



# LEDBURY TOWN COUNCIL

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TO: Councillors Banister, Harvey, Howells and Knight  
Non-Councillors: Caroline Green and Nicola Forde, Paul Kinnaird

Dear Member

You are invited to attend a meeting of the **Major Planning Applications and Consultations on Tuesday, 8 March 2022 at 10.00 am** for the purpose of transacting the business set out below.

Yours faithfully

Angela Price  
Clerk

## A G E N D A

1. **Apologies for absence**
2. **Declarations of Interests**

To receive any declarations of interest and written requests for dispensations.  
*Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Ledbury Town Council Code of Conduct for Members and by the Localism Act 2011.*

*(Note: Members seeking advice on this item are asked to contact the Monitoring officer at least 72 hours prior to the meeting)*

3. **Notes of a meeting of the Major Planning Applications and Consultations Working Party held** (Pages 250-252)
4. **Update on major planning applications** (Verbal)

5. **Spatial Options Consultation Local Plan 2021-2041** (Pages 253-273)

<https://hlp.commonplace.is/proposals>

<https://hlp.commonplace.is/proposals/proposal-3/step1> (Video of information evening)

6. **Section 106** (Pages 274-282)

Distribution: All councillors

**LEDBURY TOWN COUNCIL**

**MINUTES OF A MEETING OF THE MAJOR PLANNING APPLICATIONS AND  
CONSULTATIONS WORKING PARTY COMMITTEE HELD ON 10 JANUARY 2022**

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**PRESENT:** Councillor Bannister  
Non Council Members: Nicola Forde and Paul Kinnaird

**ALSO PRESENT:** Angela Price – Town Clerk

**MPA44. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Howells and Hughes.

**MPA45. DECLARATIONS OF INTEREST**

None received.

**MPA46. TO APPROVE AND SIGN THE MINUTES OF A MEETING OF THE  
MAJOR PLANNING AND CONSULTATIONS WORKING PARTY  
HELD ON 28 OCTOBER 2021**

**RESOLVED:**

That the minutes of the Major Planning Applications and Consultations Working Party held on 28 October 2021 be approved and signed as a correct record, subject to the following amendments:

That Paul Kinnaird and Nicola Forde be recorded as having attended as non-council members of the Working Party and not as “Also Present”.

**MPA47. UPDATE ON MAJOR PLANNING APPLICATIONS**

1. Application P204578/L – Former Auction Rooms Market Street, Ledbury – proposed redevelopment of the former auction rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure

**RESOLVED:**

**That the Clerk contact Herefordshire Planning Officers for an update.**

2. Application P213810 – Ledbury Viaduct Development

**RESOLVED:**

**That the Clerk contact Herefordshire Planning Officers for an update on this planning application, in particular the following points:**

- **Biodiversity**
- **When will the traffic improvement plans take place in relation to the development works?**
- **LSEA**
- **Canal Trust**

3. Members noted that there had been no further updates on the following applications:

- Application 192482 – Land adjacent to Leadon Way – Vistry development
- Application 212375 – Land south of Leadon Way – Barratts

4. Members agreed that information on S106 should be included in the next agenda of the Working Party for consideration.

**RESOLVED:**

**That information on S106 for Ledbury be included in the next agenda of the Working Party for consideration.**

MP48. **DATE OF NEXT MEETING**

**RESOLVED:**

That the Clerk identify a date for a further meeting of the Working Party.

Signed ..... Dated .....



**ACTION SHEET**  
**LARGER PLANNING APPLICATIONS**

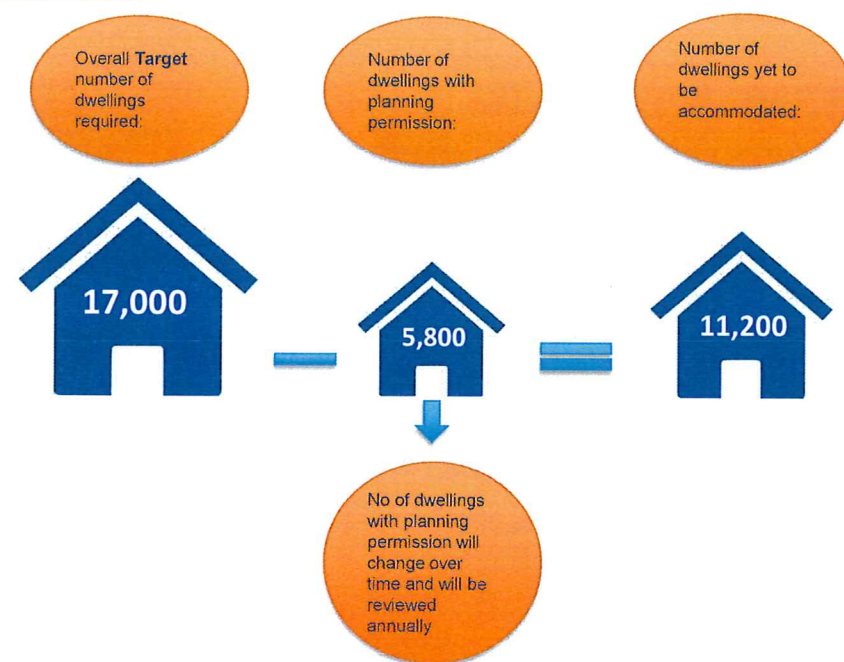
10.01.2022

Minute No.	Action	To be Actioned by	Date Actioned	Comments	Actioned
MPA47(1)	That the Clerk contact HC PO's for an update on Application 204578/L	TC	Mar-22		In Progress
MPA47(2)	That the Clerk Contact HC PO's for an update on application 213810/L - In particular the following points Biodiversity; when will the traffic improvement plans take place in relation to the development works; LSEA; Canal Trust	TC	Mar-22		In Progress
MPA47(4)	That information on S106 for Ledbury be included in the next WP agenda	TC	Mar-22	On agenda for consideration	Completed

