



LEDBURY TOWN COUNCIL

TOWN COUNCIL OFFICES . CHURCH STREET . LEDBURY .
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e-mail: admin@ledburytowncouncil.gov.uk website: www.ledburytowncouncil.gov.uk

19 February 2026

To: All Councillors

Dear All

You are invited to attend a meeting of the **Major Planning Applications Working Party on Wednesday, 25 February 2026 at 6.00 pm in the Town Council Offices, Church Street, Ledbury, HR8 1DH** for the purpose of transacting the business below.

Yours faithfully

Angela Price PSLCC, AICCM
Town Clerk

FILMING AND RECORDING OF COUNCIL MEETINGS

Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner. Whilst those attending meetings are deemed to have consented to the filming, recording, or broadcasting of meetings, those exercising the rights to film, record and broadcast must respect the rights of other people attending under the Data Protection Act 1998.

A G E N D A

1. **Apologies for absence**
2. **To prepare draft response for submission to a meeting of Council on 12 March 2026 for final approval in respect of the Forest of Dean District Council Local Plan 2025-45 – Regulation 18 Consultation**
(Pages 1- 4)
3. **To consider correspondence received from Green Away Planning in respect of proposed planning application regarding Leadon House Hotel and provide feedback for consideration at a meeting of Council scheduled for 12 March 2026**

(Pages 5 – 7)

Distribution: All councillors (10)

Dear Clerk,

Forest of Dean District Council – Revised Draft Local Plan 2025-2045

Regulation 18 Consultation

This is notice of a Local Plan, Regulation 18 Consultation. The document was approved for consultation at Full Council on 22nd January 2026.

A local plan is central to the planning system. When adopted they have statutory policy weight. It guides development in the public interest. The Local Plan provides a vision and a strategic policy framework as to where and how development occurs over the next 15-20 yrs. It includes housing, jobs, retail, community facilities, transport, utilities and areas of environmental protection.

This is your opportunity to comment and influence the Local Plan content and what could happen in your Parish or Town over the next 20 years. The Council would now like to hear from anyone who has any views about the Revised Draft Local Plan. The consultation period runs from **Wednesday 4th February 2026 to Wednesday 18th March 2026**. Should the Parish/Town Council have any difficulty meeting the consultation period deadline, please contact the Local Plans Team to discuss. Further information is available at <https://fdean-consult.objective.co.uk/kse/>

We would welcome the submission of potential alternative sites alongside the Local Plan consultation. Further information is available at <https://www.fdean.gov.uk/planning-and-building/planning-policy/strategic-housing-land-availability-assessment/> or email localplans@fdean.gov.uk.

The Local Plan Team will be available for online or in person meetings with your Town/Parish Council at the District Council Offices. An hour session with each parish or town council will be bookable on request by contacting localplans@fdean.gov.uk. Dates will follow shortly.

Public exhibitions have been arranged to discuss the policies and the proposals with our Local Plan team.

Wednesday 11 February 2026 - (2:00pm – 5:00pm)
Corse and Staunton Village Hall, Gloucester Road, Corse, GL19 3RQ

Tuesday 17 February 2026 - (3:30pm – 6:30pm)
Lydney Community Centre, Naas Lane, Lydney, GL15 5AT.

Wednesday 18 February 2026 - (3:30pm - 6:30pm)
Cinderford Town Council Offices, Belle Vue Road, Cinderford, GL14 2AA

Monday 23 February 2026 - (3:00pm – 6:00pm)
Newent Community Pavilion, Recreation Ground, Watery Lane, Newent GL18 1QA

Wednesday, 25 February 2026 - (3:00pm – 6:00pm)
Sedbury and Beachley Village Hall, King Alfreds Road, Sedbury, NP16 7AG

Saturday 28 February 2026 - (9:00am - 12noon)
Huntley Village Hall, North Road, Huntley, GL19 3DU

Monday 2 March 2026 – (3.30 pm – 6.30 pm)
Redmarley Village Hall. The Causeway, Redmarley, GL19 3HS.

Wednesday, 4 March 2026 - (3:00pm – 6:00pm)
Coleford District Council Offices, High Street, Coleford, Glos, GL16 8HG

Comments must be received no later than 18th March 2026. Representations must be made in one of the following formats.

