

LedburyTC Clerk

From: Fiona Milden <Fiona.Milden@bovishomes.co.uk>
Sent: 22 October 2019 13:38
To: LedburyTC Clerk
Cc: Fiona Lee-McQueen
Subject: Ledbury - Pedestrian/Cycle Connectivity
Attachments: BOVQ3001_01D_Illustrative Masterplan_incl excerpt_110619.pdf

Good afternoon Angie

Further to our previous correspondence I write to set out more fully Bovis' position in respect of the proposed footpaths across land to the north of Leadon Way and hope that this will provide the Town Council further clarification in this regard.

At the Town Council meeting of 12th September Bovis Homes presented the proposals that comprise the revised planning application currently being determined by Herefordshire Council. One of the changes in the revised submission is enhanced pedestrian and cycle connectivity to the south of Ledbury through land to the north of Leadon Way.

At the time of the previous application Bovis had not secured the ability to cross land to the north of Leadon Way and our pedestrian and cycle connectivity strategy (for movements towards the town centre) was predicated on a principal route easterly along Leadon Way to the roundabout and then north along The Southend/A449. Whilst that remains a viable route, we can now also offer the ability to cross the land north of Leadon Way – providing a 3m footway/cycleway link across the current grassland to provide a link to Jubilee Close. The detail of the proposals is set out more fully in the 'Walking, Cycling & Horse-Riding Assessment and Review' submitted with the application.

The indicative masterplan, re-attached for ease of reference, shows two alternative points for this route to link to Jubilee Close. The more westerly route (annotated '13') proposes a link across a triangular area of informal green space that abuts that part of Jubilee Close. We have identified that the 'Parish Council of Ledbury Rural' and Ledbury Town Council are the freehold owners of that land. The more easterly point of connection (annotated '14') links directly to the public right of way, referred to as PROW LR7. From PROW LR7 there is continuous footway and footpath provision to the majority of the residential areas in the south of Ledbury as well as to The Southend and The Homend which provide the main high street through Ledbury town centre. These routes would provide pedestrian and cycle connectivity to the bus stops on Biddulph Way, John Masefield High School and the town centre and beyond.

We consider that either option for connection onto Jubilee Close will provide safe and convenient access for pedestrians and cyclists. We also note that Policy TR1.1 of the Ledbury Neighbourhood Development Plan supports proposals which contribute to and improve the network of pedestrian and cycling routes into the town to encourage greater accessibility. Notwithstanding that the Town Council, as planning consultee, has not yet decided whether to support or object to the planning application I am asking the Town Council (as landowner) to advise whether you would provide in principle support the formalisation of the pedestrian/cycle link across the triangular grassland in order to facilitate access in that location (i.e. connection point '13'), should the local planning authority be minded to grant planning permission.

If you are minded to agree this in principle I will ask our consultant team to prepare a plan to illustrate the preferred route of the footway/cycleway link across the area within Town Council ownership for your more detailed consideration. This will be based upon the findings of a tree survey to determine the most appropriate route in order to maintain as much of the existing planting as possible. We can also give consideration to the best way in which to secure and deliver those works, which could be in the form of an off-site financial contribution for the construction costs.

Should the Town Council, as landowner, not be minded to support additional connectivity across that area of their land then we will continue to propose the link to PROW LR7 (connection point '14') demonstrating connectivity in that location.

I look forward to hearing from you on behalf of the Town Council. Please let me know if you require any further information at this stage,

Kind regards

Fiona

Fiona Milden
Strategic Planning Director

Direct: 01242 388760
Mobile: 07768 546894

Strategic Land
Bovis Homes Limited
Cleeve Hall | Bishops Cleeve | Cheltenham
Gloucestershire | GL52 8GD | 01242 388500



bovishomes.co.uk

This email is confidential and may be legally privileged. If you are not the intended recipient of this email and its attachments you must not copy, distribute, disclose or use them for any purpose. If you have received this email in error, please notify postmaster@bovishomes.co.uk and delete all copies from your system. Email communications cannot be guaranteed to be secure or free from error or viruses. Bovis Homes accepts no liability for any loss or damage which may be caused by viruses. Opinions, conclusions and other information within this email unrelated to the business of Bovis Homes are the responsibility of the individual sender. Bovis Homes Group PLC is registered in England and Wales with registered number 306718. Bovis Homes Limited is registered in England and Wales with registered number 397634. The registered office of both companies is 11 Tower View, Kings Hill, West Malling, Kent, ME19 4UY. You can view a copy of our privacy policy: <https://www.bovishomes.co.uk/information-on/privacy/>.

This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.

