
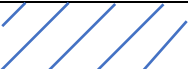





# Ledbury NDP / LSCA / Vision for 2060

## Ledbury West Zoning Plan Option 1: Key & Notes

v1 29.09.20

### Key to Zoning Plan

	Future canal route
	Flood zone
	Green Infrastructure / green space (existing / approved / future, public / private land)
	Green Infrastructure improvement zone
	Footpath / cycleway routes & links (existing / proposed / future)

### Notes (Zoning Plan numbering)

Ref.	Comment
1	RESIDENTIAL DEVELOPMENT (APPROVED) Former cricket ground / Full Pitcher. Existing footpath runs through - important link from town centre to south and west.
1A	EXISTING PLAYING FIELDS (N) & SCRUB (S)
2	RESIDENTIAL DEVELOPMENT (APPROVED - Bovis) Scheme shows some peripheral Green Infrastructure with footpath / cycleway. Also shows potential crossing over Leadon Way to join potential new footpath / cycleway a) to west alongside Leadon Way, and b) to north east across fields on southern edge of town.
2A	PUBLIC OPEN SPACE (APPROVED - Bovis) Need to ascertain how HC proposes to safeguard POS in perpetuity. Also note masterplan shows footpath exiting POS to south, but no link to public fp. See Area 3A.

<b>3</b>	<p>PUBLIC OPEN SPACE (APPROVED - Bovis &amp; Barratt)</p> <p>Not sure why Barratt are proposing a pond here, given topography. Need to create footpath / cycleway link between Bovis &amp; Barratt through POS, as this would allow Bovis site residents to walk / cycle west if new links created over Dymock Road (see Area 6).</p> <p>POS is ideally located for FUTURE GREEN BRIDGE across Leadon Way.</p>
<b>3A</b>	<p>FUTURE GREEN INFRASTRUCTURE IMPROVEMENT ZONE</p> <p>Probably low in biodiversity. Potential for future east / west footpath / cycle links as part of future 'peripheral' circuit around the town. Will look at in more detail when move on to 'Ledbury South 2060' zoning plans.</p>
<b>4</b>	<p>RESIDENTIAL DEVELOPMENT (APPROVED - Barratt)</p> <p>Scheme shows peripheral Green Infrastructure with footpath / cycleway, but limited in width. However, will provide useful link between southern parts of town centre and west if new links created over Dymock Road (see Area 6).</p>
<b>5</b>	<p>FUTURE HOTEL SITE (c. 1.5ha)</p> <p>Highly important and visible location at gateway to town, so locally-appropriate &amp; distinctive, high quality built form required.</p>
<b>5A</b>	<p>EXISTING EMPLOYMENT / COMMERCIAL SITE</p> <p>Former Countrywide Stores etc.</p>
<b>6</b>	<p>FUTURE CANAL WHARF (c. 3.2ha)</p> <p>Future 'peripheral' footpath / cycleway runs through. Facilities for canal users, car parking, visitor centre, cafes, shops, cycle hire. NB includes small parcel of unbuilt land in industrial estate to north.</p>
<b>6A</b>	<p>EXISTING GREEN INFRASTRUCTURE</p> <p>Valuable orchard / other habitats. Part of 'biodiversity belt' and southern outer buffer zone. Key link between 'impoverished but to be improved' landscapes in Area 3A to east, and future green infrastructure / improved habitats to west.</p>
<b>6B</b>	<p>EXISTING GREEN INFRASTRUCTURE</p> <p>Valuable riparian / floodplain habitats. Part of 'biodiversity belt' and southern outer buffer zone.</p>
<b>7</b>	<p>EXISTING EMPLOYMENT / COMMERCIAL SITE</p> <p>Auctioneers: large modern unit and extensive external grassed parking / display areas.</p>
<b>7A</b>	<p>FUTURE GREEN INFRASTRUCTURE</p> <p>Part of 'biodiversity belt' and western outer buffer zone. 'Peripheral' footpath / cycleway runs through, across future canal from future canal wharf area (Area 6).</p>
<b>8</b>	<p>FUTURE GREEN INFRASTRUCTURE</p> <p>Part of 'biodiversity belt' and western outer buffer zone. Future 'peripheral' footpath / cycleway runs through, linking Ledbury South to Ledbury West via canal wharf area (Area 6).</p>
<b>9</b>	<p>EXISTING RESIDENTIAL PROPERTIES</p>
<b>10</b>	<p>FUTURE GREEN INFRASTRUCTURE</p> <p>Part of 'biodiversity belt' and western outer buffer zone. Future 'peripheral' footpath / cycleway runs through. Potential for recreational / educational use.</p>

