



# LEDBURY TOWN COUNCIL

TOWN COUNCIL OFFICES, CHURCH STREET, LEDBURY  
HEREFORDSHIRE HR8 1DH. Tel. (01531) 632306

Email: [clerk@ledburytowncouncil.gov.uk](mailto:clerk@ledburytowncouncil.gov.uk) Website: [www.ledburytowncouncil.gov.uk](http://www.ledburytowncouncil.gov.uk)

6 March 2026

To: All Councillors

Dear Councillor

Please find attached To Follow reports in respect of the meeting of **LEDBURY TOWN COUNCIL**, to be held on **Thursday 12 March 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**

### **FINANCE, POLICY & GENERAL PURPOSES**

10. **To receive and note Month 11 financial reports (Pages 6038 - 6065 )**
  - i. Receipts and Payments 1 to 28 February 2026
  - ii. Balance sheet and Trial Balance – Month 11
  - iii. Budget Monitoring Reports 1 April – 28 February 2026
  
11. **To give consideration to draft response to the Forest of Dean district Council Local Plan 2025-2045 (Pages 6066 - 6072)**

Distribution: Full agenda and reports to all Councillors (11)  
Plus file copy

Agenda and reports excluding confidential items to:  
Local press (1)  
Library (1)  
Council Website (1)

<b>FULL COUNCIL</b>	<b>12 MARCH 2026</b>	<b>AGENA ITEM: 18</b>
---------------------	----------------------	-----------------------

Report prepared by Angela Price – Town Clerk/Responsible Finance Officer

**FINANCE OVERVIEW REPORT FOR THE 11 MONTHS ENDING 28 FEBRUARY 2026**

This report provides a high-level summary of the 11 months balance sheet/trial balance and budget performance the full analysis is contained within agenda item 19.

	Actual to date (£)	Annual Budget (£)	Variance to Annual Budget (£)	% Spend to Budget
Income - Precept	734,622	734,622	0	100.0%
Income - Other	67,479	51,103	16,376	132.05%
Expenditure	715,786	785,725	69,939	91.10%

Note: The Income budget as stated in the Detailed Income & Expenditure report has been adjusted for the National Lottery Fund John Masefield receipt due later in the financial year.

Expenditure has been adjusted for the EMR transfers contained within the Detailed Income & Expenditure report, together with John Masefield Matters expenditure. The EMR transfers relate to the following expenditure:

Tree works and perimeter wall (Church Yard)	£11,337
New CCTV in council offices	£ 4,413
Cemetery Grounds maintenance	£ 1,000
Ledbury in Bloom (watering)	£ 4,564
ICT Services and Software lease	<u>£15,000</u>
<b>TOTAL EMR TRANSFERS</b>	<b><u>£36,314</u></b>

The actual total expenditure to date represents 91.10% of the annual budget which is just within the expected 91.67% at the end of month 11 of the financial year.

Cash balances at the end of February 2026 were £359,836, which includes the receipt of the annual precept funds, and the National Lottery Fund John Masefield award carried forward from 2024/25.

To date £36,314 has been allocated from reserves. The general reserves stand at £216,651 and ear-marked reserves at £146,675 at the end of February 2026.

**RECOMMENDATION**

That the above information be received and noted, noting that the 2025/26 budget is In line with the expected percentage of 91.67% at the end of month 11 of the financial year.