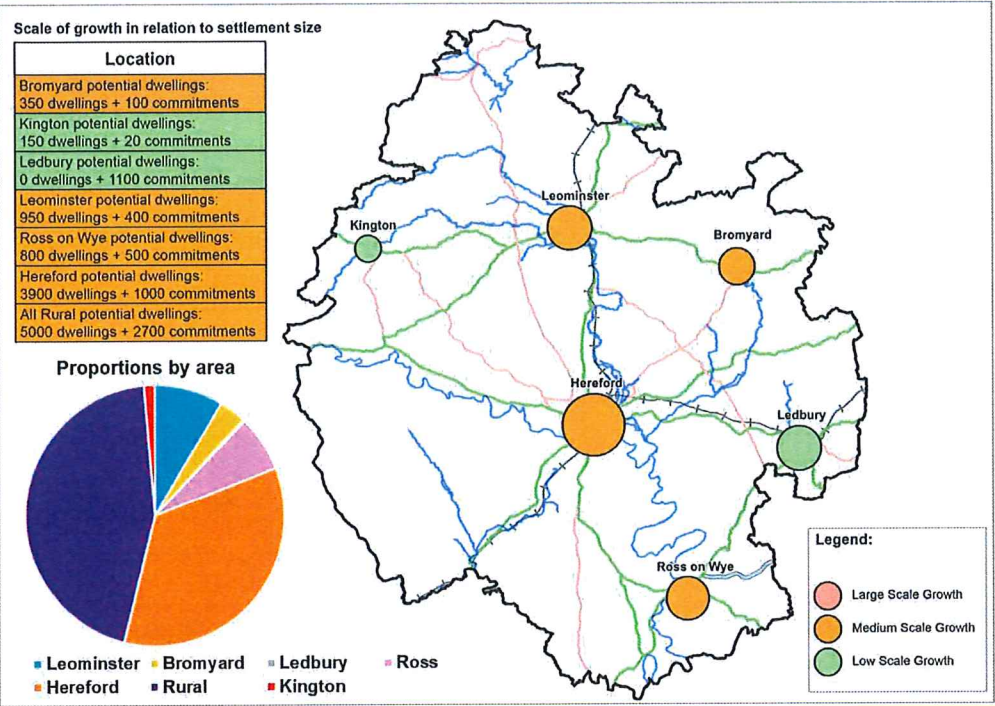




Amount of housing growth required..

