



LEDBURY TOWN COUNCIL

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24 September 2026

To: All Councillors

Dear Councillor

Please find attached the To Follow papers in respect of the meeting of **LEDBURY TOWN COUNCIL**, to be held on **Thursday, 24 September 2026 at 7.00 pm** in the **Town Council Offices, Church Lane, Ledbury, HR8 1DH**.

Yours faithfully

Angela Price PSLCC, MIWFM, AICCM
CiLCA (England & Wales)
Town Clerk

FILMING AND RECORDING OF COUNCIL MEETING

Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner. Whilst those attending meetings are deemed to have consented to the filming, recording, or broadcasting of meetings, those exercising the rights to film, record or broadcast must respect the rights of other people attending under the Data Protection Act (GDPR) 2018.

AGENDA

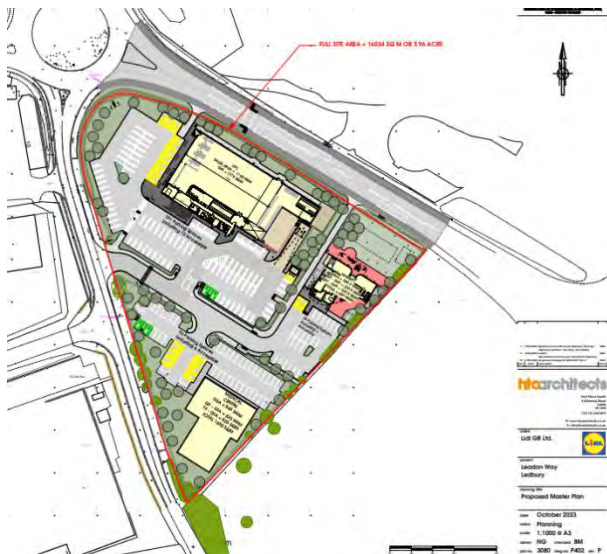
7. To receive Ward Councillor Reports

- iii. Councillor Simmons – Ledbury South (7617 - 7625)

Distribution: Full agenda and reports to all Councillors (9)
Plus file copy

Ledbury South (with Eastnor and Donnington) Ward Report September 2025 – Cllr Stef Simmons

Planning Update



Lidl, Nursery and Medical Centre (Ref: P242783/O)

Herefordshire Council Planning Committee on 3rd September made the decision to approve the planning application, with some changes to the conditions. Cllr Harvey spoke to represent views of residents and traders of her ward and concerns about potential loss of town centre services. As ward member for the development site I also represented resident views, my concerns and opinions and suggested changes to the proposed conditions that were adopted by the committee and approved. There is a high degree of uncertainty surrounding the outline element, and further surveys and reports required to be submitted before works on site can commence. The approved scheme will have a toucan crossing of the Leadon Way, new bus stops, and £100,000 for Community Action Ledbury to purchase an EV minibus.

Vistry Homes – Land South of Ledbury towards Parkway

Following the Government's announcement that 1.5million new homes are required to be built with over 27,000 allocated to Herefordshire – Vistry have publicised via a leaflet drop their intention to push forward with plans for 600 homes between Ledbury and Parkway. This is an increase from the 450 homes they consulted on last year (see redline boundary of previous and revised site). Whilst a planning application has not yet been submitted detailing these proposals, Vistry have made a formal request to Herefordshire Council to specify what should be covered by an Environmental Impact Assessment and presented in the Environmental Statement/Report that will accompany any application (Scoping Opinion). Given that Ledbury has already had 1,200 new homes forced on us at appeal, and that Herefordshire's local development plan is still being formulated, these new proposals are not being developed in the best interests of Ledbury or with reference to what the town desperately needs.



Buses

Following my request at Full Council meeting last autumn a Bus Summit was held at the beginning of July. This included bus operators, community bus services, public transport interest groups, councillors, and council officers responsible for transport planning. Presentations and workshops were held to look at how public transport services could be improved and this will feed into the Local Transport Plan that is currently in development.

Money from government to be spent on bus service improvements has been allocated to upgrading key bus stops/hubs with electronic signs and real time passenger information to help people to know when the next service will be arriving.

