

## **Notes for the Ledbury NDP**

### **Landscape Sensitivity & Capacity Survey**

The Wellington Heath NDP Working Group (WG) initiated a Landscape Sensitivity & Capacity Survey (LSCS) early in the process. The LSCS, a land use report, was used to inform the WG and parishioners as to the suitability of sites, in and adjacent to the village, for development. The survey took approximately 12 months.

A 3D relief map of the Parish was also created for parishioners to better understand the relationship of the various plots to the landscape when voting for recommended development sites.

### **Settlement Boundary**

The WG used the LSCS when considering options on a settlement boundary (SB). Also considering the physical elements of the geography of the village which is mostly in a valley, and in an AONB. Essentially the SB needed to include sufficient area for the necessary development.

Three boundary options were finally offered to parishioners in a "Settlement Boundary Justification Paper", (see below) though there was an option for other suggestions and dissent on the feedback form at the December 2016 Public Consultation and Presentation.

### **Consultation and Communication**

A quarterly Bulletin was delivered to all household keeping parishioners informed, plus two public exhibitions/consultations, in addition to the consultation at Reg 14.

### **Potential LSCS benefits to Ledbury.**

A LSCS would reassess all the area in and around Ledbury allowing the Town Council to be better informed when commenting on planning applications. It might well be useful in promoting Ledbury friendly policies in a revised Herefordshire Core strategy.

### ***Information:***



The Wellington Heath Three Dimensional Parish map at March 2016 Consultation and Presentation.

## Settlement Boundary Options V4.03 22<sup>nd</sup> November 2016

### Wellington Heath Settlement Boundary Options

#### Justification and logic.

##### Preamble.

Herefordshire Council strongly recommend that a settlement boundary (or village envelope) be drawn around a settlement<sup>1</sup>.

A settlement boundary is a line that is drawn on a plan around a village, which reflects the border of the built-up area. This is also known as a 'village envelope'. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies is to be applied, this would include policies within our Neighbourhood Development Plan (NDP). The settlement boundary does not have to cover the full extent of the village, nor be limited to its built area.

In general, planning applications for developments within a settlement boundary will be viewed favourably. Thus the bigger the settlement boundary the more likely it is that more houses will be built. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to, for example; the protection of the character of a settlement. Any land and buildings outside the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies.

Settlement boundaries are a common planning tool for guiding, controlling and identifying limits to development for an individual village. The main advantages are:

- Certainty: with a 'black line' being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'.
- They are an established and understood planning tool for guiding and controlling developments.
- They allow a more plan-led and controlled approach to future housing growth, allowing for allocating development sites within your village.
- They protect the countryside from unnecessary development and prevent ribbon development.
- They allow for more certainty to developers and land owners with sites/land within the boundary, as long as they adhere to all other plan policies.

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<sup>1</sup>Local Plans Modifications/Neighbourhood Plans - Update Note. 9<sup>th</sup> April 2015, and Herefordshire Council Neighbourhood Planning Guidance Note 20. Guide to Settlement Boundaries.

## The Former Wellington Heath Settlement Boundary.

The former settlement boundary which was set by the Malvern Hills District Council in 1998 is shown in figure 1. This boundary, which is now defunct, severely restricted development possibilities. However we now have governmental instruction to build more houses with a minimum target for the parish of 28 new houses between 2011 & 2031. Our Neighbourhood Development Plan must reflect this need.