Online <https://fdean-consult.objective.co.uk/kse/>

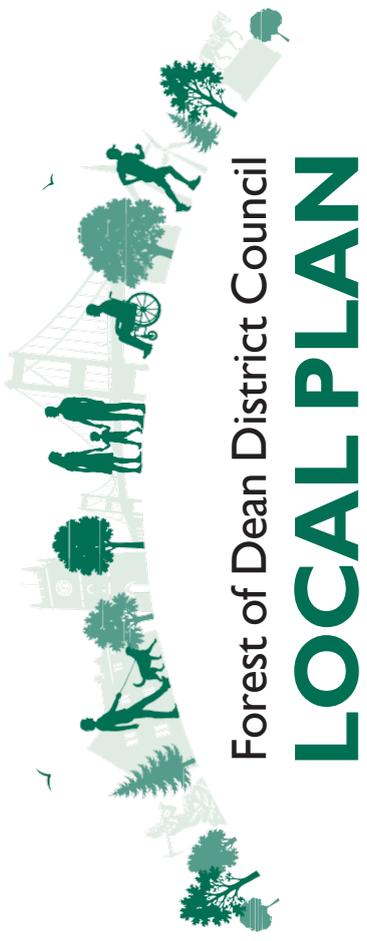
E-mail: localplans@fdean.gov.uk;

In writing: Local Plan Team, Forest of Dean District Council, Council Offices, High Street, Coleford, Gloucestershire, GL16 8HG.

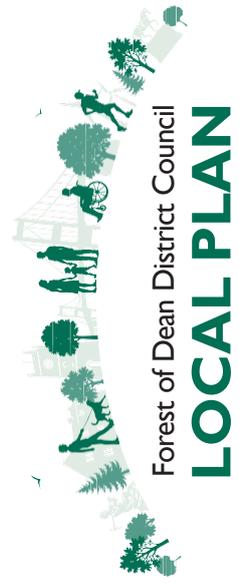
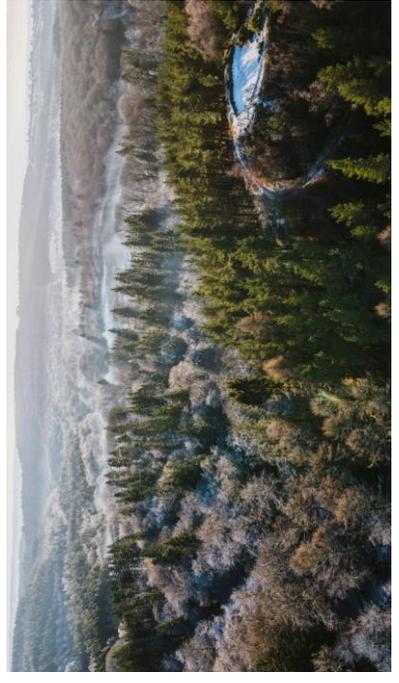
We very much look forward to your town/parish council's involvement in setting the planning policy framework for your Parish or Town.

Yours faithfully

Local Plans Team



Forest of Dean District Revised Draft Local Plan
Regulation 18 Consultation Version
2025-2045



www.fdean.gov.uk/localplan



Forest of Dean
— DISTRICT COUNCIL —

for a Fairer Greener Forest

Forest of Dean District Council
High Street, Coleford GL16 8HG

Tel: 01594 810000
Email: localplans@fdean.gov.uk

www.fdean.gov.uk/localplan

What is the Local Plan?

The Local Plan sets out where people will live, learn, work, and play across the District. It is prepared by the local planning authority in consultation with communities and stakeholders. The Plan provides a long-term vision and framework for making decisions on planning applications and shaping future development in our District.

Why is a local plan needed?

Every area in England and Wales must have an up-to-date Local Plan, reviewed at least every five years. It identifies how much new development is needed over the plan period and guides planning decisions to ensure growth enhances the District.

What if we don't have a local plan in place?

Without an up-to-date Local Plan, the District may face speculative, unplanned development that lacks essential infrastructure like roads and schools.

There's also a risk that Central Government may intervene and take over the writing of the Plan, reducing local influence over future development in the Forest of Dean.

What does a Local Plan include?

The Local Plan sets out how much new development is needed over the plan period and where it should go:

- Amount of new housing, including affordable housing and where it should go.
- Employment: Amount and location of new development needed.
- Sustainable development
- Other development such as community facilities
- Protection of Important Assets: Historic buildings, open spaces, parks, and town centres.
- Environmental Considerations: Flood risk, biodiversity, and climate change.
- Design Guidance: Ensuring new places are attractive, functional, and meet local needs.
- Infrastructure Improvements: Roads, wastewater, flood measures, and climate resilience.

The Plan is supported by a Policies Map, which shows where development is acceptable in principle and identifies protected areas such as nationally important landscapes and nature conservation sites.

The Forest of Dean District Local Plan 2025–2045 will set out policies and land use allocations and will be used to help decide planning applications.



How do I get involved and have my say?

