



LEDBURY TOWN COUNCIL

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Your Ref:

Our Ref:

AP/NDP/2022

20 December 2022

Transport Planning Associates
1 Giltspur Street
London
EC1A 9DD

Dear Sir

Thank you for your swift response of 7th December 2022. We fully appreciate and recognise the need for Heineken to retain control over the access arrangements to its factory and what is agreed in terms of any new permanent access to serve the strategic employment land requirement and the community's need for playing fields. In this regard, we hope the following helps to address the issues you raise in your most recent letter:

Transport Impact Assessment

In relation to your suggested changes 1 and 3 in that letter, we can't see that a change to 'transport' as opposed to 'traffic' impact assessment would present a problem. The reason we used 'traffic' was that it appears to have been the term recommended by Highways England in relation to Bridstow NDP which is a parish bordering the market town of Ross-on-Wye.

Permanent Access to the Proposed Employment Land and Playing Fields

With regard to any new access, we are aware that Herefordshire Local Plan Core Strategy, adopted in October 2015, clearly suggests that land to the south of Little Marcle Road and also the Heineken factory should be used for employment land, and in this regard, access will have been a consideration. This employment land would be separate and in addition to the brownfield site advanced through the Ledbury Market Town Investment Plan and which we understand utilises some of your client's current premises that are no longer required. A previous planning decision indicates access to any development to the west of the Heineken factory onto the Little Marcle Road would not be acceptable to Herefordshire Council Highways. The road is considered too narrow, being used by many heavy goods vehicles, including those accessing Heineken's factory. Hence any permanent access would need to be between the Heineken factory and Ledbury Bypass. This would be the case should it only serve the strategic employment land indicated in this area.

We used Herefordshire Council's advice note on Current and Future Sports Provision for Inclusion in Ledbury NDP (April 2016) in our previous letter to you to indicate that the location suggested in the NDP was highlighted as an option at that date. That

Council, as local planning authority, would have been aware that the general area is also indicated as future employment land in accordance with the Core Strategy. The site option to the south of Ross Road is now a cricket pitch so not available for football.

Following discussion with Heineken, the need for a separate access to that currently serving Heineken was raised with Herefordshire Council at a meeting on 17th September 2021 (note attached) and confirmed with them in an email of the same date. Herefordshire Council officers have not responded negatively to this, which we taken as an indication that, in principle, a further access would be possible.

Temporary Access to Playing Fields

We are aware that a representative from Ledbury Swifts Football Club, who also sits on the NDP Working Group, has discussed a temporary access across Heineken's land with the company. We are aware that the potential to explore other options is available although that across your client's land represents the best approach should the playing field proposal advance before the laying out of any permanent access that would include the proposed employment land.

We will forward a copy of this letter together with yours of 7th December 2022 to Herefordshire Council so that its officers are aware of our communication.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Angela Price', with a long horizontal flourish extending to the right.

Angela Price PSLCC, MIWFM, AICCM
CiLCA (England & Wales)
Town Clerk