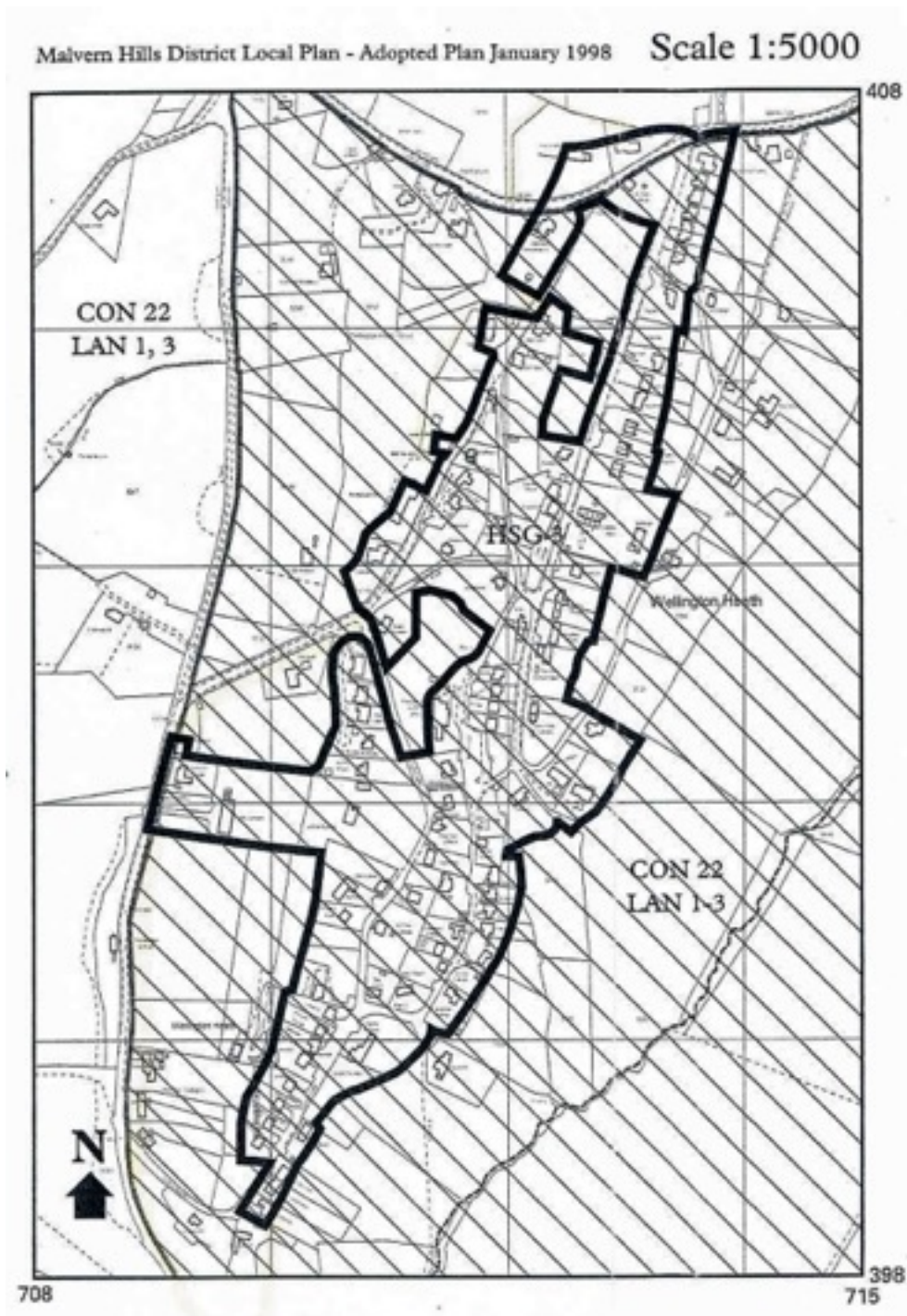


Figure 1: 1998 Settlement Boundary Set By Malvern Hills District Council

**Development of Settlement Boundary Options for the Neighbourhood Development Plan**

The Neighbourhood Development Plan Working Group have taken into account the following factors in developing settlement boundary options:

- The guidance of parishioners as expressed in the Parish Survey of January 2016
- The development parcel preferences selected during the 19 March 2016 public event at the Memorial Village Hall.
- The likely number of windfall development in the Parish between 2011 & 2031.
- Protection of local character or distinctiveness.

The January 2016 survey results for the number of houses to be built in the Parish up to 2031 were as follows:

- Over two thirds of residents would not support developments of over 35 dwellings, this increased to 80% who would not support 40 dwellings or more.
- Just over half of residents would support development of between 28 and 30 dwellings if the development meets a demonstrable local need.

The top eight parcels selected for potential development at the 19 March public meeting (where parishioners took into account the landscape capacity assessment results) are as follows and are highlighted in figure 2.

Preference	Votes	Parcel Number	Description
1	70	19a south	Field opposite Twinkelow Cottage on Ledbury Road (South)
2	47	19a north	Field opposite Twinkelow Cottage on Ledbury Road (North)
3	27	23	Field at top of the Common on the West side south of Oak Tree Close
4	24	28a	Land on North Side of Church Lane, West of the Cemetery
5	22	21	Field behind the Farmers Arms
6	21	8	Small field West of Ochre Hill (to the North)
7	19	29	Field behind Myrtle Cottage at the North West of the Village
8	17	11	Small Field West of Ochre Hill to the South

