

## LTC Administration

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**Subject:** Gladmans and Dymock Road appeal site reapplication in relation to the Ledbury NDP 151220

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

**Sent:** 15 December 2020 16:48

**To:** Howells, Phillip (Cllr) <[Phillip.Howells@herefordshire.gov.uk](mailto:Phillip.Howells@herefordshire.gov.uk)>

**Subject:** RE: Gladmans and Dymock Road appeal site reapplication in relation to the Ledbury NDP

Dear Councillor

with regards the Gladman land and noting their letter to the Town Council which is public domain through the Town Council's website and agenda, housing is referenced however no quantum is disclosed I comment as follows –

I might reasonably assert the housing number proposed would be similar to the 420 previously proposed and dismissed at Appeal based on simple economics to deliver the football facilities.

On the basis of the decision and findings of the Inspector against application reference 184032 regarding amongst other matters, sustainability, landscape impact and highways, Officers do not consider a housing and sports facilities development can come forward on the site for those reasons already concluded upon by the Inspector as an application that is not supported by the NDP as an allocated site.

Even the sports pitches in isolation with no housing development would create a significant and unacceptable landscape impact from the inevitably required external lighting to facilitate their use in Winter and after daytime hours.

New access onto Dymock Road has already been found unacceptable in landscape terms by the Appeal Inspector. The Transportation Manager also has significant concerns regarding all such movements associated with the sports pitches being accessed through the Barratts development.

The only way there could be Officer support is through the site being allocated within the Ledbury Neighbourhood Plan and as such be Plan led development. As it stands, the Inspector agreed with the LPA's position development of the site for housing would be contrary to Herefordshire Core strategy policy LB1 stating *The site is not an existing commitment, nor does it constitute in fill development. In my view therefore the proposal is contrary to the requirements of Policy LB1, on this alone.*

We have previously considered any proposal will be required to bring forward the following facilities based on what we have been advised is necessary –

- Land and facilities for [Ledbury Swifts FC](#) as set out below.
- Land only for [Ledbury Town FC](#): as set out below

*Approximate costs are included where known are taken from Sport England Facility costs quarter 2 2018*

### Ledbury Swifts FC

#### Option 1: Grass Pitches

- 2 x 11 v 11 grass pitches - suitable for:
  - u13/u14s:
  - u15s/u16s:
  - u17s/u18s:
  - adults:

Pitch dimensions (inc run offs) can vary from 91m x 61m – 106m x 70m

Sport England costs: £75,000 - £95,000

- 2 x 9 v 9 grass pitches – suitable for:
  - U11s/u12s

Pitch dimensions (inc run offs) 79 x 51m

Sport England Costs:(not known)

- 2 x 7 v 7 grass pitches – suitable for
  - U9s/u10s

Pitch dimensions (inc run offs) 60m x 42m

Sport England costs (not known)

- 2 x 5 v 5 grass pitches - suitable for:
  - U7s/u8s

Pitch dimensions (inc run offs) 43m x 33m

Sport England costs; £25,000

**Or**

Option 2: Grass and 3G pitches

- 1 x floodlit 11 v 11 3G pitch

Pitch dimensions 106m x 70m

Sport England Costs vary from £925k – £985K

- 1 x 11-v 11 grass pitches suitable for:

- u13/u14s:
- u15s/u16s:
- u17s/u18s:
- adults:

Pitch dimensions (inc run offs) can vary from 91m x 61m – 106m x 70m)

Sport England costs: £75,000 - £95,000)

- 1 x 9 v 9 grass pitch -suitable for:

- U11s/u12s

Pitch dimensions (inc run offs) 79m x 51m

Sport England costs: none shown

- 1 x 7- v 7 grass pitch – suitable for

- U9s/u10s

Pitch dimensions(inc run offs) 60m x 42m

Sport England costs: none shown

- 1 x 5 v 5 grass pitch – suitable for

- U7s/u8s

Pitch dimensions (inc run offs) 43m x 33m

Sport England costs: £25,000

Together with:

Ancillary Facilities

- Changing Rooms: 4 x changing rooms plus club room and officials – traditional construction  
Sport England Costs - £665,000
- Car parking
- Other works, roads, paths, service connections etc ( 15% in addition to cost of works)
- Fees /12 month maintenance

## Ledbury Town FC

Land to accommodate:

- 1 x 11-a-side grass pitches suitable for adults floodlit
- Pitch dimensions (inc run offs) can vary from 91m x 61m – 106m x 70m)
- Stand.
  - 2 x changing rooms and officials – traditional construction
  - Car parking
  - Costs to be met by Property Solutions as their obligation to redevelop the existing football ground at New Street.

## Conclusion

**Officers do not invite or encourage an application for housing or sports development, whether a mixed or single use proposal, on the Gladman unless it is allocated for such use within the updated NDP.**

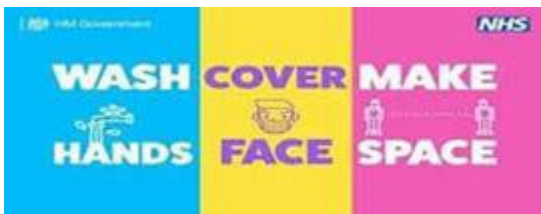
If I can help further do let me know

I emphasize the planning department's aims and aspirations align with the community and local political desire to develop a Ledbury Football Hub,

Regards

# Herefordshire.gov.uk

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**From:** Howells, Phillip (Cllr) <[Phillip.Howells@herefordshire.gov.uk](mailto:Phillip.Howells@herefordshire.gov.uk)>  
**Sent:** 15 December 2020 16:13  
**To:** Brace, Carl <[Carl.Brace@herefordshire.gov.uk](mailto:Carl.Brace@herefordshire.gov.uk)>  
**Cc:** LTC Clerk <[clerk@ledburytowncouncil.gov.uk](mailto:clerk@ledburytowncouncil.gov.uk)>  
**Subject:** Gladmans and Dymock Road appeal site reapplication in relation to the Ledbury NDP

Hi Carl

Very good and useful meeting yesterday, thanks a lot for your update on the sporting facilities planning site options.

Included in the discussion was the subject of Gladmans coming back with a planning application for the Dymock Road location, which was previously rejected on appeal by the inspector. This includes a revival of their sport facilities inclusion.

As chair of the Ledbury Neighbourhood Development Plan Working Party which is currently gathering evidence towards putting together settlement boundary options including possible sites for a much needed new football facility for the town, and which is one of the NDP priorities, I'd appreciate any comment or input you have that we could use in our evidence base to draw up a settlement boundary that will go forward to public consultation, hopefully sometime in the Spring of 2021.

Many thanks and best regards

Phillip

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Ledbury West Ward  
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