You can tell us your thoughts on the Local Plan during the public consultations by heading to our website, or in writing. Contact details and a QR code, which can be scanned to access the consultations, can be found on the rear of this leaflet.

We hold in-person events across the Forest of Dean District throughout the consultation periods. These will be advertised online, in the local press and at the Forest of Dean District Council Offices in Coleford. The timetable for consultations can be viewed below:

Milestone and explanation of milestone	Date
Potential Issues and Options consultation The Issues and Options consultation represented the first public consultation stage in the update process; this is a non-statutory stage of consultation.	Completed Autumn 2019
Preferred Options consultation The Preferred Option and Second Preferred options sought views on the options evaluation of possible alternatives; potential sites and policies.	Completed Winter 2021 Autumn 2022
Consultation on draft Plan (Regulation 18) This statutory stage includes a six-week consultation on a draft Plan, which set out the council's preferred strategy for accommodating future growth. Comments made at this stage will help to shape future stages of the Plan.	Completed Summer 2024
Consultation on Options to Deliver the Additional Housing Requirement This involved a consultation on the options, in light of the government's revisions to the National Planning Policy Framework (NPPF) December 2024. The strategy was approved November 2025.	Completed Summer 2025
Consultation on revised draft Plan (Regulation 18) This includes a six-week consultation on a revised draft Plan, which will set out the Council's revised preferred strategy for accommodating future growth. Comments made at this stage will help to shape the next stage of the Plan.	Winter 2025
Publication of Submission Draft Local Plan (Regulation 19) This involves the publication of the Plan in a form which the council believes to be sound and which it intends to submit for examination. This stage includes a further six-week consultation period. Comments must specifically relate to the legal compliance and soundness of the plan.	Summer 2026
Submission (Regulation 22) This is when the plan is submitted by the council to the Secretary of State. The evidence base and the representations made during the Submission Plan consultation are also provided to the Secretary of State. The Examination of the Local Plan starts at this point.	Autumn 2026
Examination and Main Modifications The examination involves an independent Planning Inspector testing the plan for legal compliance and soundness. This process includes an examination in public when public hearings are held.	Winter 2026/2027
Adoption The final stage in the process is the formal adoption of the Plan by the Council.	Spring 2027

Leadon House Hotel, Ross Road, Ledbury, HR8 2LP

From Simon Rowles <simon@greenawayplanning.co.uk>

Date Thu 2026-01-22 08:44

To LTC Clerk <clerk@ledburytowncouncil.gov.uk>

Cc James Mallick <james@fruitfuljobs.com>

 1 attachment (162 KB)

1-12500 location plan.pdf;

You don't often get email from simon@greenawayplanning.co.uk. [Learn why this is important](#)

Dear Cllrs,

I am emailing to make you aware of our intention to submit a planning application for change of use of a well-known hotel on the outskirts of Ledbury to provide accommodation for up to 32 agricultural workers. We are interested to know if you have any initial comments or queries.

The application will relate to Leadon House Hotel, which is located to the west of Ledbury on the Ross Road (A449). The hotel, which had capacity for 24 hotel guests, closed in March 2025. It was listed for sale at auction with no interest.

We have received pre-application advice from Herefordshire Council and are in the process of pulling appropriate details together to submit a formal application. This will be made on behalf of Fruitful Jobs Ltd, who are a labour supply company that built its business in the soft fruit manual harvest sector. The company recruit workers for clients and offer a 24-hour service. The business originally started in the soft fruit sector but now supply workers across multiple sectors including agriculture, food processing, poultry, meat and viticulture. Please see a link below to the company website.

[Horticulture jobs UK](#) | [Fruitful Jobs Herefordshire](#)

I hope you will appreciate the benefits of the application to Herefordshire's rural economy, notably the support it will provide to the growth of a Herefordshire business, as well as benefits in terms of the standard of living for workers. In that respect, the proposal will provide an alternative to seasonal caravan accommodation, which is the prevailing approach to housing agricultural workers.

I would stress that the accommodation would be restricted to this specific purpose, should planning permission be granted, and not available for more general use as a House in Multiple Occupation. We are drafting a management plan for submission alongside the application, including details of a warden and other responsible persons, such as a fire safety officer. We also plan to provide details of parking availability, cycle storage and a minibus service that will be provided to get workers to and from their place of work.

We would be grateful to understand if you have any preliminary feedback? I have copied our client into this email, and if you have any questions, please do not hesitate to contact us.

I will also be contacting Cllr Simmons, the Ward Councillor for Ledbury South, to enquire if she has any initial comments.