The extension to the DRM 476 service is now running onto Hawk Rise, with hopes the 232 Daffodil Line service will also be extended here in the near future. A new bus stop for the 232 service on the Ross Road at the Rugby Club sports

and community hub has been installed – now correctly orientated and positioned. A further two bus stop will be placed on Leadon Way to serve the approved foodstore and nursery.

A438 Resurfacing

Plans for the second half of the A438 resurfacing (Eastnor to the A449) have had to be revised. This was due to take place under a complete road closure during the October half-term. However following notification of Worcestershire County Council's lengthy closure of the A449 Wells Road due to collapsed retaining wall and gas main, the A438 will be the diversion route. As such the resurfacing will now take place 10th to 19th November under traffic signals with a convoy slowly allowing vehicles through site. The improved signage and surface lining is included.

Road Safety

I have received numerous emails and phone calls about road safety in and around Ledbury. Many people are concerned about both speeds and volume of traffic and how dangerous it is for people to simply access their driveways or walk and cycle around the town. I am aware my fellow ward councillors (Cllr Peberdy and Cllr Harvey) have also had complaints of a similar nature. We had automatic traffic counters deployed earlier this year and the data showed the locations of excessive speeds and traffic volumes. We are met with the police, highways safety officers and engineers on 6th August to discuss concerns with the aim of developing a plan to address these issues. The Police have been taking their own monitoring readings on The Southend and Lower Road with a view to further enforcement and community awareness campaign. I am also supporting JMHS and residents of the Southend, Mables Furlong, Bray Avenue and Warren Drive to address parking and safety issues in proximity to the school.

...and finally some positive news for our young people!



Last year over 650 young people from Ledbury and surrounding villages responded to a survey asking what they liked and disliked about Ledbury and what improvements they wanted to see. The responses called for improvements to the public parks – including provision of a Mountain Bike or Pump Track

Herefordshire Council secured developer contributions (£106,000 money) towards improvements and following meetings with Ward Members and LTC, including site visits, preliminary plans have been developed by council officers. These plans were presented to local people on 22nd July at a fun consultation event in Deer Park, where a Champion BMX rider and track designer was on hand to take young people on their bikes around a track layout. A planning application will be submitted and, subject to approval, a contractor will be appointed later this year

Funds have also been identified for improvements to seating on Oatley's Meadow – with links being explored with the John Masefield Memorial Project to develop something special for this section of the town trail that contributes to the wider aims for this Heritage Lottery funded project.



Other ward work and council roles

I continue my ward work responding to calls for help from residents on subjects such as; housing, drainage, road safety and speeding, maintenance, sports facility improvements, bus services, education and SEND provision etc. I also fulfil my role on planning committee considering applications that are redirected for democratic oversight and decision making. In my role as Deputy Group Leader for the Greens I also substitute for colleagues on other committees and meetings. As Vice Chair of Herefordshire Council I also fulfil civic roles as diverse as opening of the May Fair in Hereford, attending and speaking at Armed Forces Covenant meetings and representing Herefordshire at British Citizenship Ceremonies to celebrate and welcome those who have attained British Nationality.

I hold a Ward Surgery monthly at Ledbury Rugby Club on Tuesdays 6:30 – 7:30pm by appointment, or I can visit individuals if mobility an issue. I am contactable via email stef.simmons@herefordshire.gov.uk or phone 07792881706. Please send any written correspondence to: Cllr Stef Simmons, C/O Herefordshire Council, Plough Lane, Hereford HR4 0LE

Sept/Oct 2026 Ward Report Ledbury South (Eastnor and Donnington) Cllr Stef Simmons

Pump Track

Given the high level of councillor and public interest shown recently on the pump track proposals and that members of the public and LTC will be forming their response to planning application 262052 I am using this ward report to;

- provide some general context in terms of history of the development of the plans,
- correct inaccurate information being circulated that has caused concern,
- remind people of the various consultation and references made to the pump track on the public record to date and
- provide councillors and residents with policy information they may find helpful in drafting a response on the material planning matters.

