

**From:** LTC Clerk [<mailto:clerk@ledburytowncouncil.gov.uk>]

**Sent:** 14 January 2020 11:30

**To:** Brace, Carl

**Cc:** LTC Administrator

**Subject:** FW: 192482 - Town Council objection

Hi Carl

Refusal reason 1 – The reasons for refusal in respect of the NPPF is based on the report provided by your officers which states the following:

“The proposal is considered contrary to key objectives of the NPPF and policies SS4 and MT1 of the Herefordshire Local Plan Core Strategy in demonstrating a sustainable location which encourage and promotes the use of sustainable travel modes. Whilst some improvements to pedestrian and cycle accessibility have been put forward, it has not been confirmed that these are deliverable and no appropriate routes for cyclists have been proposed. The assessment therefore fails to demonstrate that the site is accessible by non-car modes.

The deposited application fails to adequately demonstrate how the development would be serviced by public transport, contrary to policies SS4, LN2 and MT1 of the HCC LPCS and paragraph(s) the Central Government policy set out within the NPPF.”

This Council feel that this proposed development would severely impact traffic flow on the Leaddon Way Bypass which is rapidly not becoming a bypass with additional crossings and speed reduction measures.

Refusal reason 2 – Ledbury Town Council believe the statement made by Bovis Homes is incorrect, as it implies that this Council is against the housing proposed at the Viaduct site. This is not the case, the Council are in favour of the housing, subject to there being two access points incorporated into the development. The development at the viaduct site is included in the HCC Core Strategy.

I hope this provides the clarification sought, however should you need more please let me know.

Regards

Angie

**From:** Brace, Carl <[Carl.Brace@herefordshire.gov.uk](mailto:Carl.Brace@herefordshire.gov.uk)>

**Sent:** 13 January 2020 15:36

**To:** LTC Administrator <[admin@ledburytowncouncil.gov.uk](mailto:admin@ledburytowncouncil.gov.uk)>

**Cc:** Gibbons, Kelly <[Kelly.Gibbons@herefordshire.gov.uk](mailto:Kelly.Gibbons@herefordshire.gov.uk)>

**Subject:** 192482 - Town Council objection

Dear Angela I write regarding the above and seek clarification as follows –

*Refusal Reason 1. It does not comply with the democratically determined policy with the NPPF*

Please can you advise what the NPF is, it would also be useful to know how the Town Council consider it does not comply with whatever the NPF is.

*Refusal Reason 2. The statement made by Bovis in respect of housing needs in Ledbury ( in respect of the viaduct site) is incorrect.*

Please can you advise how or why the Bovis statement is incorrect in the opinion of the Town Council.

I request this for clarity and, depending on assessment of the above, addressing these if applicable. In the event of a refusal an appeal will be highly likely and any such refusal reasons will need to be robust and clear,

Thanks

**Herefordshire.gov.uk**

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