

LEDBURY NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW
STATEMENT OF MODIFICATIONS
JANUARY 2022

INTRODUCTION

The following schedule sets out the modifications proposed to the Ledbury Neighbourhood Development Plan. The current plan was made on 11th January 2019.

It is considered that because the modifications made to the adopted/made plan include a number of new policies that significant modifications have been made to the plan.

Schedule of Policy Changes

Current NDP Policy	Regulation 14 Draft Reviewed NDP	Extent of Change Proposed	Reason for change
Sustainable Development			
Policy SD1.1 - Ledbury as a Self-Sustaining Community	Policy SD1.1 - Ledbury as a Self-Sustaining Community	Minor Change	Reference to 'self-build' dwellings deleted as it suggests that only these homes should be zero-based carbon housing.
	Policy SD1.2 – Settlement Boundary	New Policy	One of the key purposes of the review was to define a settlement boundary, addressing shortcomings when this was undertaken for the previous plan. The approach was to ensure the character and quality of the surrounding landscape was taken into account and more extensive public consultation was undertaken. It was also important to establish the area outside of the town that would fall under Core Strategy Policy RA3.
	Policy SD1.3 – Sustainable Design	New Policy	To accommodate sustainable design elements included within Ledbury Design Guide and include further appropriate measures given the heightened importance of addressing climate change. See Topic Paper 1.
Housing			
Policy HO2.1 - Reinforcing Balanced Housing Communities	Policy HO2.1 - Reinforcing Balanced Housing Communities	Minor Change	To indicate that the reference to C3b is that within the Use Classes Order
Policy HO2.2 - Housing Density	Policy HO2.2 - Housing Density	Minor Change	To add clarity by indicating that although the housing target of 30 to 50 dwellings per hectare is a target density across the County (Core Strategy policy SS2), there may be sensitive areas within the town where this may be less, given the characteristics of Ledbury's settlement and location adjacent to Malvern Hills AONB. Consequently, reference is made to housing densities being appropriate to the location, type of housing required and the local environment.
	Policy HO2.3 – Design Criteria for Residential Development	New Policy	To incorporate relevant elements from Ledbury Design Guide into the NDP in addition to other matters of importance – See Topic Paper 1.

Policy HO3.1 - Housing for the Elderly	Policy HO3.1 - Housing for the Elderly	No change	
Policy HO4.1 - Housing for Young People	Policy HO4.1 - Housing for Young People	Minor Change	To indicate that the reference to C3b is that within the Use Classes Order.
Policy HO5.1 - Self-Build	Policy HO5.1 - Self-Build	No change	
Employment and Economy			
Policy EE1.1 - New Employment Sites		Policy Deleted	Replaced by more specific policies.
	Policy EE1.1 - New Employment Site – Land South of Little Marcle Road	New Policy	To identify the area to the south of Little Marcle Road to be used for employment in accordance with Core Strategy policy LB1, meet additional needs arising from higher than planned growth, and set out detailed requirements to be met through a comprehensive scheme.
	Policy EE1.2 – Small Employment Sites Within and Adjoining the Town	New Policy	To provide appropriate safeguards for the development of small sites for employment uses including specifying the use classes that would be appropriate; incorporating the provision in current policy EE1.1 relating to regeneration of brownfield land; and indicating uses upon a vacant site adjacent to the Full Pitcher roundabout. In this regard it expands upon Core Strategy policy LB1 (bullet 1).
Policy EE1.2 - Protecting Existing Employment Land	Policy EE1.3 - Protecting Existing Employment Land	Minor Change	The parenthesis at the end of the current policy have been deleted as a typographical error. The policy has also been renumbered.
Policy EE2.1 - Promoting Visitor Accommodation	Policy EE2.1 - Promoting Visitor Accommodation	Additional elements added	The policy will now include provisions in relation to chalet, caravanning and camping site which are matters previously included in Ledbury Design Guide (See Topic Paper 2).
Policy EE3.1 - Retail Areas & Provision		Policy Deleted	Replaced by more specific policies – see next two rows.
	Policy EE3.1 – Protection of Shopping Frontages and Primary Shopping Area	New Policy	To redefine the shopping frontages, removing the distinction between primary and secondary frontages which is considered unnecessary for such a compact centre, and to update to use newly defined Use Classes.
	Policy EE3.2 – Defined Town Centre	New Policy	To define the town centre primarily for the purposes of Core Strategy Policy LB1 (bullet 2).

