

Ledbury North: Councillor Ward Report – April-May 2024

St Katherine's Square – completion celebration and naming ceremony

A celebration of the completion of the landscaping project at The Master's House and the formal naming of the space as 'St Katherine's Square' will take place at 10:15 as part of the Community Day celebrations on Saturday 8 June.

Community groups which have been involved in shaping the project, neighbours and adjacent businesses, Ledbury's Mayor and Town Clerk, and ward members have been invited to join Cllr Roger Phillips – Chairman of Herefordshire Council who will be formally naming the new public space.

As at today the wonky and unsightly bollards are yet to be removed.

The square is now available to book for community events through Herefordshire Council's Property Team.

McCarthy & Stone Development of 'Masefield's Meadow'

The planning appeal for this application was held on 29 May in Hereford. I attended in my capacity as ward councillor, having previously made a written submission to the Planning Inspectorate. Cllr Simmons attended as a member of the Planning Committee of Herefordshire Council refusing the application. Cllr Howells attended to represent the Town Council and the Neighbourhood Plan. Around 20 members of the public were also in attendance.

The appeal made public the financial viability assessment documentation which was withheld from the Herefordshire Council Planning Committee. This made clear the calculations and 20% profit allowance (£2.6-£3m) on the £15m development which the viability assessment process allows. Whilst the District Valuation Office had concluded that McCarthy Stone was not able to demonstrate they could develop the site with sufficient additional profit to provide 21 affordable homes ... or even £67k of S106 contributions, it was made clear that the calculation process was not well fitted to take account of the business operating model of a developer such as McCarthy Stone which retained ownership of the property and made its money in charging management, service and freehold fees in perpetuity.

The planning inspector estimated that a decision on the appeal was likely to be made within 6-8 weeks.

Viaduct Housing Development – 'The Arches'

Homes in the first phase of the build-out of this development will be ready for occupation from early June. I arranged for ward members and The Mayor to receive a preview of the show homes on the development, which took place on 31 May in bright sunshine. We were shown a 3-bedroom, a 4-bedroom and a large 4-bedroom property, all of which were fitted out using soft furnishings and household items bought from local businesses. One of the bedrooms was decorated in the design developed by a Ledbury Primary School pupil ([Ledbury pupil's design inspires look of showhome bedroom | Ledbury Reporter](#)).



Bloor are happy to receive any advice and guidance from the Town Council on information considered appropriate for them to include in the welcome packs they provide for their new home owners.

I am pursuing discussions with officers and Cabinet Members at Herefordshire Council regarding opening up and bringing forward the 3ha of development land which forms part of Phase-2 of this development.

Discussions are continuing between Bloor and the Hereford and Gloucester Canal Trust regarding the instatement of the relocated section of canal which runs along the western border of the development.

Bloor are contributing more than £3m towards a range of on and off-site infrastructure projects, and have made an up-front payment in full of their sports field contributions to assist with the planning of a new all-age football facility for the town.

The footpath and cycleway crossing of the Hereford Road is nearly completed, and roadworks to install 3-way signalisation of the station junction and remodelling of the Hereford Road layout are planned for completion by the end of the calendar year.

TRO Consultations

A number of yellow lining, Residents' Parking Zone (RPZ) and parking improvements are currently being consulted upon. These follow considerable consultation with the Town Council and local residents and years of lobbying by ward members. Details of the proposals can be accessed here: [Notice of proposal various roads Ledbury waiting restrictions and permit parking \(herefordshire.gov.uk\)](https://www.herefordshire.gov.uk/notice-of-proposal-various-roads-ledbury-waiting-restrictions-and-permit-parking)

Areas of the town affected include:

- Masfield Avenue
- Queens Court
- The Homend
- Newbury Park
- Homend Crescent
- Victoria Road
- Albert Road
- Little Marcle Road
- New Street
- Fairfields Road
- Lower Road
- Lower Road Trading Estate
- Bridge Street
- Belle Orchard
- Belle Orchard Close

Consultations

There are no open consultation presently on the Herefordshire Council website.

General Election

Photo ID will be required for all people voting in person at polling stations on 4 July. Residents can find out what forms of ID are acceptable at the following link: [How to vote: Photo ID you'll need - GOV.UK \(www.gov.uk\)](https://www.gov.uk/how-to-vote-photo-id-youll-need)

Residents without an acceptable form of ID can obtain one for free from Herefordshire Council Election Services. More information is available here: [Apply for photo ID to vote \(called a 'Voter Authority Certificate'\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/apply-for-photo-id-to-vote)

Voters can avoid the requirement for photo ID by registering to vote by post. More information on how to do this can be found here: [Apply for a postal vote - GOV.UK \(www.gov.uk\)](https://www.gov.uk/apply-for-a-postal-vote)

Information on how to register to vote can be found here: [Register to vote - GOV.UK \(www.gov.uk\)](https://www.gov.uk/register-to-vote)

A local hustings for parliamentary candidates is being held at 19:30 in Ledbury Community Hall on 12 June.

Councillor Liz Harvey

IOC & Independents for Herefordshire – Ledbury North Ward Member – 4 June 2024

epiharvey@herefordshire.gov.uk