## Lloyds A/c (235&amp; 174)(Bus Ext)

Receipts received between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

<u>Receipt Ref</u>	<u>Name of Payer</u>	<u>£ Amnt Received</u>	<u>£ Debtors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>Centre</u>	<u>£ Amount</u>	<u>Transaction Detail</u>
	Banked: <b>03/02/2026</b>	<b>30,000.00</b>						
736-235	Premier A/c (736) Comm Call	30,000.00			202		30,000.00	Transfer 736-235
10	Banked: <b>05/02/2026</b>	<b>634.50</b>						
	Sales Recpts Page 4	634.50	634.50		100			Sales Recpts Page 4
Interest	Banked: <b>09/02/2026</b>	<b>7.46</b>						
Interest	Lloyds Bank	7.46			1870	220	7.46	Bank Interest
500543	Banked: <b>10/02/2026</b>	<b>1,677.00</b>						
500543	Max's Fish Sales	78.00			1090	301	78.00	Charter Market
500543	Dawes Brothers	750.00			1100	102	750.00	EROB & Interment
500543	Monmouth Memorials	99.00			1100	102	99.00	Memorials
500543	The Co-operative Group (CGP)	750.00			1100	102	750.00	EROB & Interment
	VAT Banked: <b>11/02/2026</b>	<b>15,110.84</b>						
	VAT HMRC	15,110.84			120		15,110.84	VAT
	Banked: <b>25/02/2026</b>	<b>60,000.00</b>						
736-235	Premier A/c (736) Comm Call	60,000.00			202		60,000.00	Transfer 736-235
	CARD Banked: <b>28/02/2026</b>	<b>359.10</b>						
	CARD Barclaycard	359.10			1273	109	300.00	MM Event
					1034	301	1.50	LTC Card Machine
					1470	235	5.10	LTC Card Machine
					1460	120	52.50	LTC Card Machine
	<b>Total Receipts:</b>	<b>107,788.90</b>	<b>634.50</b>	<b>0.00</b>			<b>107,154.40</b>	

## Premier A/c (736) Comm Call

Receipts received between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

<u>Receipt Ref</u>	<u>Name of Payer</u>	<u>£ Amnt Received</u>	<u>£ Debtors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>Centre</u>	<u>£ Amount</u>	<u>Transaction Detail</u>
Masefield	Banked: 01/02/2026	150.00						
Masefield	Trew & Caldwell	150.00			4906	109	150.00	Masefield Matters
Deposit	Banked: 02/02/2026	52.50						
Deposit	EK Stanford	52.50			1460	120	52.50	Wedding Income
	Banked: 05/02/2026	922.00						
	Sales Recpts Page 5	922.00	922.00		100			Sales Recpts Page 5
Masefield	Banked: 06/02/2026	150.00						
Masefield	Dr G Greenall	150.00			1273	109	150.00	Masefield event
Interest	Banked: 10/02/2026	126.22						
Interest	Lloyds Bank	126.22			1870	220	126.22	Bank Interest
	FPI Banked: 10/02/2026	47.00						
	FPI Carolyn Lewis	47.00			1130	102	47.00	Memorial
090128	Banked: 10/02/2026	52.50						
090128	Mr J Guy	52.50			1460	120	52.50	Ceremony room
2593	Banked: 12/02/2026	90.00						
2593	Taynton Farm Sales	90.00			1090	301	90.00	Charter Market
2595	Banked: 12/02/2026	23.50						
2595	Flics Rustic Bakes	23.50			1090	301	23.50	Charter Market
2596	Banked: 12/02/2026	23.50						
2596	Caroline Bousefield	23.50			1090	301	23.50	Charter Market
2592	Banked: 12/02/2026	47.00						
2592	Home Cooking Kitchen	47.00			1090	301	47.00	Charter Market
MM	Banked: 16/02/2026	150.00						
MM	J Rowland	150.00			1273	109	150.00	Masefield Event
2587	Banked: 19/02/2026	9.00						
2587	E Shepherd	9.00			1090	301	9.00	Charter Market
	FPI Banked: 23/02/2026	52.50						
	FPI M Andrews	52.50			1090	301	52.50	Ceremony Room
	FPI Banked: 23/02/2026	19.50						
	FPI The Old Wooden Lad	19.50			1090	301	19.50	Charter Market
	Banked: 26/02/2026	319.50						
	Sales Recpts Page 6	319.50	319.50		100			Sales Recpts Page 6
Total Receipts:		2,234.72	1,241.50	0.00			993.22	

## Petty Cash

Receipts received between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

<u>Receipt Ref</u>	<u>Name of Payer</u>	<u>£ Amnt Received</u>	<u>£ Debtors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>Centre</u>	<u>£ Amount</u>	<u>Transaction Detail</u>
	Banked: 16/02/2026	203.59						
235-PettyC	Lloyds A/c (235& 174)(Bus Ext)	203.59			200		203.59	235-PettyCash
	Total Receipts:	203.59	0.00	0.00			203.59	