Kind regards,

Simon Rowles MRTPI
Consultant Town Planner
Greenaway Planning Ltd



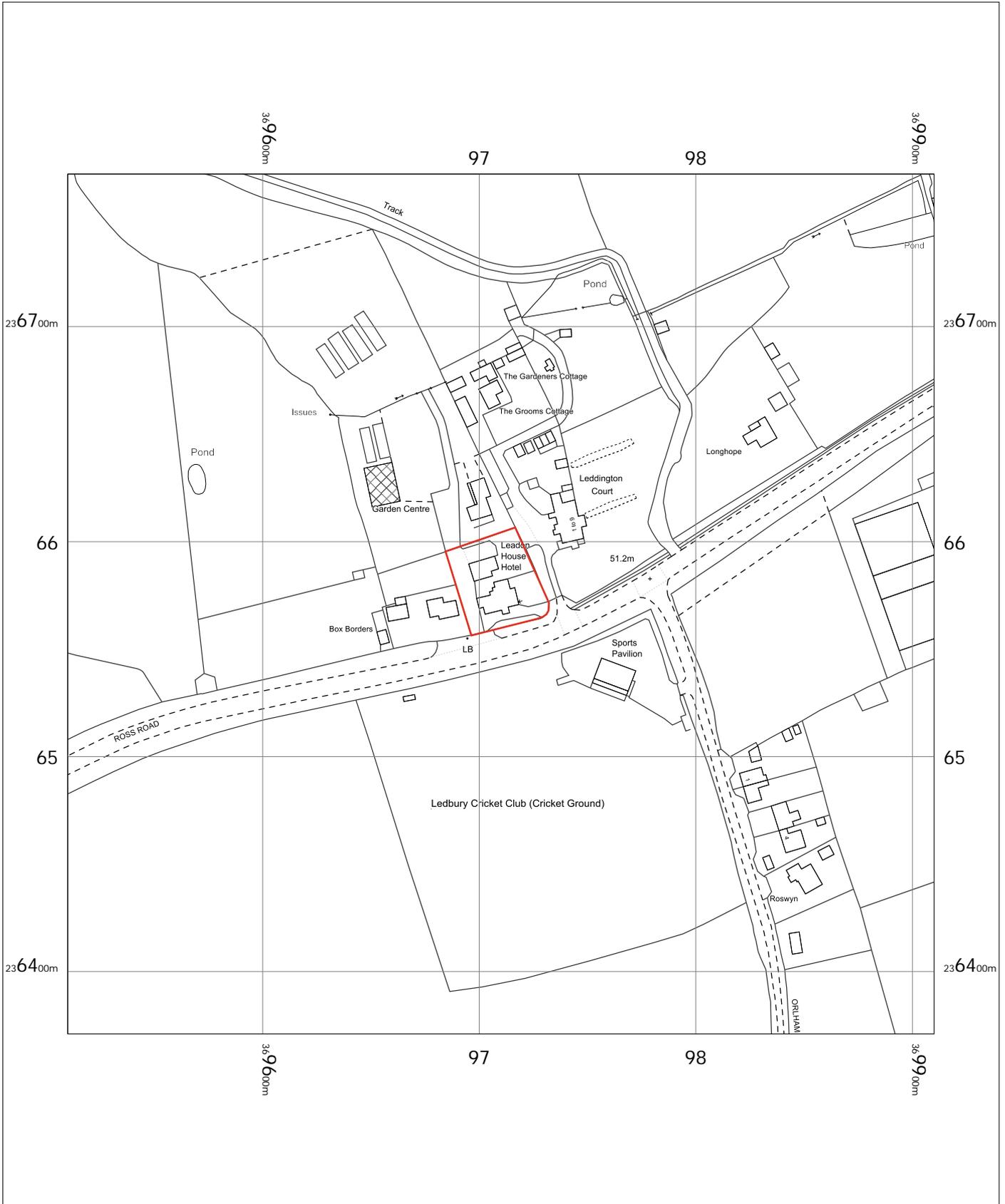
Greenaway Planning Ltd, PO Box 937, Worcester, WR4 4GS
www.greenawayplanning.co.uk

If you are not the intended recipient please delete this email and contact the sender.

This email is not intended to be contractually binding.

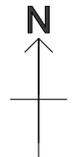
We do not accept responsibility for the consequences of passing on any virus.

Leadon House Hotel, Ross Road, Ledbury, HR8 2LP



Leadon House Hotel,
 Ross Road,
 Ledbury,
 Herefordshire,
 HR8 2LP

OS MasterMap 1250/2500/10000 scale
 Wednesday, October 22, 2025, ID: MPMUP-01246929
www.themapshop.co.uk
 1:2500 scale print at A4, Centre: 369710 E, 236571 N
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