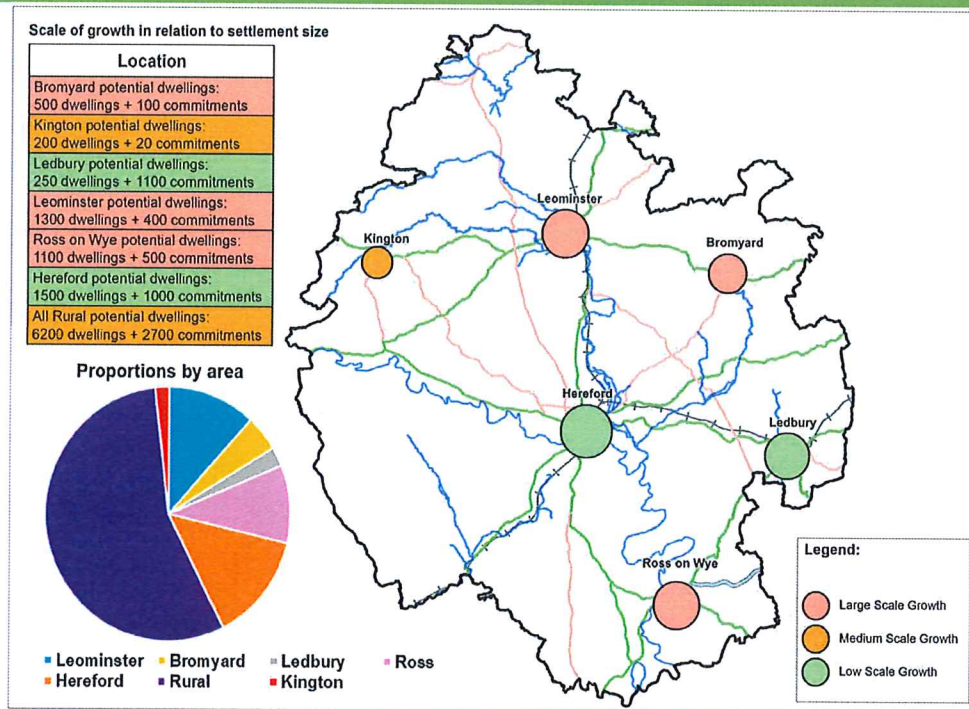


Option 1: Housing Need Baseline Option

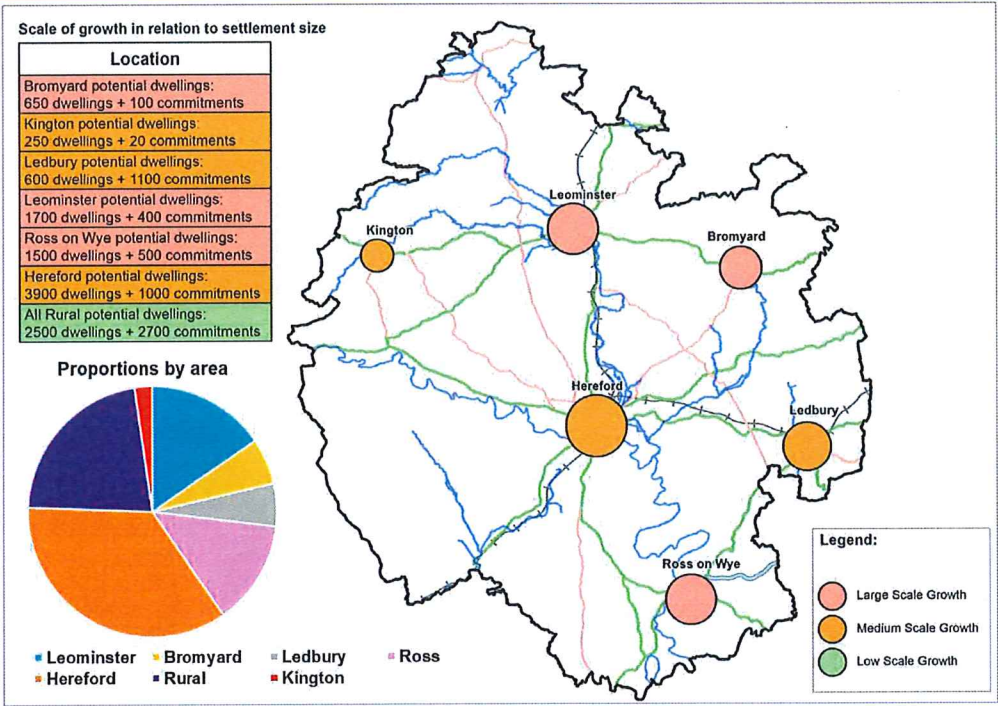




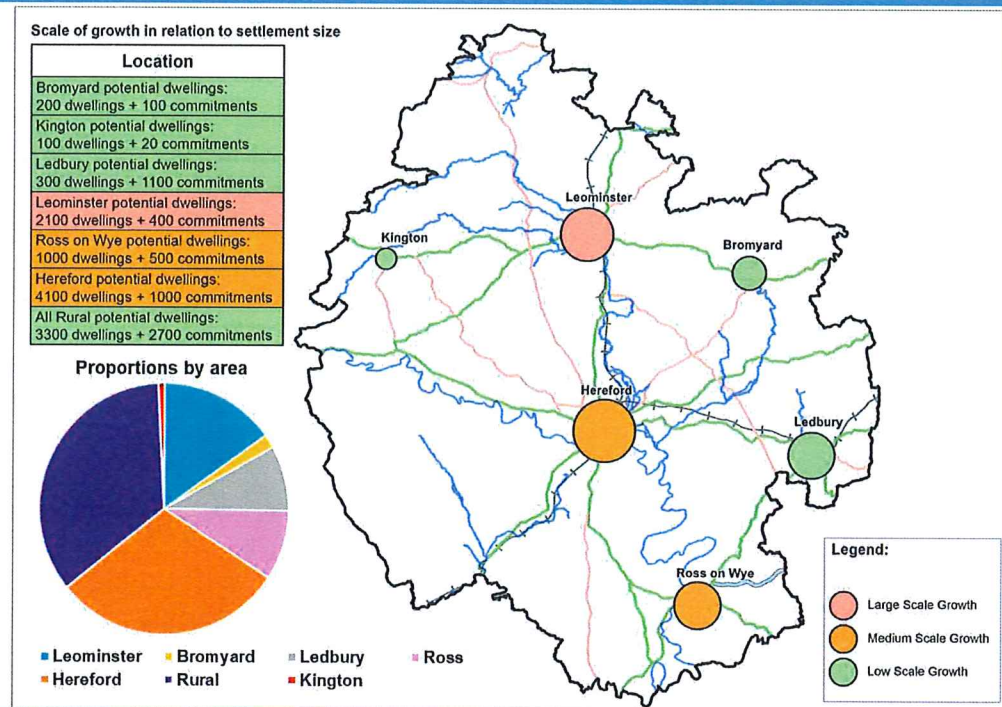
Option 2: Focus on Market Towns and Rural Based Growth



Option 3: Focus Growth across Market Towns and Hereford



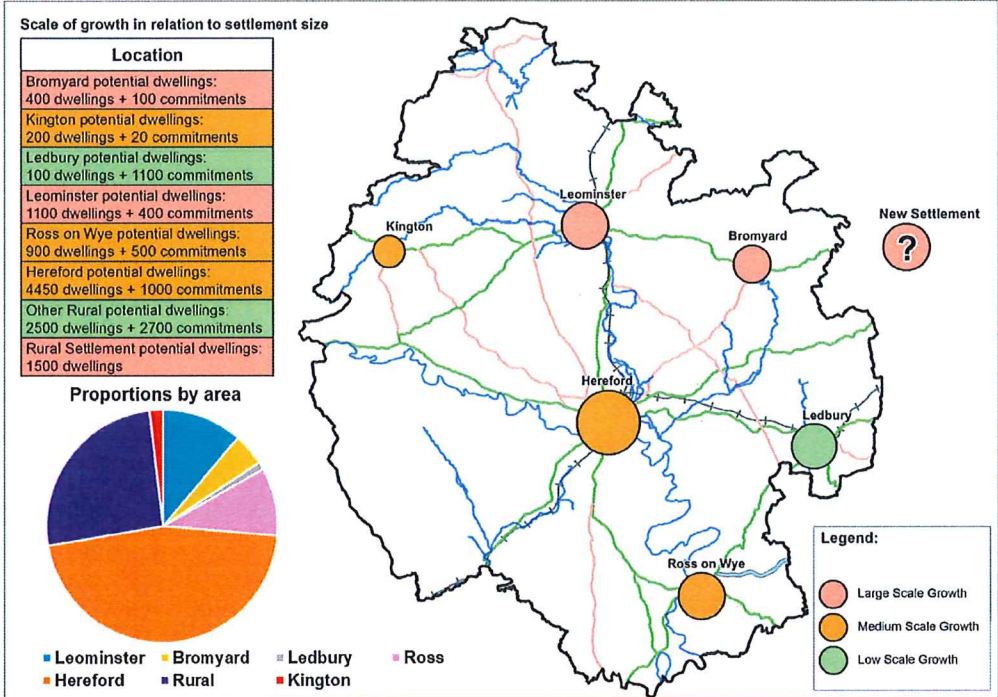
Option 4a: Leominster as a Growth Town



Option 4b:  
Ross-on-Wye  
as a Growth  
Town

Option 4c:  
Ledbury as a  
Growth Town

Option 5: New Rural Settlement with growth focused in Leominster and Bromyard



Ideas to think about – We want to hear your views.

