



LEDBURY TOWN COUNCIL

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16 June 2026

Dear Councillors

You are invited to a meeting of the Major Planning Applications Working Party on Thursday, 18 June 2026 at 6.00 pm for the purpose of considering the following planning application:

- 1. Application No. 261165 - Approval of reserved matters relating to layout, scale, external appearance and landscaping (pursuant to outline planning permission appeal ref. APP/W1850/W/20/3244410 and LPA ref. 171532) for 104 dwellings with associated parking, garages, highway and drainage infrastructure (Phase 2B). - Land North of Viaduct, Adjoining Orchard Business Park, Ledbury, Herefordshire.**
- 2. Application No. 261238 - Application for variation/ removal of conditions following grant of planning permission 233023. To remove condition 27 and to vary the wording of conditions 1, 8, 9, 20, 22, 23, 24, 25 and 26. To remove the Biddulph Way Cycle Link and for compliance with the already discharged information. Land South of Leadon Way, Ledbury, Herefordshire.**

Yours faithfully

Angela Price PSLCC, AICCM

Distribution: All Councillors (6)

**LEDBURY TOWN COUNCIL
MINUTES OF A MAJOR PLANNING APPLICATIONS WORKING PARTY
HELD ON 25 FEBRUARY 2026**

PRESENT: Councillors Eakin, Harvey, Hughes, Kettle & Morris (Chair).

ALSO PRESENT: Angela Price – Town Clerk
Sophie Jarvis – Minute Taker
Ann Lumb – Ledbury Civic & District Society

1. APOLOGIES FOR ABSENCE

No apologies were received.

2. TO PREPARE DRAFT RESPONSE FOR SUBMISSION TO A MEETING OF COUNCIL ON 12 MARCH 2026 FOR FINAL APPROVAL IN RESPECT OF THE FOREST OF DEAN DISTRICT COUNCIL LOCAL PLAN 2025-45 – REGULATION 18 CONSULTATION

Councillor Harvey, as Ward Councillor, updated members on her work at County level in relation to the planning application. She advised that Ward Councillors are in discussions with the Strategic Planning Team and had raised concerns regarding the likely impact that the proposed Glynchbrook development would have on Ledbury. Councillor Harvey further highlighted that, based on census statistics for Bromyard's two wards, the Glynchbrook site would still comprise approximately 200 more dwellings than those two wards combined.

Members discussed the initial concerns which were:

- Glynchbrook may take many years before it sufficiently cooperates as a standalone site. Meaning that it could overwhelm Ledbury's facilities that are already under pressure such as schools and doctor surgeries.
- Concerns over potential flooding problems.
- Loading on the landscape – AONB.
- Additional traffic and use of the highways, car parking and the main local train station being Ledbury which already has limited car parking.
- There are no clear outsets on how this will affect the public transport routes.
- Impact on community infrastructure.

With these being the first initial concerns, members agreed that a further consideration in respect of a response to the consultation would be beneficial to examine the potential impacts on Ledbury in greater depth, making full use of the Neighbourhood Development Plan and the Ledbury Local Plan.

Ann Lumb highlighted her main concerns regarding the proposed Glynchbrook site as follows:

- i. Ledbury is the nearest, easily accessible town and its infrastructure will be significantly impacted, especially highways to and from the town, the A417 and M50 motorway junction; and car parking within the town.
- ii. John Masefield High School is likely to be the secondary school of choice. (There are good primary schools nearer by at Redmarley and Bromsberrow).
- iii. It's the cumulative impact of existing Ledbury developments and the Glynchbrook plan which is the main concern for both infrastructure and the landscape bordering the Malvern Hills AONB.
- iv. The combination of the Vistry proposal (600 houses adjacent to the Gloucester Road) and the Glynchbrook development is horrific, in my view, for the impact this will have on Ledbury's infrastructure and the surrounding landscape.

RESOLVED:

Members agreed that the following steps should be actioned, emphasising the importance of the Council's role in ensuring that residents are kept informed of all information made available about the proposed Glynchbrook site.

- 1. That the Clerk email the planning department at the Forest of Dean District Council to ask for a copy of the infrastructure delivery plan.**
- 2. That the Council publish details about the Redmarley public exhibitions on both the website and Facebook page to ensure residents are aware of the events and have the opportunity to attend.**
- 3. That the Town Clerk produces a press release to also promote the Redmarley public exhibition to Ledbury residents.**
- 4. That a member of the working party & the Town Clerk attend the exhibition on Monday, 2 March at Redmarley Village Hall.**
- 5. That Councillor Morris put himself forward to be the primary coordinator for this application.**
- 6. That Members convene following the Redmarley public exhibition to further consider and explore the potential impacts on Ledbury in greater detail, prior to the submission of the Council's comments by 18 March 2026.**

7. That the above be completed before the final comments submission deadline date of 18 March 2026.

The meeting ended at 6:46pm.

Signed Dated