History

I was elected as Ledbury South Ward Member in May 2023 on a pledge to work for all local residents (Ledbury, Eastnor and Donnington) to deliver on their 5 priorities (April 2023);

1. Concern about housing growth and lack of community infrastructure
2. Footpath and road maintenance and issue of potholes
3. Cost of living crisis
4. Littering and anti-social behaviour
5. Lack of youth activities and desperate need for more provision for our young people

To help understand the issues of anti-social behaviour and what provision was needed for the young people in our area I worked with Rural Media, LTC staff and councillors, local community voluntary sector and Herefordshire Council officers throughout 2024 to survey and interview young people on their experience of growing up in Ledbury. The 640 responses and community feedback day at St Katherine's Hall were a stark indictment of how marginalised many young people felt, that they were not listened to by adults, and had little safe opportunity for play and recreation outside of formalised clubs and activities and how reliant they were on adults with a car to get them to these activities. They at this point had no youth club in Ledbury, and the play areas catered predominantly for younger children with broken equipment not repaired. The results included requests for more play space infrastructure aimed at older children; examples included a mountain bike or BMX track.

The Ledbury Listening project was shared with both LTC and Herefordshire council officers and working together we identified £63,500 from s106 money attached to the 2020 planning permission for the Platinum Way social housing development. This provided much needed social housing for Ledbury without play space on the development (to enable more desperately needed homes to be built) on the proviso s106 was used for play infrastructure nearby. Combined with potential money available for Community Asset Transfer of play space from Herefordshire Council to LTC there was a sufficient pot of money that could potentially be used to develop what young people had asked for in the town.

Officers conducted a desk top survey and site visit in 2025 to look at possible sites for a track facility. This included visits to the Rec, parcels of land to the west of Severn Trent's WWTP/Leadon Way, Oatleys Meadow and Martins Way park. The preferred location was initially suggested as the land behind the WWTP however following further searches and discussion this was identified as not within the ownership of Herefordshire Council and was retained for potential future expansion of the WWTP there were also concerns about children's safety with poor surveillance of the site. Significant constraints were also identified at the other sites. Martins Way was then identified as the preferred location due to proximity to the Platinum Way development to link with s106, accessibility of the park to children of all ages living locally, limited existing play space facilities, need to address existing anti-social behaviour and good site topography enabling access and construction. As ward member

I raised concerns about screening and retention of trees and hedging, parking, proximity to housing, bus turning circle and speeding vehicles on Martins Way, Biddulph Way and Aston Close.

Information and Consultation

Herefordshire Council and LTC have been keen to ensure public involvement in the development of the scheme. Following initial selection of the site public consultation was held to raise awareness locally of the developing plans and to work hard to engage with young people to ensure the mistakes of the skate park were heeded and young people helped develop the design. The following actions and activities were undertaken;

- Pump track public consultation day 22nd July 2025, preceded by posters around site, in town and on social media VoL, flyers hand delivered by LTC staff to houses in proximity to the park (see attached)
- Ward member ward reports to LTC dated September 2025, February 2026 and July 2026 have all referenced progress on the pump track and next steps (see attached)
- Ward newsletters circulated to all households within urban area of Ledbury (unless directed not to receive) referenced the pump track with images (see attached)
- As ward member I have spoken to/emailed residents on a one to one basis when asked about the proposals
- Submission of a planning application to ensure full public consultation and participation (as is happening now)

Herefordshire County Council have not attempted to *'push their proposal through...with no notices...and the bare minimum consultation period'* as has been claimed by some LTC councillors. This is a misunderstanding of both the history of this proposal and the planning application and consultation processes. The planning portal logs when planning applications are 'validated' and from that point there is a target determination date affixed with the required consultation period depending upon the type of application. The 'actual' consultation period clock only starts ticking from the point the site notices are affixed. Due to August leave pressures the site notices were not scheduled for affixing until 28th August, and therefore the website was subsequently updated with consultation end date, with no officer recommendation intended until after this period has expired. Within 24hrs of putting up most had been taken down. They were reissued but this has no bearing on the consultation period which is well beyond statutory requirements and always would have been.