## Account Number Order

<u>A/c Code</u>	<u>Account Name</u>	<u>Centre</u>	<u>Centre Name</u>	<u>Debit</u>	<u>Credit</u>
100	Debtors			2,199.50	
120	Vat Due			3,214.96	
150	Stock			1,727.69	
200	Lloyds A/c (235) (Bus Ext)			46,343.88	
202	Premier A/c (736) Comm Call			135,752.08	
203	Public Sector Deposit Fund			177,535.16	
215	Petty Cash			205.05	
310	General Fund				180,337.12
324	EMR - Listed Buildings				106,555.97
331	EMR - Advertising				5,000.00
335	EMR - Amenity & Public Spaces				15,404.05
336	EMR - Community Projects				14,715.35
339	EMR - Vehicle Replacement/Ref				5,000.00
500	Creditors				1,459.64
1021	Apprentice Income	230	Management and Payroll		500.00
1030	Market House Income	201	Market House		1,722.00
1034	Tourist Information Centre	301	Planning/Economic Development		92.62
1036	Photocopier Printing	235	Office Facilities & Equipment		678.70
1090	Charter Market Income	301	Planning/Economic Development		5,599.00
1100	Cemetery Interment Income	102	Cemetery & Buildings		10,980.36
1105	Exclusive Right of Burial	102	Cemetery & Buildings		210.00
1130	Cemetery Memorial Permit Incom	102	Cemetery & Buildings		1,220.50
1131	Cemetery Deed Transfers Income	102	Cemetery & Buildings		68.00
1160	Mortuary Rent Income	102	Cemetery & Buildings		1,254.17
1161	Chapel Hire	102	Cemetery & Buildings		286.00
1270	Christmas Lights Event	115	Town Centre Decorations	95.00	
1271	Event Sponsorship	127	Services and Events		550.00
1273	Event Income	109	Masefield Matters		1,425.00
1273	Event Income	127	Services and Events		2,465.00
1289	War Memorial Refund	118	Minor Infrastructure		1,666.68
1450	Painted Room Sales Income	105	Painted Room		3,549.55
1451	Painted Room Donations Income	105	Painted Room		7,461.60
1452	UKSPF Funding	105	Painted Room		9,000.00
1460	Ceremony Room Income	102	Cemetery & Buildings		723.50
1460	Ceremony Room Income	120	Non-Statutory Services		5,584.52
1460	Ceremony Room Income	127	Services and Events		52.50
1460	Ceremony Room Income	205	Ceremony Room		190.00
1470	Photocopies Income	235	Office Facilities & Equipment		5.10
1471	Dog Poop Bags	127	Services and Events		251.90
1710	Lengthsman (basic) Income	125	Green Spaces Maintenance		1,680.00
1718	October Fair Donation Income	214	Grants with Powers		2,500.00
1870	Bank Interest Received Income	220	Finance and General Purposes		9,155.48

## Account Number Order

<u>A/c Code</u>	<u>Account Name</u>	<u>Centre</u>	<u>Centre Name</u>	<u>Debit</u>	<u>Credit</u>
1900	Precept Income	220	Finance and General Purposes		734,622.00
1902	Western Power WayLeave	220	Finance and General Purposes		125.95
4000	Staff Salaries	103	Grounds Maintenance	35,644.71	
4000	Staff Salaries	105	Painted Room	35,733.97	
4000	Staff Salaries	109	Masefield Matters	67,196.80	
4000	Staff Salaries	202	Town Council Offices	0.36	
4000	Staff Salaries	230	Management and Payroll	306,693.65	
4001	Agency Cover	230	Management and Payroll	3,816.70	
4004	Wedding Decorations	120	Non-Statutory Services	119.33	
4013	Devolved Services	125	Green Spaces Maintenance	52.08	
4014	Lengthsman Scheme/P3 Scheme	125	Green Spaces Maintenance	2,333.33	
4020	Cleaning	120	Non-Statutory Services	300.00	
4021	Rubbish Collection	202	Town Council Offices	344.22	
4050	Staff Training	109	Masefield Matters	550.00	
4050	Staff Training	230	Management and Payroll	4,793.47	
4051	Officers Travel/Conference/Sub	109	Masefield Matters	547.99	
4051	Officers Travel/Conference/Sub	110	Recreation Ground	510.00	
4051	Officers Travel/Conference/Sub	230	Management and Payroll	1,935.53	
4110	Rates	102	Cemetery & Buildings	3,141.52	
4110	Rates	201	Market House	785.11	
4110	Rates	202	Town Council Offices	8,052.33	
4115	Water	102	Cemetery & Buildings	119.46	
4115	Water	105	Painted Room	15.76	
4115	Water	106	Bye Street Toilets	8.70	
4115	Water	201	Market House	86.09	
4115	Water	202	Town Council Offices	807.75	
4115	Water	235	Office Facilities & Equipment	0.40	
4116	Confidential Waste - Shredding	202	Town Council Offices	1,182.96	
4119	CCTV New	202	Town Council Offices	4,112.62	
4122	Electricity	102	Cemetery & Buildings	358.72	
4122	Electricity	106	Bye Street Toilets	342.48	
4122	Electricity	108	Amenity Areas	190.01	
4122	Electricity	115	Town Centre Decorations	1,827.80	
4122	Electricity	201	Market House	817.74	
4122	Electricity	202	Town Council Offices	14,756.51	
4130	Insurance	220	Finance and General Purposes	21,263.59	
4150	Cleaning	102	Cemetery & Buildings	4.78	
4150	Cleaning	202	Town Council Offices	2,991.40	
4155	Housekeeping	106	Bye Street Toilets	119.65	
4155	Housekeeping	109	Masefield Matters	1.21	
4155	Housekeeping	202	Town Council Offices	553.74	
4155	Housekeeping	235	Office Facilities & Equipment	2.90	