	Policy EE3.3 – Lawnside and Market Street Regeneration and Opportunities Area	New Policy	To identify an area that is changing, identifying potential uses that will be encouraged to increase its contribution to the viability and vitality of the town centre.
Built Environment			
Policy BE1.1 - Design	Policy BE1.1 - Design	Minor change	To include the need for early community consultation as well as design review.
Policy BE2.1 - Edge of Town Transition		Deleted	Elements that are relevant have been incorporated in other policies, especially to add clarity.
	Policy BE2.1 – Protecting and Enhancing Heritage Assets	New Policy	The importance of the Town’s heritage and its assets is not reflected in the current draft NDP especially following removal of reference to Ledbury Design Guide. This policy aims to correct that omission (see Topic paper 1).
Natural Environment			
Policy NE1.1 - Protecting Biodiversity	Policy NE1.1 Protecting and Enhancing Biodiversity and Geodiversity	Significant additional elements added	To update provisions in relation to biodiversity net gain and nature recovery; incorporate more location specific elements including the ecological network, AONB management objectives and named designated sites; and support new and improved habitats and features, especially those meeting objectives associated with the green infrastructure strategy for the town.
	Policy NE2.1 – Conserving the Landscape and Scenic Beauty of the Parish	New Policy	To incorporate landscape measures, especially those set out in Ledbury Design Guide, where they are matters that are appropriate to a NDP policy, indicating guidance on local distinctiveness that should inform relevant development proposals. (See Topic Paper 1).
	Policy NE2.2 – Protecting Important Views and the Setting of the Town	New Policy	To define those important locally distinctive views that, in particular, should be protected.
Policy NE2.1 - Food Production in Ledbury	Policy NE3.1 – Allotments and Community Gardens in and around Ledbury	Renamed and extent reduced	Reference to agricultural land value removed to next policy. This policy then concentrates on allotments and community gardens and is renamed accordingly.
Policy NE3.1 - Farming Landscape around Ledbury	Policy NE4.1 - Farming Landscape around Ledbury	Policy Expanded	To cover other forms of development that might take place within the rural parts of the town indicating more detail about how development should protect the landscape, incorporating elements included in Ledbury Design Guide (see Topic Paper 1).

Policy NE4.1 - Protecting Ledbury's Woods	Policy NE5.1 - Protecting Ledbury's Woods	No change	
Community and Leisure			
Policy CL1.1 - Young People's Facilities		Deleted	Provision incorporated in the new policy below which is more generic in nature to ensure all relevant community interests are covered.
Policy CL2.1 - Medical & Dental Facilities		Deleted	Provision incorporated in the new policy below which is more generic in nature to ensure all relevant community facilities are covered.
	Policy CL1.1 – Community Services and Facilities	New policy	Generic policy to support new and enhanced development proposals serving not only those covered in current policies CL1.1 and CL2.1 but the needs of the whole community. Many current services and facilities are under pressure as a consequence of significant population growth and developer contributions should be made to enable development associated with this growth.
Policy CL3.1 - Sports Provision		Deleted	Provision incorporated in the new policy above.
	Policy CL2.1 – Protection of Open and Green Spaces and Playing Fields	New Policy	To identify those areas of green and open space and recreation land that need to be protected under Core Strategy policies OS3 and LD3. It also sets criteria to identify those areas that may not have been identified or will arise through development.
	Policy CL2.2 – Alternative use of land South of Little Marcle Road as Playing Fields	New Policy	To provide for an identified shortfall in playing fields.
Transport (and Infrastructure)			
PolicyTR1.1 - Footpaths & Cycleways	PolicyTR1.1 - Footpaths & Cycleways	No change	
	Policy TR1.2 – Highway Design Requirements	New Policy	To cover relevant highways design elements previously included in Ledbury Design Guide (Topic Paper 1) together with a number of other important criteria, including active travel measures and sustainable transport infrastructure.
Policy TR2.1 - Ledbury Railway Station	Policy TR2.1 - Ledbury Railway Station	No change	
Policy IN1.1 - Tri-Service Emergency Centre		Deleted	Covered by the provisions of new policy CL1.1