

ECONOMIC DEVELOPMENT & PLANNING COMMITTEE	12 SEPTEMBER 2019	AGENDA ITEM: 9
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Report Prepared by Angie Price – Town Clerk

LAND SOUTH OF LEADON WAY – BOVIS HOMES APPLICATION

Purpose of Report

The purpose of this report is to provide Members of the Economic Development & Planning Committee with details of comments received from a resident of Ledbury in respect of the Bovis Homes application to build 140 houses off Leadon Way, Ledbury.

Detailed Information

The Clerk has been provided with copies of letters that a local resident has sent to Herefordshire Council Planning Department in objection to the Bovis Homes application to build 140 houses off Leadon Way, Ledbury.

The resident states that the Core Strategy 2011-2031 stipulates 800 new homes for Ledbury and that he considers that amount has been spectacularly surpassed by other planned new housing estates for around the town. He believes that there is a ruling that any houses over that 800 must be built on “Brownfield” sites and thus is objecting to the proposed housing at Leadon Way due to them “being built on excellent, fertile, old red sandstone agricultural land, fearing that its prime use will be lost forever.”

He also provided information on a planning survey of Herefordshire (although from the documents provided it is not clear when this was undertaken), which shows the land on which the houses are proposed to be built as Category 1 Agricultural Land (i.e. high grade farm land).

His further objections are that infrastructure such as schools, medical facilities, car parks and road ways, both in the town and the surround areas are not sufficient for further housing of this scale.

Recommendation

Members are requested to give consideration to the objections raised by a local resident when considering the application from Bovis Homes for the development of 140 houses off Leadon Way, Ledbury.

Ledbury Town Council – Developments response task and finish group

The first meeting of the Task and Finish group took place on 21st August 2019 at the council offices.

Attending were....

Cllr Phillip Howells, Mr Paul Kinnaird and Cllr John Bannister

The meeting was held in response to an agreed resolution by the Economic, development and planning committee to set up a task group to urgently come up with a more structured approach to how Ledbury Town Council responds to the increasing number of major residential developments being submitted for planning approval around the town.

The current applications requiring a formal response are:

- Bovis on Leadon Way requiring a response by 22/8 initially but now with an extension
- Bloor (Viaduct site) subject to the recent parish poll and our own current independent traffic consultant assessment response for planning decision by 8th October
- Gladmans Little Marcle Road – no response timescale at present
- Gladman's Dymock Road – the immediate focus of attention with an appeal to heard by an inspector 8th – 11th October

The following actions were agreed

1. A meeting should be sought with HCC Planning to discuss the major development proposals in the pipeline and the upcoming Gladman Appeal which will begin on 8th October in Hereford. Cllr Howells agreed to liaise with fellow Ledbury Ward Councillors to take this forward with HCC once we had confirmation from the Town Clerk that the terms of reference for the Task and Finish Group would allow this without bringing it back to the ED&P committee.
2. It was agreed that the planning appeal for the Dymock Road site will need a good level of support from the public in terms of attendance at the appeal hearing itself. Paul Kinnaird will coordinate with people and groups to consult and attend the Appeal hearing.
3. As there was some doubt if Ledbury could expect effective defence of the LNDP in the hearing it was decided that Cllr Bannister would investigate the possibility of gaining "Rule 6" status for LTC in the appeal.
4. It was agreed that the group should develop an appeal document working with Cllr Vesma and other members of the group, to include a constructive approach to how developers could work with the Council. Cllr Howells agreed to draft an outline.