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# Land off Dymock Road, Ledbury

Sports Led Development for the community

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# What does Gladman stand for?

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Gladman is a family-run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to commercial and industrial properties, we are proud to have a consistent history of working effectively with Local Planning Authorities to deliver sustainable sites responsibly and efficiently.

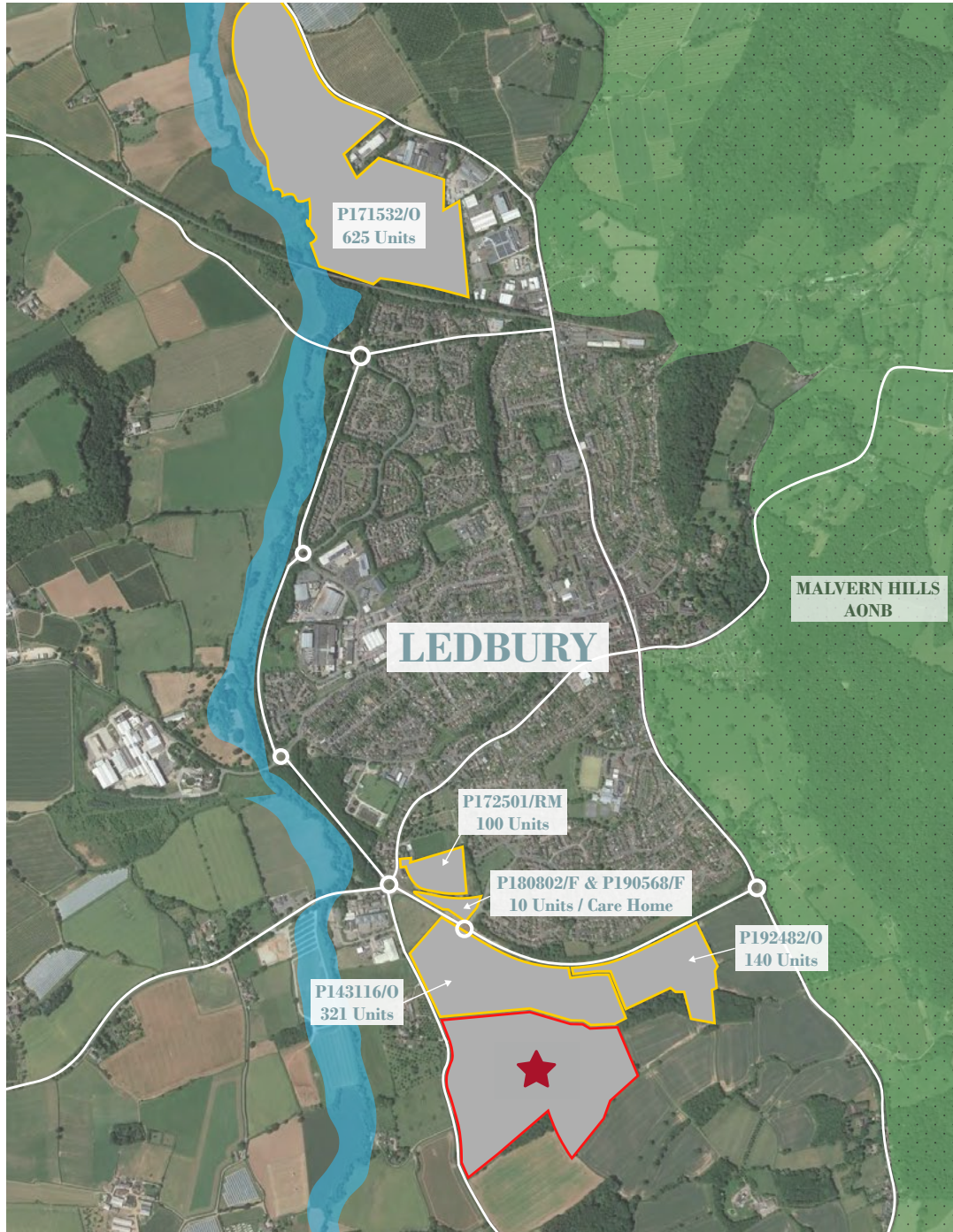
Gladman is driven by empowering communities, strengthening climate resilience, and increasing local economic spending through delivering high quality developments. We want to unlock these benefits

by work collaboratively with councils and local communities so that we can respond appropriately to local needs and sensitivities.