Which option would you consider to be the most sustainable approach?

Which of the urban areas would best suit sustainable growth within the next plan period?

Is a new settlement a reasonable option? What criteria should be used to identify a suitable location?

Keep in mind: Vision and Objectives

You can also make comments after this session via the strategic spatial options public consultation website at <https://hlp.commonplace.is/>

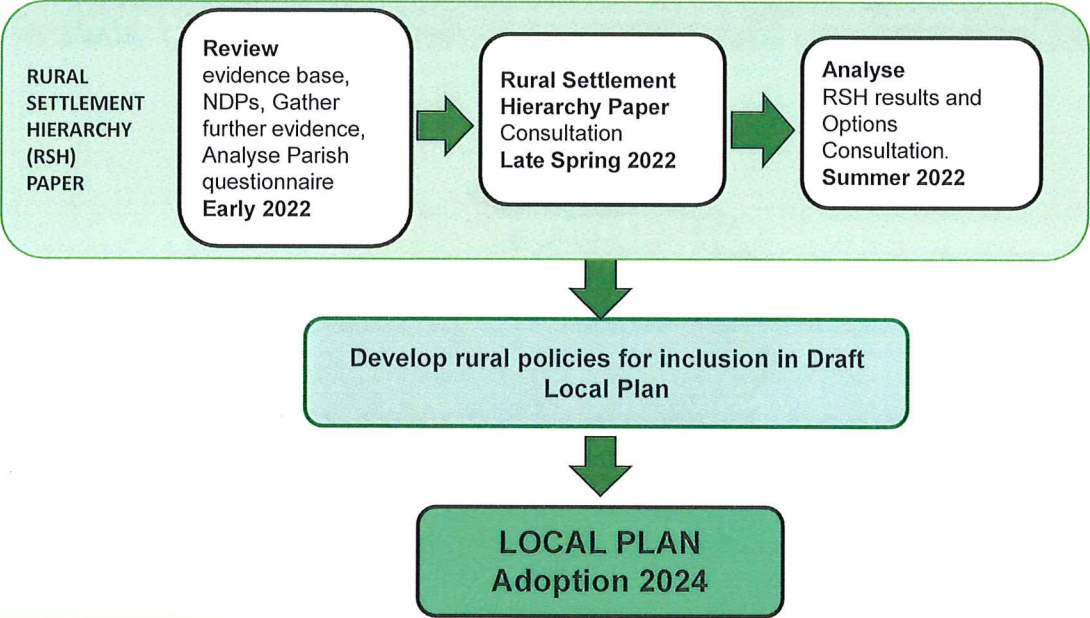
The closing date for comments is on the **28th of February 2022.**

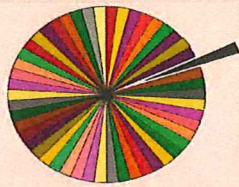
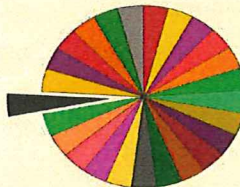
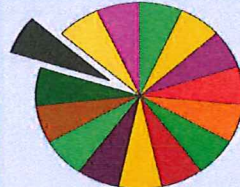
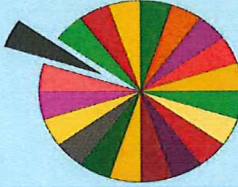


## Rural Areas Spatial Option

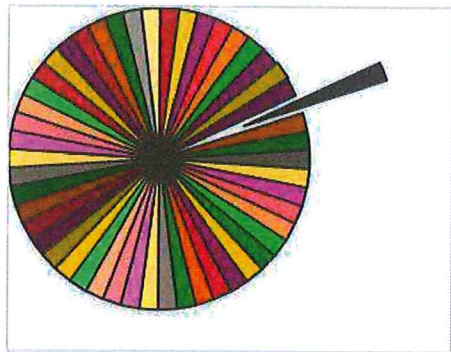


How the rural areas strategy will progress



Rural Areas Options Summary				
Option	Rural Areas Housing Distribution Option 1	Rural Areas Housing Distribution Option 2	Rural Areas Housing Distribution Option 3	Rural Areas Housing Distribution Option 4
Strategy	Dispersed housing growth in settlements (current)	Housing growth in the larger settlements	Housing growth in rural hubs	Housing growth outside of Areas of Outstanding Natural Beauty (AONBs) and conservation areas
Estimated Settlement Breakdown chart				
Settlement Breakdown	Development would be distributed across a greater number of settlements.	Significant number of larger settlements	Limited number of larger settlements	This would focus development in settlements outside designated areas.
Outcome	Smaller proportionate growth to each settlement	Larger proportionate growth to each settlement	Significant proportionate growth to each settlement	Larger proportionate growth to identified settlements. Areas in AONBs and within the conservation areas will have limited growth.

## Rural Areas Option 1: Current Strategy. Dispersed Approach Across Settlements



### What this means

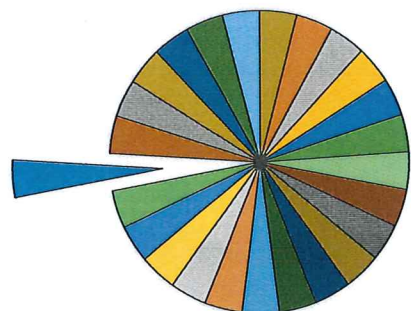
- Continues broadly with the current rural housing strategy of wide distribution
- Revision of settlement list
- Continues to provide proportionate housing growth for identified settlements with key services and accessibility

### Potential Outcomes

- More consideration of settlements environmental impacts
- Could be difficult to address active travel due to far and wide coverage
- Difficulty in delivering affordable housing but will help to some degree to retain services