## Account Number Order

<u>A/c Code</u>	<u>Account Name</u>	<u>Centre</u>	<u>Centre Name</u>	<u>Debit</u>	<u>Credit</u>
4169	Grounds Contractors	102	Cemetery & Buildings	10,446.50	
4170	Maintenance	102	Cemetery & Buildings	48.32	
4170	Maintenance	106	Bye Street Toilets	713.30	
4170	Maintenance	201	Market House	640.00	
4170	Maintenance	202	Town Council Offices	4,024.40	
4170	Maintenance	235	Office Facilities & Equipment	21.67	
4175	CCTV Maintenance	110	Recreation Ground	75.00	
4176	CCTV Link to Hereford	118	Minor Infrastructure	7,474.05	
4179	Quinquennial Works	202	Town Council Offices	2,300.00	
4181	CCTV Maintenance Contract	102	Cemetery & Buildings	110.00	
4185	Alarms	202	Town Council Offices	5,562.94	
4185	Alarms	220	Finance and General Purposes	102.38	
4200	New Equipment	102	Cemetery & Buildings	96.94	
4200	New Equipment	108	Amenity Areas	132.96	
4205	Grounds Maintenance (Contract)	101	Closed Churchyard	1,080.00	
4205	Grounds Maintenance (Contract)	106	Bye Street Toilets		0.34
4205	Grounds Maintenance (Contract)	108	Amenity Areas	3,813.62	
4205	Grounds Maintenance (Contract)	110	Recreation Ground	7,980.00	
4206	Grounds Maintenance	102	Cemetery & Buildings	3,753.32	
4224	Wheely Bins Refuse Collection	101	Closed Churchyard	253.71	
4225	Skip Hire	102	Cemetery & Buildings	700.00	
4228	General Tree works	108	Amenity Areas	4,345.00	
4230	ROSPA Reports	110	Recreation Ground	62.50	
4233	Gazebos	301	Planning/Economic Development		780.00
4235	Play Equipment-New	110	Recreation Ground	9,358.91	
4236	Play Equipment Maintenance	110	Recreation Ground	2,810.37	
4238	Youth Shelter Maintenance	110	Recreation Ground	100.00	
4250	Tree Works/Property Maintenanc	101	Closed Churchyard	6,850.00	
4250	Tree Works/Property Maintenanc	102	Cemetery & Buildings	1,425.00	
4252	General Park Maintenance	108	Amenity Areas	3,632.13	
4271	Dog Bags	127	Services and Events	469.20	
4276	External power supply -High St	118	Minor Infrastructure	758.69	
4300	Vehicle Repair	102	Cemetery & Buildings	336.19	
4312	Storage Container	102	Cemetery & Buildings	3,755.00	
4330	Fuel	102	Cemetery & Buildings	745.62	
4340	Insurance, Tax & MOT	102	Cemetery & Buildings	399.85	
4400	Stationery	108	Amenity Areas	336.66	
4400	Stationery	202	Town Council Offices		0.07
4400	Stationery	225	Councillors/Newsletter	148.50	
4400	Stationery	235	Office Facilities & Equipment	1,943.35	
4405	Photocopier Hire	235	Office Facilities & Equipment	4,973.61	
4415	Office Support & Equipment	220	Finance and General Purposes	148.50	

