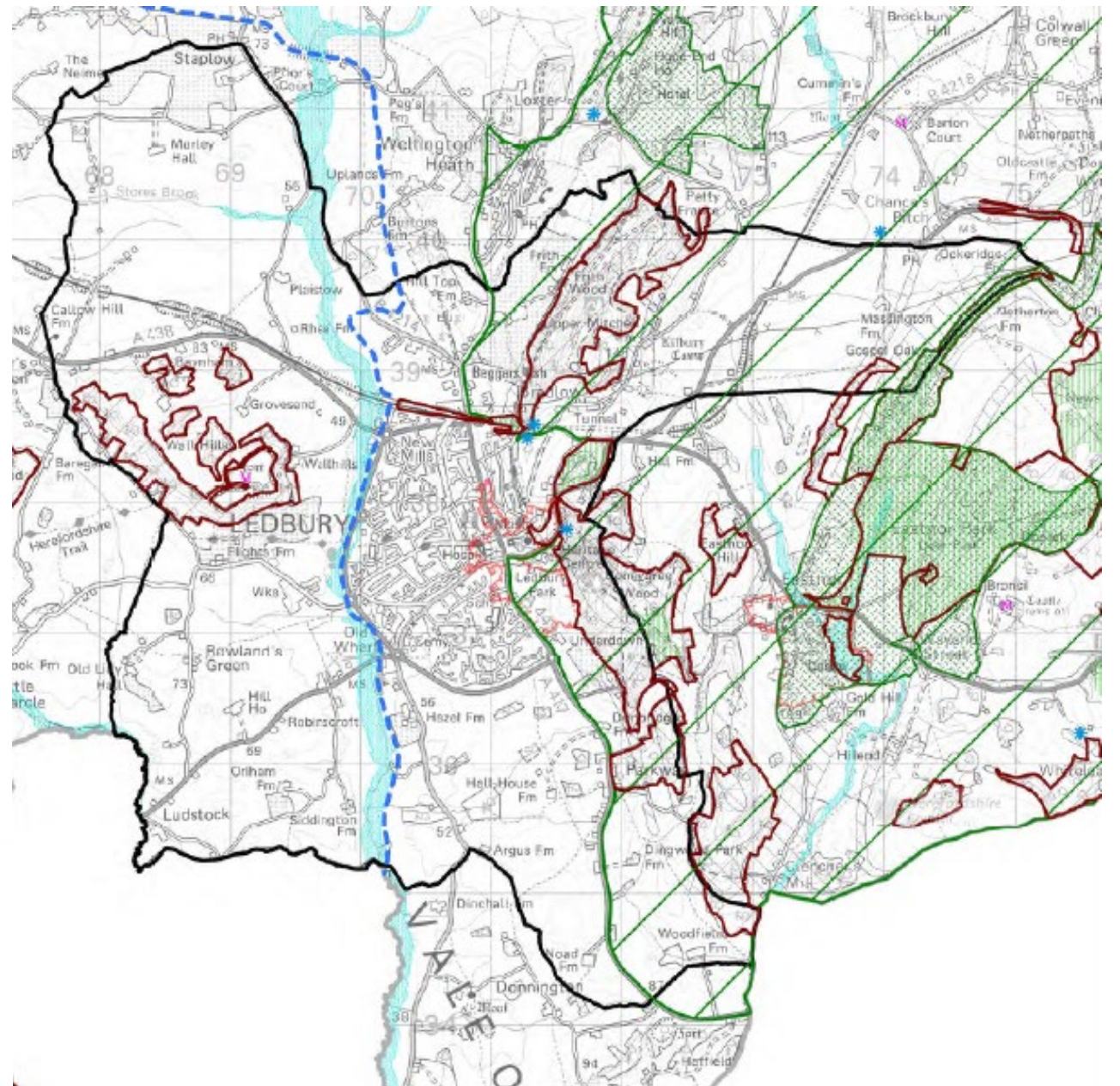
# Green Infrastructure








Need to identify

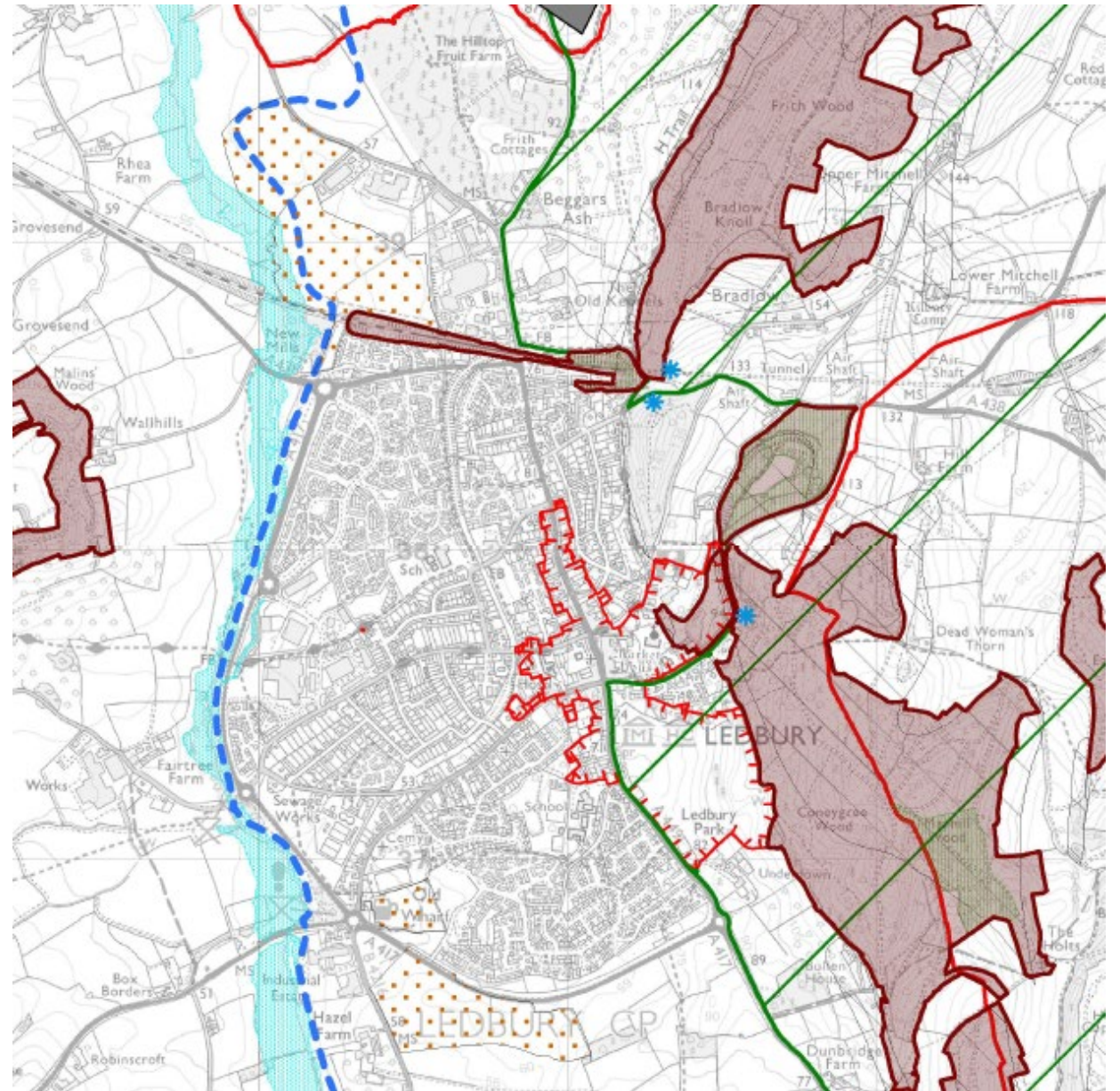
- existing Green Network assets
- where protection and enhancements are required
- where there are gaps in the networks
- opportunities to address those gaps (may feed into site assessment)