This application will go to Herefordshire Council Planning Committee for determination (as requested by me as ward member at the outset and because it is a HC project), with the planning officer putting their recommendation in a report that sets out all the material planning issues and consultation responses. The next committee is not until October and it is unclear as yet when the application is slated for hearing. Consultation comments on planning grounds are generally accepted right up until the day before committee sits. This also provides an opportunity for representations from LTC, supporters and objectors to speak to the committee. As ward member I will have the opportunity to speak and represent all residents' views, as will adjacent ward members. I do not have a vote on the proposals and I am therefore free to represent all views and offer my studied opinion on the proposals.

Next Steps

Any development in any location will have advantages and disadvantages. The role of Herefordshire Council officers and planners is to listen to all consultation responses and along with technical experts in highways, environmental health, drainage and ecology etc come to a judgement against planning policy as to whether risks can be mitigated and do the benefits outweigh any harms. This is termed the planning balance and is a difficult decision and why professional planners are asked to provide a recommendation. The planning process enables concerns raised to be considered, and if necessary addressed, through planning conditions.

Relevant Planning Policy

I would respectfully suggest LTC councillors consider their response to this application on the material planning grounds both for and against and weigh the planning balance. These could include the following Herefordshire Council Core Strategy policies:

- OS3- Loss of Open Space, sports and recreation facilities,
- LD1- Landscape and Townscape,
- LD3 – Green Infrastructure,
- MT1 – Traffic management, highway safety and promoting active travel,
- SD1 – Sustainable design and energy efficiency,
- SC1 – Social and community facilities.

In addition, there is the Ledbury Neighbourhood Development Plan and the recently revised National Planning Policy Framework policies to consider as both carry material planning weight.

I trust you have found this information useful but please do not hesitate to contact me with any specific questions or concerns and I will do my very best to answer them.

I hold a monthly Ward Surgery at Ledbury Rugby Club on Thursdays 6:30 – 7:30pm by appointment, or I can visit individuals if mobility an issue. I am contactable via email stef.simmons@herefordshire.gov.uk or phone 07792881706. Please send any written correspondence to: Cllr Stef Simmons, C/O Herefordshire Council, Plough Lane, Hereford HR4 0LE

Attached:

1. Poster/Flyer advertising public event
2. Ward reports
3. Newsletter example

We're Pumped! Are You?

Bring your bikes and bright ideas to a Brainwave Blizzard we're having to get creative about the plans for an exciting new Pump-Track and Amenity for Ledbury's young people on the Deer Park playspace.

There will be design activities led by Herefordshire Council and specialist Pump-Track designer.

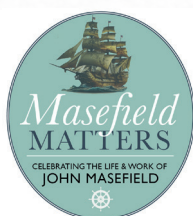
- Please bring your bike - it will help with the design process
- Refreshments are provided
- Raining? please go to St Katherine's Hall, Ledbury, HR8 1DZ

Deer Park

Tuesday 22 July from 2pm
(We will be there all afternoon)

We want your ideas!

Park Upgrade Plans | Help to design a new park | Help improve your playspace



LEDBURY
TOWN COUNCIL

February 2026 Ward Report Ledbury South - Cllr Stef Simmons

Herefordshire Council News

Full Council Meeting 13th February – This was the annual budget setting meeting where all Herefordshire Council councillors were asked to approve the Council's draft revenue and capital budgets. This includes;

- discussing the Government's grant settlement and need for any council tax increase for households across Herefordshire (revenue income),
- the amount to be spent on day-to-day costs of delivering services like bin collections, highways maintenance, children's and adult's services (revenue spend),
- delivery of large projects (capital spend) and sources of funding for these (capital grant, reserves or borrowing).

Setting a balanced budget this year was an extremely difficult, almost impossible task, due to the reduction in real terms funding by Government (from central taxation). Rural areas now receive 41% less funding per person than metropolitan areas. With a £30 million gap between income and anticipated cost of meeting demand for statutory services, some tough decisions have been made on cuts to services, including loss of roles/jobs and efficiencies needed in delivery to close the gap. On this basis a 4.99% increase in council tax will be required to be set in March. Given the increase in council tax being proposed, I also supported the Council Tax Reduction Scheme to ensure those most in need in our county are able to access this support.