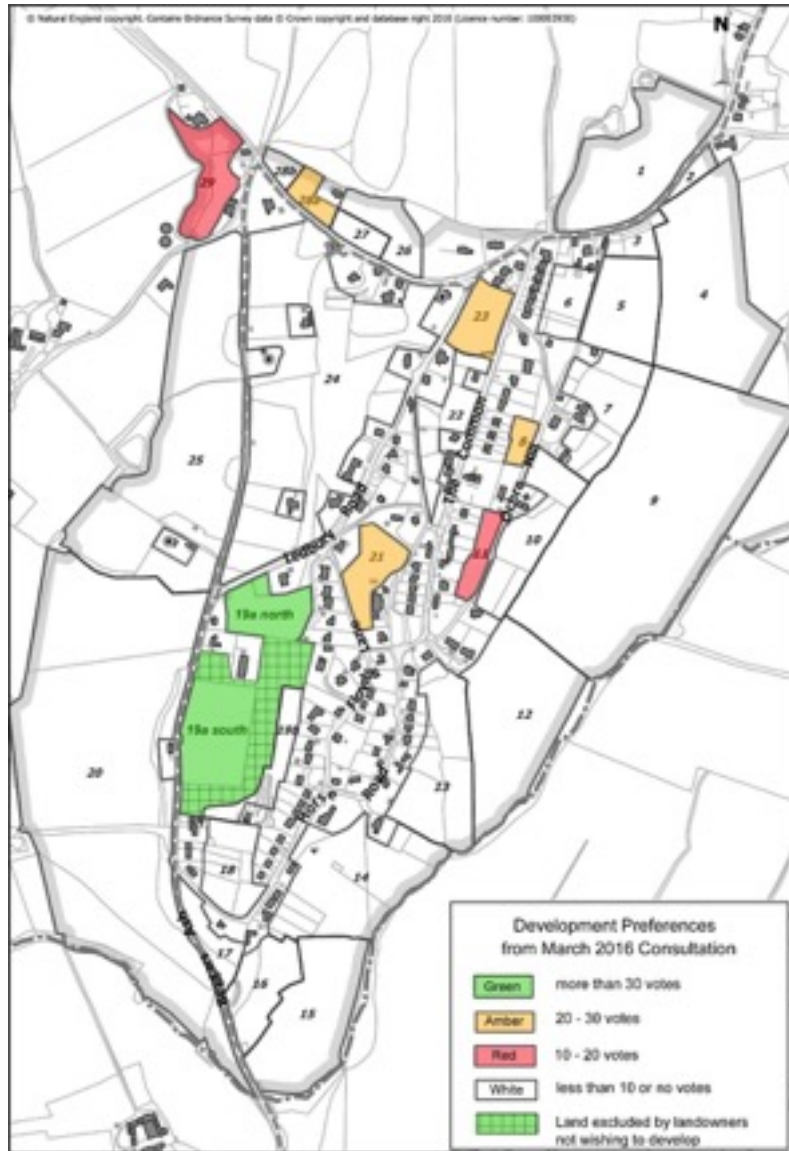


Figure 2: Top 8 Development Parcels

Windfall development sites are those that have not been specifically allocated in the NDP process; they normally comprise previously developed sites that have unexpectedly become available. Examples are the conversion of redundant buildings or sub-division of large gardens.

- Between 1999 & 2011, windfall developments in Wellington Heath have averaged almost one a year.
- Since 2011, there have been 16 completed or planned windfall developments within the parish.
- In order to reach a total of at least 28 new houses by 2031 it was therefore considered that allocated development sites may be required for about 15 new houses as not all windfall development may come to fruition.

### **Settlement Boundary Option 1 (Figure 3)**

This is based on the now defunct 1998 Malvern Hills District Council settlement boundary, though with a much less intricate shape, and includes four of the preferred development parcels (19a north, 19a south, 21 & 23). It protects the Ochre Hill ridge on the east side and restricts extra development on the ridge between Jack's Lane and Ledbury Road on the west; hence the local distinctiveness of Wellington Heath village is better protected. As mentioned previously planning consent outside a settlement boundary is possible if strict planning conditions are met. A recent planning consent outside this boundary on parcel 11 illustrates this:-

- *151917 Eco dwelling of exceptional architectural merit compliant with policies applicable in open countryside. Permission was refused (140811) for an earlier proposal that did not have exceptional architectural merit*



Figure 3: Settlement Boundary Option 1

**Settlement Boundary Option 2 (Figure 4)**

Settlement boundary option 2 has been drawn to follow clear features on the ground. It follows the ridges to the west and east of the settlement and eliminates the somewhat uneven nature of the western line of the boundary which was a feature of option 1. It encompasses six of the preferred development parcels (19a north, 19a south, 21, 23, 8, & 11) and nearly all existing development in the village, although it cuts through some larger gardens. Policies recommended by the Working Group give some protection to the ridgeline to provide protection and local distinctiveness, however it should be noted that the larger the settlement boundary, the more likelihood there is of development within the village.



Figure 4: Settlement Boundary Option 2

**Settlement Boundary Option 3. (Figure 5)**





Figure 5: Settlement Boundary Option 3

This Option is essentially a combination of Options 1 and 2. It gives greater protection to the Ochre Hill ridgeline and provides the same western boundary as Option 2 but includes only four of the preferred development parcels (19a north, 19a south, 21, & 23) thus reducing the likelihood of significantly exceeding the target number of new homes.