**Rural Areas Option 2:  
Focus on larger settlements**



**What this means**

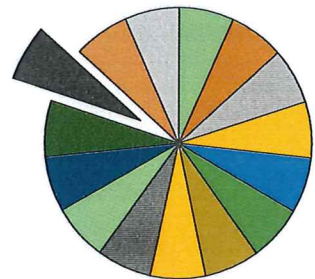
- Focus on fewer settlements than in Option 1
- Increase in growth across the larger settlements
- Would expect to have a reasonable level of accessibility

**Potential Outcomes**

- Housing sites may be larger in size providing better opportunity for affordable housing
- Provision of sustainable travel more likely to be achieved
- Could help to sustain current village services



### Rural Areas Option 3: Focus growth on rural hubs



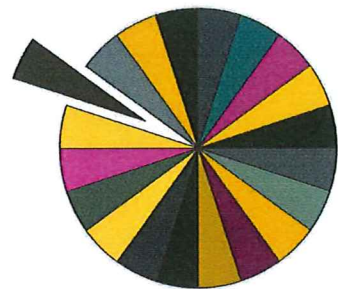
#### What this means

- Rural growth is focused at a small number of key settlements
- Of all the options, this one would have the least amount of settlements/hubs identified
- Good levels of public transport links with a wider availability of services and less environmental constraints

#### Potential Outcomes

- Requires larger-scale greenfield development on the edge of settlements
- Development with appropriate on-site facilities will improve accessibility for new as well as existing communities
- Tighter restrictions on development in other settlements and rural areas

## Rural Areas Option 4: Focus growth within settlements outside AONBs and conservation areas



- **What this means**
- Reflects the proposals set out in the [Planning White Paper 2020](#)
- Settlements in identified protected areas will have limited development
- Many or parts of settlements fall into these areas

### Potential Outcomes

- Settlements outside AONBs and conservation areas may receive a greater proportion of growth
- Where conservation areas do not cover the whole settlement, they may still be able to accommodate some new development outside the designated area.
- Limited development may rule out some settlements considered sustainable as have services and public transport links.



## Local Plan 2021-241 – Spatial Options Parish Council Information Evening

3 February 2022

### Question themes

#### 1) Access to the documentation

Question	Council response
Please can you post a link to the video in the chat?	<p>The introduction video can be seen again on the following link  <a href="https://www.herefordshire.gov.uk/local-plan-1/local-plan-2021-2041">https://www.herefordshire.gov.uk/local-plan-1/local-plan-2021-2041</a></p> <p>The Consultation platform can be found here  <a href="https://hlp.commonplace.is/">https://hlp.commonplace.is/</a></p>

#### 2) Consultation platform

Question	Council response
Can we make comment without answering the question?	Yes comments are also welcome. Answering the specific questions on the online platform does help the team to analysis the responses to the spatial options but all comments are welcome
Is there an option to respond as Parish Council or another group or is it best as an individual?	A submission on behalf of a parish council is best to come from one email address
Do you have to complete your submission in one go? Can you respond to a few questions and come back at a later date to update or add to it.?	A responder can go back in and edit their comments and communication preferences once they have verified their email address
If a submission is being made by a whole Parish Council does it have to come from one person's email address?	<p>A response can come on behalf of the PC but we also welcome responses from individuals within the parish and other groups.</p> <p>They cannot all come from the same email address however.</p>
Is the website the only way to respond?	For those who do not have any means of submitting their response via the website or email, yes we can accept a hard copy response
Is there a hard copy response mechanism for those without IT access or capability?	

Question	Council response
<p>Please can you advise on how people can obtain all the information contained on the website?</p> <p>Do you have a suite of consultation documents?</p>	<p>Hard copies of the consultation document have been sent out to libraries and info centres across the county.</p> <p>Posters and flyers have also been sent to all of the Parish Clerks, which are being used to get the word out there.</p> <p>The Spatial Options document is the only consultation documents at the moment</p>
<p>Could you bring a display to talk community cafes, so residents can see what is proposed?</p>	<p>Talk Community Hubs have all been contacted and asked to have posters up and flyers available.</p> <p>Due to Covid restrictions, not all are taking leaflets at the moment, but I will continue to ask for information to be displayed.</p>

#### Consultation deadline

Question	Council response
<p>Is there any possibility of extending the 28th February deadline?</p> <p>This doesn't strike me as much time to digest and discuss this at council meetings, let alone put a coherent response together.</p> <p>The deadline is prior to Ross on Wye's next planning meeting, for instance</p> <p>The point about time is a good one. We have one meeting in Feb at the City Council in Feb we can use, many parish councils meet bi-monthly so a 25 day turn round isn't really realistic.</p> <p>The response of an elected body representing a whole community should carry more weight than an individual, but that only works if that response is derived from an open meeting with members and the public in the parish able to express their views.</p>	<p>In terms of an extension to the deadline, we are on a very tight deadline for the preparation of the plan.</p> <p>However, if Town and Parish Councils are unable to comment by the 28th due to the date of their next meeting, we would ask them to let us know and respond as soon as possible after the PC has met and discussed the document.</p>

#### Call for Sites



Question	Council response
Is the 'Call for Sites' is just for a new village not sites for consideration elsewhere? Does this mean that the option for a 'new village' has already been decided?	No decision has been made for any of the options as yet but in making that decision we will need to know whether there are candidate locations for new settlements.