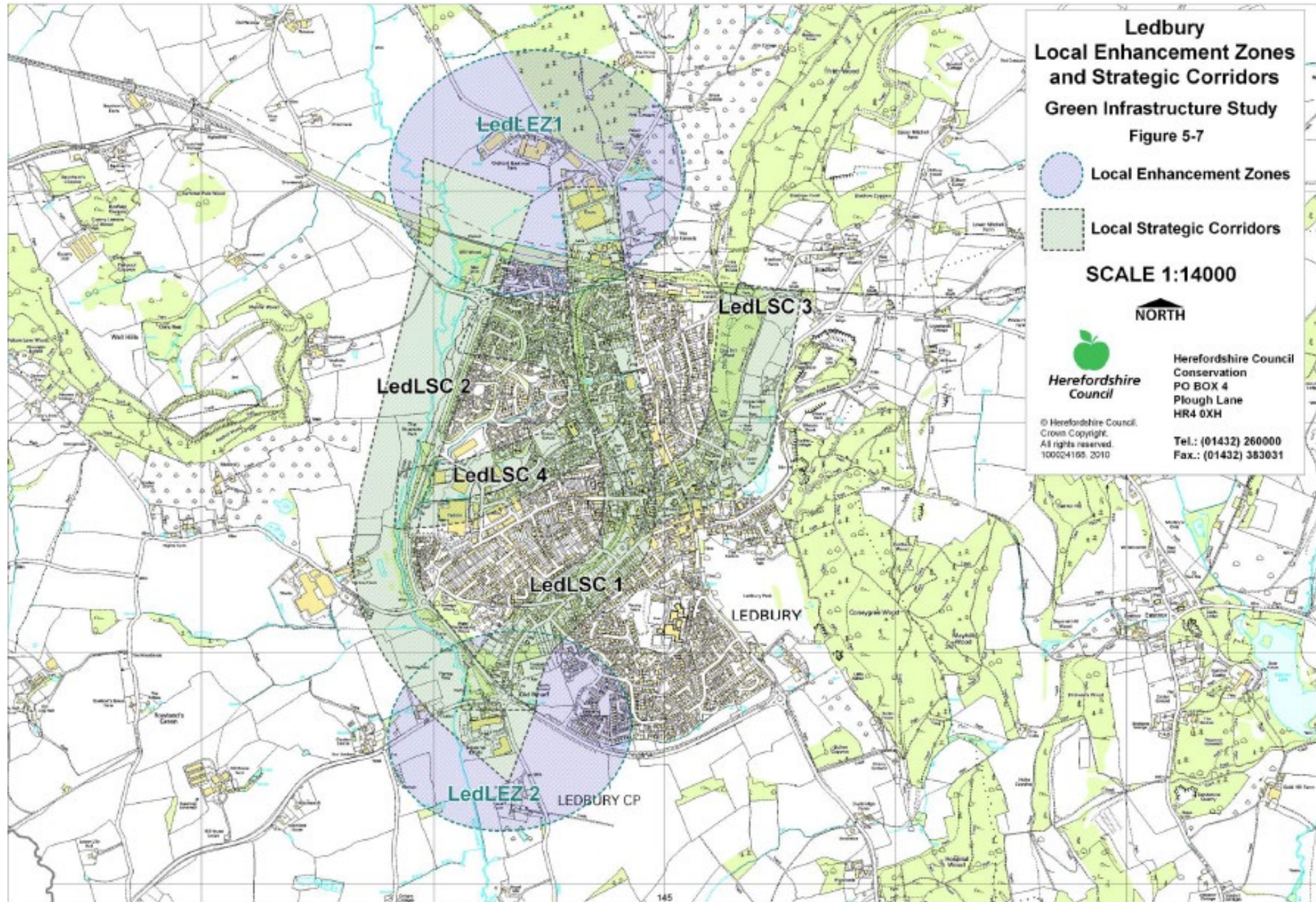


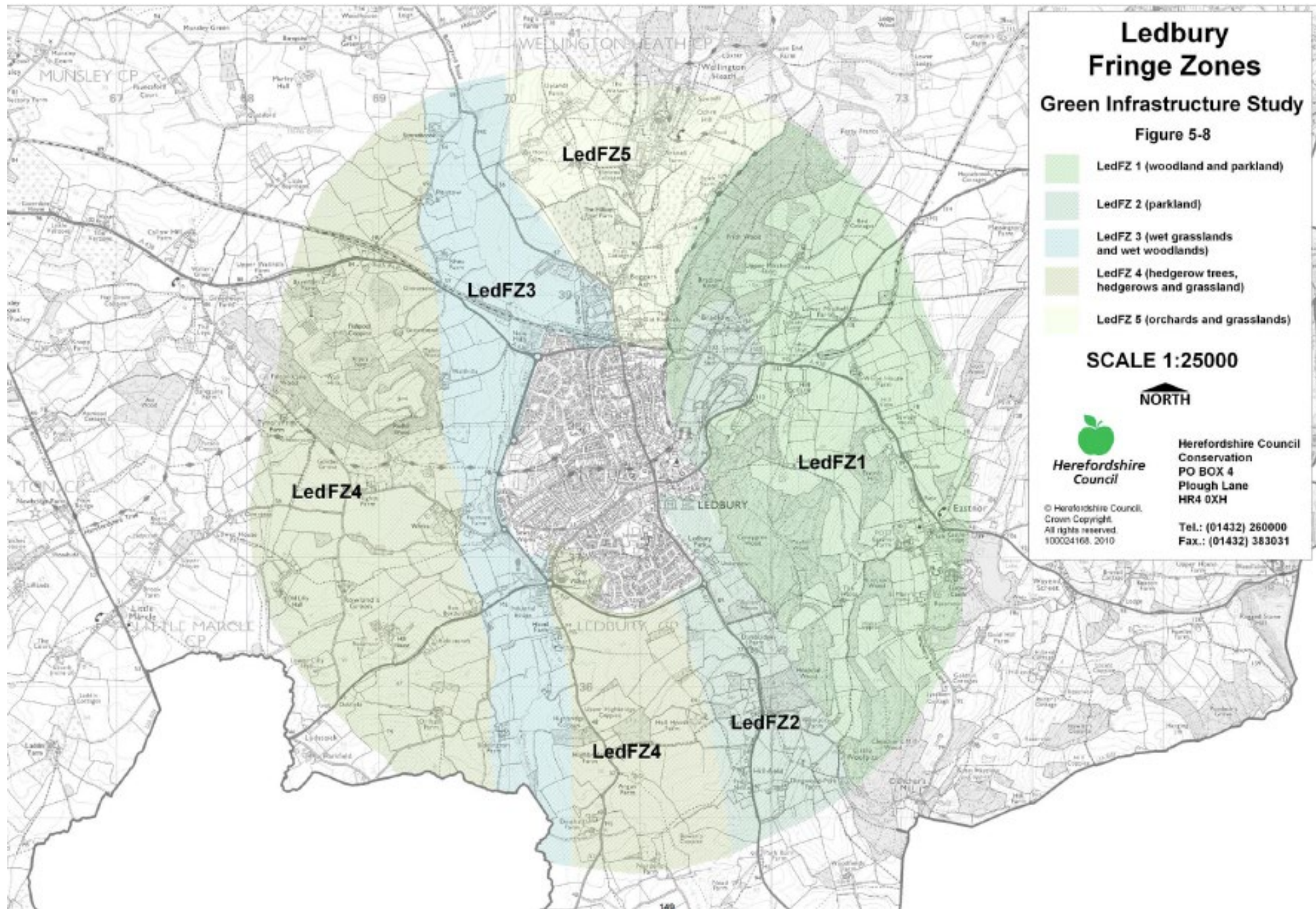
- |   |  |   |   |
|---|--|---|---|
|    | Area of Outstanding Natural Beauty (LD1) |   | Scheduled Ancient Monuments (LD4)                 |
|   | Safeguarding Mineral Reserves            |  | Registered Historic Parks & Gardens (LD3, LD4)    |
|   | Land Liable to Flood (SD3)               |  | Site of Special Scientific Interest (LD3, SD4)    |
|   | Conservation Area (LD4)                  |  | Local Wildlife Site (LWS)                         |
|   | Neighbourhood Area                       |  | Herefordshire and Gloucestershire Canal (E4, LD4) |
|  | Local Geological Sites (LD2)             |   |   |



