

Position Statement

Ledbury One Public Estate (OPE) Considerations

OPE Mandate

Public Sector partners meet through the OPE Estates and Infrastructure Group to understand how, by working in partnership, we can look at utilising our land and buildings collaboratively to:

- Create economic growth
- Release land for the development of new homes and to create jobs
- Deliver improved public services by making them more integrated and customer-focused
- Generate capital receipts and reduce running costs, and
- Facilitate creative thinking and future-proof the delivery of public services.

Ledbury One Town Review

Partners have had to review their estate strategies following the impact of the covid pandemic with a reassessment of how and where services are delivered. A series of One Town Reviews are taking place to do an in depth look at partner needs in each market town.

Given the immediacy of the Ledbury Health Partnership needs, Ledbury has been a priority for partners to understand the opportunities that could present itself for all partners to work together.

Work to date:-

- Understanding of current use by partners in which locations/buildings;
- Future needs of partners;
- Assessment of existing partner assets and opportunities that they present;
- Discussions with colleagues in Planning to understand opportunities with S106 and future plans, inc NDP and LDP.

Conclusions:-

- The principle of having a public sector hub/facility is agreed but would be a consideration for 3-5yrs time;
- There is currently no land available within partners ownership that could facilitate such a facility;
- Options could present themselves with the planned/required development needs.

Next Steps:-

- a. Develop a paper that sets out clearly the requirements of public sector provision against future considerations of LDP and demographic impact on new housing;
- b. Identify possible land options following discussions;
- c. Develop a plan of feasible options of what a public sector facility could comprise of and any details of who could lead, etc.

Summary from discussion with Councillors Howells & l'Anson 16.05.22

- 1. Ideal wish is that a health offer (GP, Secondary, mental health & dentist) continues within Town Centre and could consider land assembly options at Lawnside with an out of town blue light offer, dependent on stakeholder requirements and land availability/price;**
- 2. 2nd option would be at the location on land of Countrywide to include all interested public sector parties and hotel;**
- 3. Consider land option off Childer Road/Leadon way especially if that area is to be considered a change of use from industrial to housing. TR/AH to investigate land ownership, discuss with planners and report back;**
- 4. Cllrs to point Bill Bloxsome to TR for OPE considerations to reflect in revised NDP.**