### Spatial Options

Question	Council response
<p>How can the options be assessed before reassessing the rural settlement hierarchy.</p> <p>Many of the settlements set as 'main focus of proportionate development' have very restricted local facilities and some that existed at the time of the Core Strategy are no longer or are 'hanging by a thread.</p> <p>Surely you cannot expect residents to express their preferences if they do not know how they will be applied?</p>	<p>Work on reviewing the current rural settlement hierarchy is ongoing and will be subject to a further consultation later in the spring. The spatial options are seeking to gauge opinion on how rural growth is distributed. For example, widely to a larger number of settlements or a larger amount of housing to few settlement/hubs.</p>
<p>All of the options envisage substantial growth in rural settlements.</p> <p>How does this accord with the objectives of retaining local character and ensuring that an extensive range of infrastructure and services, such as health, transport and education, are provided to support the new development.</p>	<p>The work on the rural settlement hierarchy will be reviewing a wide range of infrastructure and environmental issues to assist identifying the most sustainable rural areas</p>
<p>The approach appears to be that there is a 'need' for an additional 17,000 additional dwellings but that there are 5800 extant planning permissions (commitments).</p> <p>The approach in the options appears to apportion the remaining 11,200 new dwellings and then add in the extant permissions.</p> <p>Does this not place a disproportionate burden on the rural areas where almost ½ of the extant permissions are located and which are the least sustainable of the locations.</p>	<p>The extend permissions are shown within the Spatial Options Paper collectively but similar to proportional growth figures for parish councils producing NDPs, the locations of these extent permissions will be reflected within the settlement hierarchy work.</p>
<p>Is it possible to combine elements of various options?</p>	<p>Yes, the options could be combined and mixed and matched in the final spatial strategy. The final preferred option may well be a hybrid.</p>
<p>It might be that we need to agree a new interpretation of 'sustainability' as</p>	<p>These changes are being taken into account within the rural settlement hierarchy work</p>

Question	Council response
circumstances have changed with regard to home working, broadband, community resilience, shared or mobile service provision etc. 'connectivity' is no longer the main driver of sustainability esp for rural areas and how they may continue to change over next 20 years	being undertaken. This will be consulted upon in the Spring.

#### Settlement hierarchy and rural options

Question	Council response
Why petrol stations when all using EV's. How is Hereford going to place sufficient chargers	
For Options 3 and 4 there would be substantial growth in very few rural hubs.  Would this not destroy the character of these settlements by 'urbanisation'?	The work on the rural settlement hierarchy will be reviewing a wide range of infrastructure and environmental issues to assist identifying the most sustainable rural areas
The Rural Areas Profile and Key Facts paints a picture of an area well served by local amenities with over 200 local amenities and facilities and over 200 places of worship.  However the Core Strategy identifies 119 'RA2' settlements and 97 'RA3' settlements.  Are not local amenities and services spread very thinly in all but a small number of settlements?	The locations of services and facilities are being reviewed as part of the rural settlement hierarchy work.  For easy of reference the rural areas were shown as a combined total within the Spatial Options document

#### Lugg Catchment

Question	Council response
Very little prospect of the River Lugg problem being resolved in the near future. How do the proposals allow for this?	There is an assumption in terms of the work to-date that the Phosphate issue will be resolved and the Council will meet its housing need over the next 20 years.  If in preparing the plan there is clear and robust evidence that this is not possible then, firstly the Council would need to ask neighbouring authorities to accept and element of the growth under the duty to co-operate.

Question	Council response
	If the other authorities could not accept this growth the Council would have to demonstrate at the Examination in Public that they could not accommodate the full level of housing growth.

## NDPs

Question	Council response
How does the project affect existing NDPs (both in preparation and adopted) especially as they reference the current Core Strategy?  Will existing NDP policies be affected?	NDPs need to be in conformity with the adopted Core Strategy at this stage.  All made NDPs will retain part of the development plan until new Local Plan 2021-2041 is adopted.  The NDP team will discuss reviews of any NDPs in light of the draft Local Plan 2021-2041 with individual parish councils.
What is the impact on the existing provision of housing provided in the made Neighbourhood development plans which were voted on agreeing housing within those Parishes up to 2031?	NDPs will be used to inform the new rural policies within the Local Plan.  If settlements remains within the new settlement hierarchy then we will also review those existing site allocations which have yet to be developed and their ability to contribute any future growth
Will NDPs which have not been adopted because of the HRA issues be taken into account as part of the evidence based review	Yes the NDPs which have yet to be adopted will also be taken into account
We don't have a NDP will this affect us in anyway for the future?	No, the additional local evidence base available to us through the NDP work will be use when reviewing the settlement hierarchy. However the parish questionnaire sent last October has been an opportunity to gather information from all parishes regardless of their NDP status
If your parish changes its designation through one of the spatial options what would happen to any housing allocations already within its NDP especially if they have not been developed before the new local plan was adopted	The NDPs remain part of the development plan until the Local Plan 2021-2041 is adopted. Therefore all site allocations will remain unaffected in the short term.
It is a super tight timescale!	The NDP team are happy to discuss any NDP reviews with parish councils in light of the



Question	Council response
Presumably we then need to bring forward NDP revisions/rewrites to be ready for as close to formal adoption as possible	Local Plan timescales - Please contact the NDP directly for specific advice.

#### Climate change

Question	Council response
This could be a great opportunity to think about. Sustainable energy and reduce reliance on Oil / Gas. Need to think beyond the way we operate now.	The next stage of the policy options development will be looking at the issues surrounding sustainable energy and EV.  The Climate Assembly have been added to the list of consultees and a briefing to the Board has been requested.
How will the Climate assembly and climate board and subgroups feed into this and other consultations?	
One of the key things that comes up in many meetings either parish council or hall, is electric charging points and the need to require new builds to have solar etc	

**MINUTES OF A MEETING OF THE SECTION 106 TASK AND FINISH GROUP  
HELD ON  
13 SEPTEMBER 2021**

**PRESENT:** Councillors Bannister, Howells and Hughes

**ALSO PRESENT:** Angela Price – Town Clerk

**1. ELECTION OF CHAIR**

**RESOLVED:** That Councillor Howells be elected as chair to the S106 Task and Finish Group for the 2021/22 Municipal year.

**2. APOLOGIES**

Apologies were received from Councillors Eakin, Harvey, Knight and Whattler.

**3. DECLARTIONS OF INTEREST**

None received.