<b>11</b>	<b>EXISTING CRICKET GROUND</b> Part of 'biodiversity belt' and western outer buffer zone.
<b>12</b>	<b>EXISTING RESIDENTIAL PROPERTIES / EXISTING GREEN INFRASTRUCTURE</b> Set in large gardens / wooded grounds which are likely to be locally-valuable habitats.
<b>13</b>	<b>EXISTING RUGBY CLUB</b> Clubhouse and car park etc. May need to create access through car park to Sports Hub (Area 15A) and University Campus (Area 16), and possibly to employment land to north, unless access to that feasible from north.
<b>14</b>	<b>EXISTING SPORTS PITCHES (RUGBY)</b>
<b>15</b>	<b>FUTURE SPORTS PITCHES (FOOTBALL)</b>
<b>15A</b>	<b>FUTURE SPORTS HUB (c. 1ha)</b> Mainly for football, but if enough room, the Sports Hub could accommodate other uses e.g. different sports, café, shops, youth / scout group HQs, Ledbury cycling centre, classrooms, meeting rooms etc etc. Could be linked to the University Campus (Area 16).
<b>16</b>	<b>FUTURE UNIVERSITY CAMPUS (c. 4.5ha)</b> Is this area sufficient? If permanent student 'hostel' accommodation required, it could double-up for sports / scouts / youth camp use in holidays.
<b>17</b>	<b>FUTURE MULTI-FUNCTIONAL GREENSPACE</b> South of Area 18. Part of 'biodiversity belt' and western outer buffer zone. Could be wooded. Future 'peripheral' footpath / cycleway runs through. Potential for variety of recreational / educational uses.
<b>18</b>	<b>FUTURE MULTI-FUNCTIONAL GREENSPACE</b> Links Areas 17 to north and 23 to south. Part of 'biodiversity belt' and western outer buffer zone. Could be wooded. Future 'peripheral' footpath / cycleway runs through. Potential for variety of recreational / educational uses.
<b>19</b>	<b>FUTURE EMPLOYMENT LAND (c. 7.5ha)</b> Note important GI assets to be protected / retained / enhanced (watercourses & associated vegetation, footpath, bridleway).
<b>20</b>	<b>FUTURE EMPLOYMENT LAND (c. 2.5ha)</b> Note important GI assets to be protected / retained / enhanced (watercourses & associated vegetation, footpath, bridleway).
<b>21</b>	<b>EXISTING UBL FACTORY COMPLEX</b> Access to future employment land?
<b>22</b>	<b>FUTURE EMPLOYMENT LAND (c. 2.5ha)</b>
<b>23</b>	<b>FUTURE MULTI-FUNCTIONAL GREENSPACE</b> North of and linked to Area 18. Part of 'biodiversity belt' and western outer buffer zone. Important screen to west side of future employment land. Could be wooded. Future 'peripheral' footpath / cycleway runs through. Potential for variety of recreational / educational uses.

**24**

**FUTURE LINK to Herefordshire Trail**

Would complete Future 'peripheral' footpath / cycleway circuit around south west edge of town, and give good access to wider footpath network to west.

Area probably has relatively high biodiversity value already, but aim should be to link new habitats in Area 23 through Area 24 and northwards to high value Local Wildlife Sites on Wall Hills.