- |  |   |   |                                       |
|--|---|---|---------------------------------------|
|    | Site of Special Scientific Interest     |    | Conservation Area                     |
|    | Herefordshire and Gloucestershire Canal |    | Ledbury's large housing sites (HO1.2) |
|  | Local Wildlife Site (LWS)               |  | Neighbourhood Area                    |
|  | Area of Outstanding Natural Beauty      |  | Safeguarding Mineral Reserves         |
|  | Local Geological Sites                  |   |                                       |
|  | Land Liable to Flood                    |   |                                       |







# **Ledbury Neighbourhood Development Plan**

## **Ledbury Design Guide**

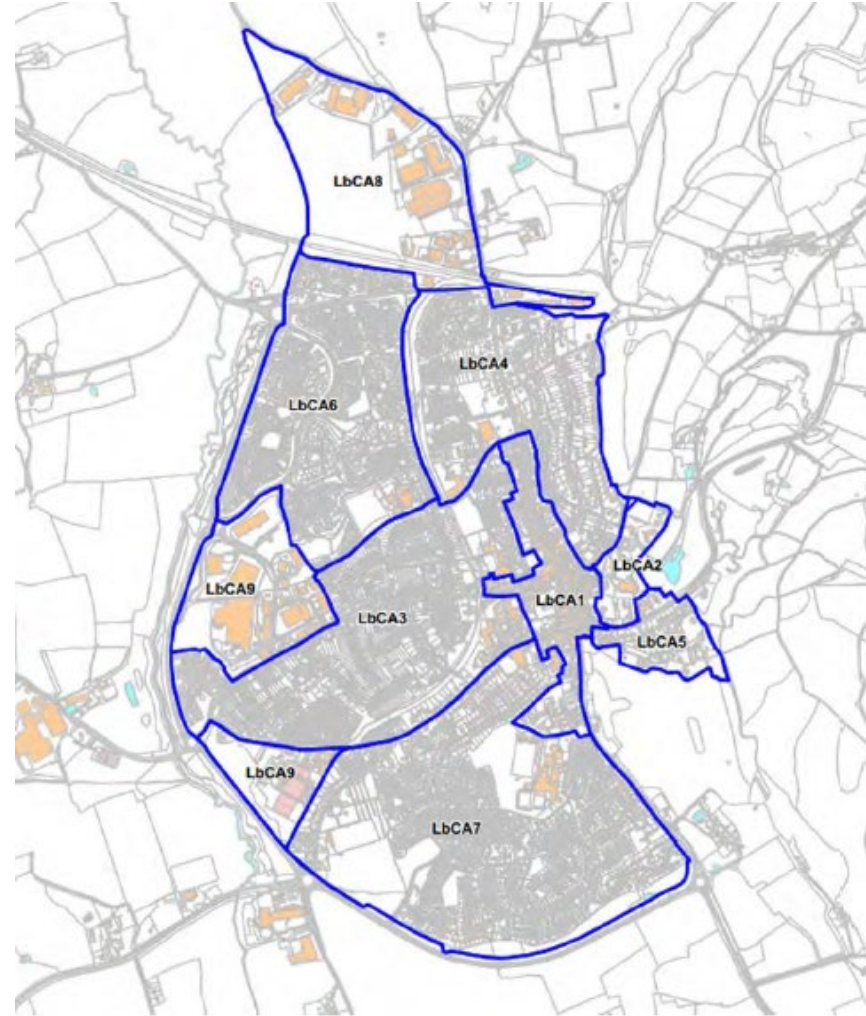


# Suggested Approach

- Incorporate design matters into other policies where appropriate.
- Specific design policies – Detailed Design; Design for Sustainability.
- Conservation area policy.
- Consider area specific policies.