**4. TO GIVE CONSIDERATION TO THE SECTION 106 LISTINGS INCLUDED IN THE ATTACHED PUBLIC REALM DOCUMENT**

Members agreed that the most sensible way forward would be to review the Section 106 listings included in the Public Realm document and consider the priority of each item, with a recommendation back to the Planning Committee.

Councillor Hughes as:

What is S106?

What is the aim of the Task & Finish Group?

How can we achieve this aim?

The following responses were provided:

**What is S106?** – Herefordshire Council recognises that when developers build new houses, the development may have an impact on the local community. For example, the growth in the local population might lead to greater pressure on education facilities. We can use Section 106 Agreements to require developers to pay for infrastructure to help mitigate the impact of developments. In addition, Section 106 agreements can be used to secure the delivery of affordable housing.

Section 106 agreements are legal agreements negotiated between the council and the developer. The council can request financial contributions and affordable housing for development sites of 11 residential units or more.



Under the Government's National Policy Framework (NPFF), which sets out the Government's planning policies and, how they should be delivered, HC can only ask for funds for infrastructure which meet the following "three statutory tests":

- The project is necessary to make the development acceptable in planning terms;
- It is directly related to the development; and
- It is fairly and reasonable related in scale and kind to the development.

**What is the aim of the Task & Finish Group?** – This Task & Finish Group are trying to build a new Wish List for Ledbury and agree priorities within the list.

**How can we achieve this aim?** – by reviewing all of the information provided by the Clerk (Public Realm document, Councillor Harvey's previous Ward report and previous wish lists)

It was agreed that the same system used within the Council's Corporate Plan would be used, i.e. Red for High Priority, Amber for Medium Priority and Green for Low Priority. It was also agreed that they would incorporate D for items that they believe have been completed. A map is also attached to identify the relevant numbering.

Councillor Bannister advised that most of the items on the list within the public realm document were transport related and considered that Ledbury Town Council need to consider alternatives from just transport projects.

The following list is the outcome of the discussions at the meeting:

REF	Description	Priority
16	Informal crossing to B4216 – Leadon Way	D
22	Crossing and shared use path along Martins Way to link with 17 and 18 (B & C)	A
1A	Shared use access from Ledbury SUE (Site A) to include crossing over Hereford Road to link to New Mills Way (Members believe this to be part of the Viaduct development)	G
15	Crossing over the bypass south of the Full Pitcher roundabout linking with Old Wharf Industrial Estate (members believed there was a case to enhance this with Pelican Crossing)	A
20	New bus stop and shelter on the west side of Martins Way, plus the provision of a shelter at the existing bus stop on the east side of the road	R
1B	Shared use access from Ledbury SUE to include crossing over A438 to link to Riverside Park (members believe there is a case to enhance this with a pelican crossing)	A
45b	Town Trail Refurbishment (Orchard Lane – Bye Street Section)	A

14	Crossing over the bypass north of the Full Pitcher roundabout linking the Town Trail with 13 and Old Wharf Industrial Estate (Upgrade to Pelican Crossing)	R
19	Crossing of A417 Ledbury Bypass to connect to site D	G
39	Footpath link from development site D to The Southend (No longer applicable replace with Crossing from proposed Bovis site to Jubilee Close)	G
1C	Formal crossing of Hereford Road and shared use link to join with path at southern end of Golding Way to including lighting	A
5	Widening narrow footbridge on Town Trail over Orchard Lane	R
8	Bye Street/Town Trail Crossing	R
21	10MPH TRO on A417 Leadon Way between the Full Pitcher roundabout and a point east of the proposed roundabout	D
13	Shared use path on north side of A449 to connect with 14 & 15	R
6	Improvement to links between Orchard Lane and Town Trail south of footbridge	R
35	Real time information especially by the Market House, War Memorial and Railway Station	G
7	Alternative to steps at the town end of Green Lane by Homend Crescent	G
10	Crossings over Bypass, Little Marcle Road to link in with 9	A
18	Upgrade of Mabels Furlong and Biddulph Way spur footways to shared use	A
23	Shared use footpath along the north side of Hereford Road to a crossing serving Golding Way to link with the Town Trail (Saxon Way)	A
45c	Town Trail Refurbishment (South of Bye Street)	R
34	Upgrading of PT facilities within the town centre to include shelters, kerbing etc	G
36	Review of facilities at all key bus stops in Ledbury with an aim to upgrade	G
19A	Crossing of A417 Ledbury Bypass to connect to site D (footbridge)	G
11	Cycle measures on New Street between B & C and the Town Centre	Unclear – clarification to be sought
30	Pedestrian crossing at Gloucester Road/Biddulph Way (Site D)	R
40	Footpath improvement west of Lower Road Trading Estate	A
45A	Town Trail Refurbishment (North of Orchard Lane)	A
4	Extension of shared use path between Aldi and Barnett Avenue (ZB2 path)	A
9	Shared use path on town side of the bypass between ZB2 path Lower Road Industrial Estate to Lower Road/Little Marcle Road roundabout	A



17	Upgrade of ZB9 footpath between Martin's Way and Mabels Furlong to link with 16	G
45D	Town Trail Refurbishment (South of Little Marcle Road section)	A
25	Widened footway to increase public space around Market House including review of bus stop locations and parking	G
26	Widened footway along eastern end of Bye Street (Not one way)	R
24	Footpath link to Wellington Heath (Canal pathway)	G
47	Pedestrian Wayfinding signage review	A
44	Car park management (fee/strategy) and signage	D
2	Shared use paths along the BN4214 Bromyard Road	R
37	Station parking	R
3	Junction improvement Hereford Road/Bromyard Road/Rail station	R
29	Traffic calming in areas of the town	G
28	Town Centre 20mph (not town wide)	R
41	Junction improvement at the Southend junction with Mabels Furlong	Happening
43	Widened footway between Top Cross and Police Station	R
38	Accessible footbridge between platforms	R
31	Remodelling of road junctions along Bye Street/Bridge Street/ Lower Road	R
32	Remodelling of road junctions along Woodleigh Road	R
33	Remodelling of road junctions along Little Marcle Road	R
48	Increased central coach parking	A
12	Cycle contraflow at High Street end of New Street	G
42	Resident's parking scheme (Various locations)	G
46	Knapp Lane traffic flow management (one way eastbound after Upperfields?) – Members suggest an extension of the yellow lines and other traffic control measures but not to make this one way	A
27	Additional level added to an existing town centre car park (Bye Street/Bridge Street could both be considered)	A

The meeting ended at 8.09 pm.

