

**From:** [Jackson, Ruth](#)  
**To:** [William Bloxsome](#); [Brace, Carl](#)  
**Cc:** [Phillip Howells](#); [Nick Fish](#)  
**Subject:** RE: Ledbury NDP - Assessment of Potential Sites for Playing Fields  
**Date:** 19 April 2021 11:21:18  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.jpg](#)

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Hi Bill

I hope you are well

In response to your to Carl email. I hope I am not too late in adding my thoughts, please accept my apologies for not responding sooner.

Please see my comments below in red.

Are you able to update us on the timetable for the NDP review please?

Kind regards

Ruth

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**From:** William Bloxsome <william.bloxsome@lineone.net>

**Sent:** 08 March 2021 19:23

**To:** Brace, Carl <Carl.Brace@herefordshire.gov.uk>

**Cc:** Jackson, Ruth <Ruth.Jackson@herefordshire.gov.uk>; Phillip Howells <phowells@ledburytowncouncil.gov.uk>; Nick Fish <nickdeanfish@gmail.com>

**Subject:** Re: Ledbury NDP - Assessment of Potential Sites for Playing Fields

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Hi Carl,

Thanks again for the information from yourself and Ruth.

I have had a look through this and just need to clarify a few things.

Firstly, you forwarded two schedules for 'Future Sports Provision in Ledbury. The schedules were the same so far as I could see although the maps differed in relation to site 3. is there a reason for this?

**Yes the later document takes into account the requirement for employment land in accordance with the Core Strategy and Evidence bases and reduces the potential area for football. I included the one with employment land to show how much land is available in total.**

Secondly, in those documents I note provision for football comprises:

4 x full size pitches

1 each 9v9; 7v7; 5v5.

This differs from your email to Phillip regarding Gladman's which included:

3 x full size pitches (including that for LTFC)

2 each 9v9; 7v7; 5v5.

**The requirements for the Gladman's proposal were provided after the "Future Sports Provision in Ledbury" document was produced and recognises that the requirements for sports are flexible**

and dependant on how the sport is growing. The changes reduced the number of full size pitches and increased the number of dedicated junior pitches to accommodate the growing junior section. Senior pitches can be configured for junior uses but the changes better reflected the need to accommodate the growth in junior teams. Ledbury Swifts FC and Herefordshire Football Association (HFA) ratified the pitch requirement at each stage.

Ledbury Sports Federation has confirmed it is looking for the latter by 2031 together with another full size pitch post 2031 which I understand may be to support women's football. It would be useful to have this additional post 2031 pitch on the same site.

I am aware of the growth of a women's football team but was not aware of an additional pitch post 2031. If it the intention to continue to grow the sport additional land would be ideal, but I would suggest should not be at the cost of the current needs, given the difficulties of finding land.

If a 3/4G pitch is available then this might reduce provision by 1 full size pitch and possibly some of the smaller pitches. However, in relation to the latter requirement (3 +2 + 2 +2) that area would still be needed with any reduction in small pitches being replaced by the post 2031 requirement. The ability to achieve a 3/4G pitch may depend upon the finance available so I suspect cannot be guaranteed.

There is potential for a 3G artificial turf pitch going forward as prioritised in the Local Football Facilities Plan for Herefordshire produced by the Football Foundation.

Link: <https://footballfoundation.org.uk/local-plans>

This would reduce the need for grass pitches but is a major investment and would require circa £900,000. I would advise consultation with the Herefordshire Football Association, Dan Chance to better understand the priorities for women's football development in Ledbury and the addition of full size grass pitch post 2031 versus the provision of a 3G pitch and in reality how much funding the FF could secure towards this project.

On this basis, I thought an area of at least 6.5 hectares depending upon topography, orientation of pitches and other factors. I note, however, that the site to the north-west of the Heineken factory, for which a planning application was made, was for an area of 8 hectares and this only included 2x11 a-side pitches so my initial estimate may be too small. It is possible therefore that most, if not all, of site 3 may be needed to accommodate the current and post 2031 requirement. Would you and Ruth be happy to confirm the requirement for football based on the second list of needs, including a post 2031 pitch, as the basis for the site search?

I would advise that a site layout is produced. As it stands to accommodate employment land there is only 4.97 hectares potentially available to accommodate football. The total area including the employment land is 10 hectares. If we are now saying the requirement is now for 6.5 hectares there will not be enough employment land to meet Core Strategy requirements.

I would advise that site layouts to meet all technical specifications including run-offs, are produced for us to gain a better understanding of what can be achieved on the preferred sites. Only then can Carl and I make an informed decision and I would also want to consult with Dan Chance HFA and the FF. which will be particularly important in view of the 3G requirement. .

I will be emailing Sam Banks to ask for a view upon whether the area to the north-west of

Heineken's factory (site 4) might be used for employment in order to achieve the required 12 hectares. I will copy you in to that.

Thanks again to you both for the information you have provided.

Best wishes and stay safe.

Bill

On 05 March 2021 at 16:11 "Brace, Carl" <[Carl.Brace@herefordshire.gov.uk](mailto:Carl.Brace@herefordshire.gov.uk)> wrote:

Hi Bill

Ruth and I have reviewed the Draft and I visited the sites prior to responding.

We have written comments in the Draft document you sent and these are highlighted in yellow. Attachments referred too are attached

Re: site 3 –

- Future Sports Provision in Ledbury NDP (April 2016) –
  - Detailing the requirement for football as a minimum of 4.5ha.
  - showing 4.97ha potential sports land which doesn't affect employment land.
- Future Sports Provision in Ledbury NDP (April 2016) including employment land as potential for sport
  - total area of 10ha which differs from Bill's 6.5 ha.
- Herefordshire Council Employment Land Study 2012 –
  - showing allocation of 12.5ha employment land edged in yellow as not including the site identified for sports.

Site 4 –

- Planning ref 162103 – change of use from agriculture to sports: Withdrawn
  - Highways objection attached.

One other point is there's land opposite the cricket ground that is relatively flat and has potential

Hope this helps

Regards



Carl Brace BSc (Hons), MA, MRTPI

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Planning Homepage <https://www.herefordshire.gov.uk/planning/>

Search Planning Applications <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/search-and-comment-on-planning-applications/>

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