## Account Number Order

<u>A/c Code</u>	<u>Account Name</u>	<u>Centre</u>	<u>Centre Name</u>	<u>Debit</u>	<u>Credit</u>
4415	Office Support & Equipment	235	Office Facilities & Equipment	4,625.65	
4416	Equipment Maintenance	102	Cemetery & Buildings	249.00	
4416	Equipment Maintenance	202	Town Council Offices	99.00	
4420	Newsletter	225	Councillors/Newsletter	798.33	
4430	Advertising	105	Painted Room	219.00	
4430	Advertising	109	Masefield Matters	570.45	
4430	Advertising	220	Finance and General Purposes	689.54	
4433	Card Machine rental	105	Painted Room	393.49	
4433	Card Machine rental	220	Finance and General Purposes	409.00	
4439	Contingency	109	Masefield Matters	200.00	
4455	Postage	401	Full Council	404.43	
4460	Subscriptions	220	Finance and General Purposes	2,774.97	
4481	Telephones	401	Full Council	5,156.87	
4482	Website	108	Amenity Areas	103.00	
4482	Website	401	Full Council	2,388.41	
4483	ICT Services & Software Lease	401	Full Council	30,045.38	
4500	Town Mayors Expenses	225	Councillors/Newsletter	361.95	
4501	Mayor's Hospitality	210	Civic Matters	11.95	
4525	Councillors Training	225	Councillors/Newsletter	562.50	
4529	Civic Insignia	210	Civic Matters	50.00	
4531	Roll of Honour	210	Civic Matters	20.00	
4535	Civic Hospitality	210	Civic Matters	1,598.41	
4545	Annual & Other Meetings	225	Councillors/Newsletter	54.00	
4546	Traffic Management	301	Planning/Economic Development	267.16	
4549	Charter Market improvements	301	Planning/Economic Development	1,800.00	
4550	Bank Charges	220	Finance and General Purposes	503.72	
4579	Audit Internal	220	Finance and General Purposes	399.00	
4580	Audit External	220	Finance and General Purposes	1,680.00	
4590	Professional Services	220	Finance and General Purposes	16,604.63	
4592	PPE/Health & Safety	102	Cemetery & Buildings	220.27	
4592	PPE/Health & Safety	103	Grounds Maintenance	4.58	
4592	PPE/Health & Safety	220	Finance and General Purposes	267.28	
4595	Climate Change	127	Services and Events	1,930.00	
4601	Town Crier/Uniforms	127	Services and Events	500.00	
4605	Events Barriers	127	Services and Events	100.00	
4607	Events	109	Masefield Matters	624.99	
4607	Events	127	Services and Events	8,943.03	
4640	Christmas Lights & Install	115	Town Centre Decorations	15,000.00	
4650	Ledbury In Bloom	115	Town Centre Decorations	4,986.34	
4700	Stock Purchase	105	Painted Room	997.48	
4703	Promotional Material	107	Town Promotion	1,527.78	
4704	Tourism/ Town Plan Projects	107	Town Promotion	4,901.78	

## Account Number Order

<u>A/c Code</u>	<u>Account Name</u>	<u>Centre</u>	<u>Centre Name</u>	<u>Debit</u>	<u>Credit</u>
4705	Signage	107	Town Promotion	449.35	
4800	Barrett Browning Clock	214	Grants with Powers	734.61	
4805	Citizens Advice Worcs	214	Grants with Powers	5,000.00	
4827	Community Action Ledbury	214	Grants with Powers	12,000.00	
4850	Poppy Wreath	127	Services and Events	86.65	
4875	Distinguished Citizen Awards	214	Grants with Powers	250.00	
4876	October Fair Expenditure	214	Grants with Powers	19.26	
4890	Unspecified Grants	214	Grants with Powers	20,192.00	
4892	Dream Your Future	214	Grants with Powers	1,500.00	
4893	Ledbury Food Bank	214	Grants with Powers	2,500.00	
4894	Ledbury Methodist Church	214	Grants with Powers	1,500.00	
4897	LEAF	214	Grants with Powers	10,440.00	
4898	Ledbury Carnival	214	Grants with Powers	4,500.00	
4903	Professional Fees	109	Masefield Matters	4,843.39	
4906	Event Costs	109	Masefield Matters	4,346.90	
4907	Equipment and Materials	109	Masefield Matters	1,663.88	
5990	Transfer to Reserves			5,000.00	
6000	Transfers from EMR	101	Closed Churchyard		6,850.00
6000	Transfers from EMR	102	Cemetery & Buildings		1,000.00
6000	Transfers from EMR	108	Amenity Areas		4,487.00
6000	Transfers from EMR	115	Town Centre Decorations		4,564.00
6000	Transfers from EMR	202	Town Council Offices		4,412.62
6000	Transfers from EMR	401	Full Council		15,000.00
Trial Balance Totals :				<u>1,169,186.29</u>	<u>1,169,186.29</u>
Difference				0.00	