Decisions on where cuts had to be made in the revenue budget for the next financial year, and beyond, were made all the harder by the Conservative administrations Capital Budget plans including a further £5million in borrowing for the Hereford Southern Link Road. This 2 mile stretch of road from the A49 at Grafton to the A465 at Belmont is now estimated to cost £45.3 million, landing entirely on all Herefordshire Tax payers shoulders for the next 40 years! This is now badged as Phase 1 of a western bypass but will not deliver a river crossing or noticeable improvements in congestion in the centre of Hereford. There is no indication from Government that they would fund the huge costs of a Phase 2. The need to repay the loan for the SLR from council tax revenue means there is less ability to fund things that will actually make a difference to people everywhere in Herefordshire, but particularly our young people in Ledbury. As such I did not feel able to support the Capital Budget and abstained.

Following request from Green councillors I was pleased that some money has been ringfenced from the producer packaging grant (collected from all companies that produce packaging waste) to help address roadside litter. I took the opportunity to thank all those volunteers of Community Clear up groups and individuals working across our county to litter pick the worst areas. I asked for more action on ensuring waste falling from commercial vehicles is addressed, and that National Highways act on rubbish along their sections of strategic road network in our county.

I was also pleased that after intervention by Greens a small sum has been allocated to develop a plan to extend 16-19 year olds bus travel outside of college hours. If we're serious about tackling rural inequality and driving economic growth, then we **have** to support young people in accessing employment, training, and social opportunities.

Ward News

Deer Park Pump Track – The invite to tender has now been sent out to firms who have expressed an interest in designing and building the proposed pump track at Deer Park. This has been a little delayed but the funds have been ringfenced and next step will be to select a design/build contractor before submitting a planning application for public consultation and determination later this year.

Deer Park Anti-Social Behaviour – Despite the Ledbury Reporter's best efforts at putting words in my mouth I do not think the area has been 'blighted'. It is a safe, established community and pleasant place to live. A minority are causing issues for residents and police have responded. I continue to discuss with the local policing team any concerns residents contact me with, but these predominately relate to speeding, which has sadly increased since the resurfacing works on Biddulph Way and Martins Way!

Other meetings, events and activities

In addition to my role as ward member I am the Green Group Leader on the council. This means, alongside Cllr Harvey as Leader of the Independents for Herefordshire, I attend additional meetings of council including Cabinet. I am available by email: stef.simmons@herefordshire.gov.uk, phone: 07792 881706, or my regular surgery at Ledbury Rugby Club (Tuesdays by appointment).

LEDBURY NEWS

MAY/JUNE 2026 EDITION

Deer Park pump track progress

Stef excited to see design co-created by high school pupils



Cllr. Stef Simmons
Ledbury South



Stef is bringing more youth activities to Ledbury

Last year, Stef was instrumental in securing funding for a new bike pump track at Deer Park. This was one of the things young people in Ledbury asked for as part of the Ledbury Listening project, which recommended a variety of ways to improve youth opportunities in the area.

Three pupils from the High School worked with the Olympic BMX track designer to create the layout to the left! The design will now be submitted in a planning application to give local people a say. Stef said:

“ The bike pump track is one of the things young people in Ledbury asked for. I listened and acted, and with everyone’s support we can deliver. ”

Been to your new community green space?

Stef helping to rejuvenate Oatley’s Meadow

Stef is delighted that a once under used green space - Oatley’s Meadow, at the bottom of Victoria Road - has been brought to life. Thousands of daffodil bulbs, along with heritage fruit trees, native woodland trees and 3 willow tunnels, are transforming this space. The park is to be rejuvenated and maintained by volunteers on the 3rd Saturday of the month, can you support your local community green space? Find out how you can help via Ledbury Community Hub:

www.ledburycommunityhub.org.uk/Oatleys-Meadow



Stef supporting our new community green space

STEF: WORKING HARD FOR LEDBURY