Signed ..... Dated .....  
(Chair)

## Town Council S106 wish list - as at 19.08.2016

Project / Works Description	Project / Works Description	Priority
Public green space	Development of an additional park/green space	
	Improved lighting at the Recreation Ground	
	Picnic area at the Recreation Ground	
	Improve landscaping and flow on the River	
Paths & cycleways	Improved existing provision:	
	Installing solar/movement activated lighting on Town Trail	
	All-weather path surface on Town Trail & riverside walk	
	Widening of the Orchard lane cycle/footbridge on Town Trail	
Play/exercise equipment	All age outdoor exercise equipment	Complete
	Improved play equipment in residential areas, e.g. New Mills, Deer Park,	
	Roller Park/upgraded skate park	
	Running/Trim-trail round town	
Youth/Teen provision	Refurbishment of the Youth Centre	
	Youth provision in the form of a coffee bar/drop in centre	
	Covered seating facilities for the children on the Rec	
	Creative workshop facilities particularly for young people i.e. rehearsal rooms, recording suite, wet art room, technology suite	
Additional sports provision	Third generation artificial football pitch	
	Athletics track	
	Indoor tennis/bowls centre	
	Range of facilities appealing across wider gender and age ranges e.g. Padel, short tennis, netball	
	New swimming pool & sports complex	
Town centre improvements	Re-design of town centre to enhance area around the Market House	
	More urban trees	
	Better pedestrian provision - wider pavements	

Car Parking & Traffic	Additional level added to an existing town centre car park	
	Landscape Master's House environment	
	20mph zone within town	
	Traffic calming in areas of the town	
	pedestrian crossings at key points, e.g. Gloucester Road near Biddulph Way and Hereford Road near Saxon Way	
	Remodelling of road junctions in Bye-Bridge-Lower Rd, Woodleigh Rd & Little Marcle Rd	
Community areas	Litter and dog poo bins around town	
	Improved and additional notice boards	
	Remodelling of Lawnside Road area	
	Public toilet on the Recreation Ground	
Education	Accommodation improvements at JMH	
	Lifelong learning workshop facility	
Healthcare & Emergency Services	Combined blue-light facility close to bypass	
	Proper hospital nursing facilities for convalescence	



## Town Council S106 wish list - as at 17.01.2017

Project / Works Description	Project / Works Description	Priority
<b>Open Space/Offsite Play</b>	Development of an additional park/green space	
	Improved lighting at the Recreation Ground	
	Picnic area at the Recreation Ground	
	Installing solar/movement activated lighting on Town Trail/Recreation Ground	
	Widening of the Orchard lane cycle/footbridge on Town Trail	On Aldi 106 list.
	Roller Park/upgraded skate park	
	Covered seating facilities for the children on the Rec	
	Public toilet on the Recreation Ground	
<b>Library</b>		
<b>Education,</b> Pre School Primary School High School Sixth Form, Youth/Teen provision SEN	Refurbishment of the Youth Centre	
	Youth provision in the form of a coffee bar/drop in centre	
	Accommodation improvements at JMHS/LPS	
<b>Sports Facilities</b>	Indoor Sports centre	
<b>Transport/Highways</b>	Re-design of town centre to enhance area around the Market House	
	More urban trees	
	Better pedestrian provision - wider pavements	



	Additional level added to an existing town centre car park	
	20mph zone within town	
	Traffic calming in areas of the town	
	pedestrian crossings at key points. Mini R'bout JMHS/Mabels Furlong	
Recycling		
Monitoring Costs		



# LEDBURY SECTION 106 ALLOCATED AMOUNTS

Development	Education	Transport/Highways	Open Space/Play	Library	Sports facilities	Recycling	Monitoring costs	Priority to enhance space within Deer Park, Biddulph Way/Martins Way
Lark Rise	£ 11,908.00	£ Knapp Lane improvements to reduce traffic flows/speeds and enhance pedestrian/cyclist safety 7,742.00	£ 2,623.00	£ 602.00	Provision/Maintenance			
Homend Garage	£ 20,657.00	£ Sustainable transport initiatives within Ledbury 18,081.00					Enhanced provision at schools serving the area	
Kingsmead	£ 26,559.00	£ Contribution to Ledbury early years/Primary/Youth service/SEN 4,962.00	£ 2,115.00	£ 1,314.00	£ 4,464.00			
Wye Fruit		£ Contribution to Pedestrian/Bus/Cycle/SRTS improvements 17,712.00	£ 1,902.00	£ 1,188.00		£ 720.00	£ 1,018.00	Ledbury
Ellenscroft	£ 29,400.00	£ Improvements to serve the development 25,000.00	Contribution to provision/expansion/improvement/maintenance of the open space facility. WHERE?					Contribution for waste reduction and recycling facilities
Full Pitcher		£ Contribution to Ledbury PS/JMHS/6'th Form/Youth Service/SEN	Contribution to improve Bus shelters/SRS/lighting and signage/pedestrian, cycle crossing facilities/ traffic calming		Contribution to improvement of existing and provision of new off site sports facility			
Gladmans		£ Bus stops and TRO(40 MPH on Leadon Way)						
		£ Educational facilities with development area						
<b>Totals</b>	<b>£ 88,524.00</b>	<b>£ 88,985.00</b>	<b>£ 6,640.00</b>	<b>£ 3,104.00</b>	<b>£ 135,504.00</b>	<b>£ 720.00</b>	<b>£ 1,018.00</b>	<b>£ 324,495.00</b>