## Public Sector Deposit Fund

Receipts received between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

<u>Receipt Ref</u>	<u>Name of Payer</u>	<u>£ Amnt Received</u>	<u>£ Debtors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>Centre</u>	<u>£ Amount</u>	<u>Transaction Detail</u>
Interest	Banked: 03/02/2026	570.72						
Interest	The Public Sector Deposit Fund	570.72			1870	220	570.72	Bank Interest
Total Receipts:		570.72	0.00	0.00			570.72	

## Lloyds A/c (235&amp; 174)(Bus Ext)

Payments made between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Details
02/02/2026	Advansys Ltd	DD	123.60		20.60	4482	401	103.00	Web Hosting
02/02/2026	O2	DD	155.78		25.96	4481	401	129.82	Mobile phones
03/02/2026	Amazon EU UK Branch	461	2.98	2.98		500			Stickers WBD
03/02/2026	Making Meaning	462	2,650.00	2,650.00		500			Dementia Art Workshops
03/02/2026	Amazon EU UK Branch	463	17.04	17.04		500			Paper bags with handles
03/02/2026	Ledbury Civic Society	468	120.00	120.00		500			Hire of Burgage Hall for WBD
03/02/2026	Ledbury Hardware Ltd	469	11.98	11.98		500			Bin bags and extension lead
03/02/2026	County Signpost Ltd	470	486.00	486.00		500			Signpost and County Magazine
03/02/2026	THEOC CONSERVATION LIMITED	471	2,040.00	2,040.00		500			Repair of reception ceiling
03/02/2026	Hoople Group	473	408.00	408.00		500			Restructure advice
03/02/2026	Ledbury Traders Association	474	350.00	350.00		500			Contribution Love Local
03/02/2026	DATUM Office Technologies Ltd	475	39.04	39.04		500			Printer readings
03/02/2026	Signworx Hereford Ltd	476	1,004.80	1,004.80		500			LTC Newsletter
03/02/2026	Shredall SDS Group	478	107.70	107.70		500			Confidential waste
03/02/2026	Parish Online	479	336.00	336.00		500			Mapping Software
03/02/2026	Ledbury Community Association	480	100.00	100.00		500			Community event MM
03/02/2026	Love Ledbury	682.19	682.19	682.19		500			Reimburse electricity
03/02/2026	EE Limited	DD	10.80		1.80	4481	401	9.00	Mobile Phone
03/02/2026	Take Payments	DD	30.00		5.00	4433	220	25.00	LTC Card Machine
03/02/2026	Take Payments	DD	30.00		5.00	4433	105	25.00	PR Card Machine
09/02/2026	Rentokil Initial	DD	35.23		5.87	4155	106	29.36	Sanitary Bins
09/02/2026	Welsh Water	DD	20.39			4115	202	20.39	LTC Water
09/02/2026	Welsh Water	DD	31.74			4115	202	31.74	LTC Water
09/02/2026	Citation Limited	DD	290.41		48.40	4590	220	242.01	HR & EAP Programme
10/02/2026	Octopus Energy	BACS	39.19		1.87	4122	102	37.32	Cemetery Electricity
10/02/2026	Octopus Energy	DD	160.44		7.64	4122	202	152.80	LTC Electricity
10/02/2026	Barclaycard	DD	10.00			4433	105	10.00	PR Card Machine
10/02/2026	Barclaycard	DD	10.00			4433	220	10.00	LTC Card machine
12/02/2026	D M Property Maintenance	064	1,608.74	1,608.74		500			Contract Works
12/02/2026	Ledbury Hardware Ltd	339	173.71	173.71		500			Mini radiators and ext lead
12/02/2026	SLCC Enterprise Ltd	340	502.00	502.00		500			Membership fees AP
12/02/2026	Screwfix	341	66.83	66.83		500			Workwear and graffitti remover