# Townscape Areas

Identified by HC in its  
'Rapid Townscape  
Assessment'

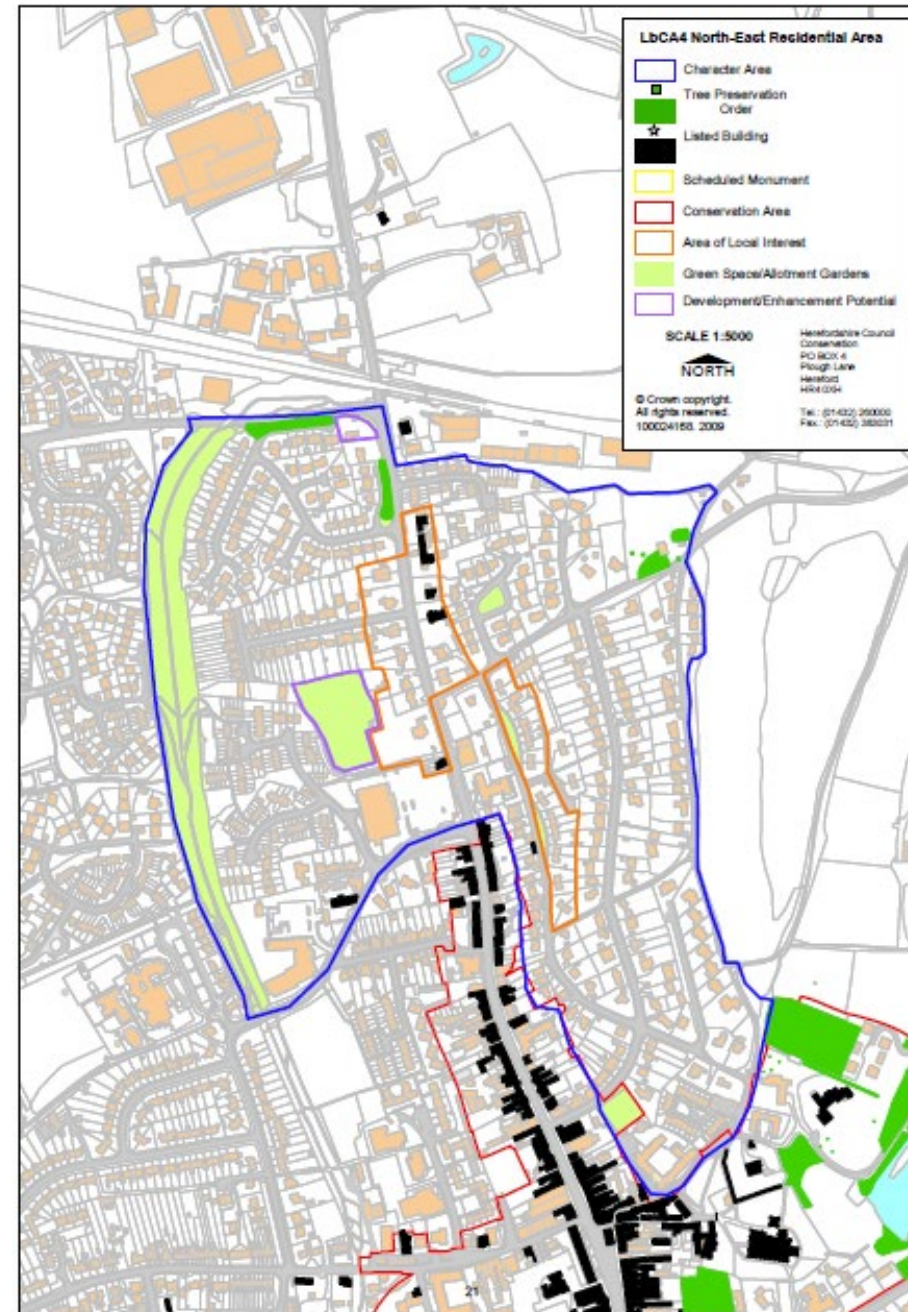


# Character Area LbCA4 – Detailed policy area?

*“Two areas of local interest display a (strong) sense of place:*

- *The Homend (part): an area of large 18th Century houses and Victorian villas on generous plots with mature gardens and trees enclosed by hedges and brick walls*
- *Homend Crescent (part): “homes fit for heroes”, a 1920s local authority housing estate including crescent-shape soft landscaping, adequate plots and (originally) extensive views across the Leadon valley.”*

**Potential to cover Design, GI, recreation areas, heritage, and possibly other matters**



# Other Matters

- **Recreation and Open Space**
- **Infrastructure and Employment**
- **Consequent Changes**

# Questions