Gladman believe that thriving local communities make a place feel welcoming, secure, and provide people with a home they can be proud of. It is essential therefore that local decision makers, the public and local residents have the opportunity to shape and guide our proposals to achieve a scheme that delivers what they require.







## Land at Dymock Road

Gladman are currently promoting land off Dymock Road, Ledbury. The site lies to the South of Ledbury, with new permitted development to the north, the B4216 road to the west, and further fields in agricultural use to the south.

Ledbury itself is contained by the Malvern Hills AONB to the east, and the River Leadon to the west. These constraints to development mean that growth in Ledbury must go either north or south of the settlement.

## The Opportunity

Engagement with the local community, has made apparent that there is a real need for sports provision in Ledbury.

Local football groups have been in search for a location to provide sports pitches to accommodate their need. Land at Dymock Road is able to incorporate this local need into the proposals in order to provide a real benefit to the local community.

Land at Dymock Road is the ideal location to deliver the sports facilities for the local community, and this document sets out a vision of how this could be delivered.

# Developing Healthy Communities

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Sports England believe sport and physical activity has a big role to play in improving the physical and mental health of the nation, supporting the economy, reconnecting communities and rebuilding a stronger society for all.

Gladman have been approached by local sports teams in and around Ledbury who have currently not got sufficient access to the facilities they need to play and enjoy the sports they love.

The development will help to tackle the 'five big issues' set out by Sports England in their 'Uniting the Movement' campaign.

## The Vision

The development site presents an opportunity to accommodate the needs of local sports groups, by providing the provision of land and facilities needed, within a sustainable distance of the town they reside in enabling a healthy community for Ledbury.

Land off Dymock Road is a Sports led mixed development scheme, that offers the potential to provide real benefits to the community of Ledbury through the provision of a new state of the art Sports Hub, made up of nearly 5ha of sports pitch provision and a multi-functional pavilion.

## The aim is to join forces on five big issues;

**01**

**Recover and  
reinvent**

**02**

**Connecting  
communities**

**03**

**Positive experiences for  
children and young people**

**04**

**Connecting with health  
and wellbeing**

**05**

**Active  
environments**









## Primary School

Potential to provide land for primary school provision.



## Play Facilities

Provision for a Multiple Use Games Area and a Locally Equipped Children's Play area.



## Walking Trail

Pedestrian walking route with access to the sports hub.



## Pavillion

A multi-functional space to support the sports facilities to include a function room, changing rooms, toilets and more.



## Sports Pitches

9 Grass sports pitches in various sizes for use of all age groups

Permitted development  
for 321 properties

Permitted development  
for 140 properties





# The Sports Hub

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## Various Pitch Sizes

- 2x 11-a-side grass pitches (with space for flood lighting and spectator stand)
- 1x 9-a-side grass pitch
- 3x 7-a-side grass pitches
- 3x 5-a-side grass pitches



# Pavilion



## Multi-functional Facilities

- Function room/kitchen/bar
- 4x changing rooms
- 1x officials' room
- Toilets
- Equipment/ machinery maintenance store
- Parking



## Other Community Benefits

The provisions of a new Sports Hub is part of a wider site, that has the ability to provide substantial benefits to the wider community of Ledbury.

This site could also deliver:

- Much needed new, quality family homes, in a community where people wish to live;
- Up to 40% affordable homes, in an area where there is an existing unmet need unlikely to be delivered through alternative means;
- Environmental benefits including a net gain in biodiversity through increased planting and landscaping;
- Newly accessible formal and informal open space, designed to meet the expressed needs of the local community;
- Two fully equipped children's play areas;
- Land for a Primary School, to meet the educational needs of the area.





## What do you think?

We are excited to hear what you think of our proposals to create a new Sports Hub in Ledbury. We invite you to contact the projects team at [your-views@your-views.co.uk](mailto:your-views@your-views.co.uk), with subject 'Ledbury'.

01260 288 800  
[www.gladman.co.uk](http://www.gladman.co.uk)

Gladman House | Alexandria Way | Congleton | Cheshire | CW12 1LB