Subtotal Carried Forward:

11,654.59

10,707.01

122.14

825.44

## Lloyds A/c (235&amp; 174)(Bus Ext)

Payments made between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Details
12/02/2026	Quickskip Recycling	342	288.00	288.00		500			Cemetery skip
12/02/2026	Amazon EU UK Branch	343	154.94	154.94		500			Large Bin Bags
12/02/2026	G & P Group Enterprise Ltd	347	11.20	11.20		500			Local Newspaper
12/02/2026	Coddington Christmas Trees	349	670.00	670.00		500			24ft & 8ft Christmas trees
12/02/2026	Army and Outdoor Store	350	124.00	124.00		500			Childrens Christmas Gifs
12/02/2026	BESECURE PROTECTION	352	132.00	132.00		500			CCTV Maintenance agreement
12/02/2026	Adobe Systems Softawre Ireland	353	199.36	199.36		500			License subscription
12/02/2026	Emma Clowsley	354	42.30	42.30		500			Book & Sustinance volunteers
12/02/2026	Waterplus Group Ltd	355	22.63	22.63		500			Water drainage LTC
12/02/2026	THEOC CONSERVATION LIMITED	356	2,430.00	2,430.00		500			Ceiling repair Jacobean room
12/02/2026	Shredall SDS Group	358	107.70	107.70		500			Confidential waster
12/02/2026	Bliss Cleaning Services (Ledbu	359	361.20	361.20		500			LTC Office cleaning
12/02/2026	Clear Insurance Management Ltd	360	20,618.62	20,618.62		500			Eccleasiasical Insurance
12/02/2026	Buses 4 Us	363	120.00	120.00		500			Masefield matter advert
12/02/2026	SLCC Enterprise Ltd	365	140.40	140.40		500			Agendas and minutes training
12/02/2026	Chubb Fire & Security	367	1,374.72	1,374.72		500			Fire Safety Service contract
12/02/2026	Amazon EU UK Branch	368	40.50	40.50		500			Flourescent tubes
12/02/2026	Heating Maintenance Services L	369	168.00	168.00		500			Replace time clock market hous
12/02/2026	P J Nicholls Ltd	370	71.28	71.28		500			Fuel for Van
12/02/2026	IWFM	371	221.00	221.00		500			AP Subscription
12/02/2026	Waterplus Group Ltd	372	26.45	26.45		500			LTC Water drainage
12/02/2026	Hillside Audio Video lighting	373	60.00	60.00		500			Training re PA & video
12/02/2026	Heating Maintenance Services L	374	600.00	600.00		500			Replace heater LTC
12/02/2026	House in the Yard	376	75.00	75.00		500			Use of house World Book Day
12/02/2026	Amazon EU UK Branch	377	26.98	26.98		500			Thermal socks
12/02/2026	Bliss Cleaning Services (Ledbu	378	464.40	464.40		500			LTC Office Cleaning
12/02/2026	Amazon EU UK Branch	380	12.01	12.01		500			Book for MM
12/02/2026	Steve Maund	415	560.00	560.00		500			Lengthsman works
12/02/2026	Jeremy Widas	561	584.40	584.40		500			Repairs to cable ride
12/02/2026	Amazon EU UK Branch	81.60	81.60	81.60		500			LTC Housekeeping
12/02/2026	Bliss Cleaning	BACS	-319.60		-53.27	4150	202	-266.33	LTC Office Cleaning
12/02/2026	Steve Maund	BACS	-560.00		-93.33	4014	125	-466.67	Lengthsman works
Subtotal Carried Forward:			40,563.68	40,495.70	-24.46			92.44	

## Lloyds A/c (235&amp; 174)(Bus Ext)

Payments made between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Details
12/02/2026	Bliss Cleaning	BACS	-41.60		-6.93	4150	202	-34.67	LTC Cleaning
12/02/2026	Amazon	BACS	-12.01		-2.00	4906	109	-10.01	Book for MM
12/02/2026	Bliss Cleaning Services	BACS	-361.20		-60.20	4150	202	-301.00	LTC Cleaning
12/02/2026	Bliss Cleaning Services	BACS	722.40		120.40	4150	202	602.00	LTC Cleaning
13/02/2026	SMC Coach Hire	BACS	150.00			4906	109	150.00	Deposit for MM trip
16/02/2026	Petty Cash	235-PettyC	203.59			215		203.59	235-PettyCash
16/02/2026	West Mercia Energy	DD	42.83		2.04	4800	214	40.79	Town clock electricity
16/02/2026	Citation Limited	DD	62.14		10.36	4590	220	51.78	EAP
17/02/2026	Octopus Energy	DD	1,213.74		202.29	4122	202	1,011.45	LTC Electricity
17/02/2026	OMS UK Ltd	DD	2,165.78		360.96	4483	401	1,804.82	Managed IT service
20/02/2026	Hoople LTD.	BACS	255.00		42.50	4590	220	212.50	Meeting support
20/02/2026	Contacta	BACS	129.60		21.60	4590	220	108.00	Survey charge
23/02/2026	Dolphin Tec	DD	147.84		24.64	4405	235	123.20	Printer readings
24/02/2026	SMC Coach Hire	BACS	454.00			4906	109	454.00	MM memorial trip
24/02/2026	Lloyds Bank	DD	29.70			4550	220	29.70	Service Charge
25/02/2026	Staff Salaries	BACS	35,714.82			4000	103	3,254.27	Payroll Mth 11
						4000	105	64.52	Payroll Mth 11
						4000	109	6,454.58	Payroll Mth 11
						4000	230	25,941.45	Payroll Mth 11
25/02/2026	Emblem Print	BACS	346.60		57.77	4700	105	288.83	Bookmarks
25/02/2026	Amazon	BACS	98.50		16.42	4607	127	82.08	Christmas gifts
25/02/2026	Emblem Print	BACS	-1.00		-0.17	4700	105	-0.83	Bookmarks
26/02/2026	Amazon	BACS	63.99		10.66	4906	109	53.33	Badge Maker
26/02/2026	Herefordshire Council	DD	79.00			4110	201	79.00	Market House Rates - 11
26/02/2026	Herefordshire Council	DD	101.00			4110	102	101.00	Mortuary Rates
26/02/2026	Herefordshire Council	DD	213.00			4110	102	213.00	Cemetery rates
26/02/2026	Herefordshire Council	DD	697.00			4110	202	697.00	LTC Rates
27/02/2026	Thompson & Co	DD	55.20		9.20	4590	220	46.00	Payroll Mth 11
27/02/2026	Onecom Limited	DD	487.33		81.22	4590	220	406.11	Telephone support
27/02/2026	Lloyds Bank	DD	31.58			4550	220	31.58	Service Charges
Total Payments:			83,612.51	40,495.70	866.30			42,250.51	

## Premier A/c (736) Comm Call

Payments made between 01/02/2026 and 28/02/2026

						Nominal Ledger Analysis			
<u>Date</u>	<u>Payee Name</u>	<u>Reference</u>	<u>£ Total Amnt</u>	<u>£ Creditors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>Centre</u>	<u>£ Amount</u>	<u>Transaction Details</u>
03/02/2026	Lloyds A/c (235& 174)(Bus Ext)	736-235	30,000.00			200		30,000.00	Transfer 736-235
25/02/2026	Lloyds A/c (235& 174)(Bus Ext)	736-235	60,000.00			200		60,000.00	Transfer 736-235
Total Payments:			90,000.00	0.00	0.00			90,000.00	

## Petty Cash

Payments made between 01/02/2026 and 28/02/2026

## Nominal Ledger Analysis

<u>Date</u>	<u>Payee Name</u>	<u>Reference</u>	<u>£ Total Amnt</u>	<u>£ Creditors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>Centre</u>	<u>£ Amount</u>	<u>Transaction Details</u>
03/02/2026	Fone Solutions	PCASH	20.00			4481	401	20.00	Phone cover and screen
10/02/2026	Post Office Ltd	PCASH	9.25			4455	401	9.25	Postage
16/02/2026	G&P Group	PCASH	1.95			4155	202	1.95	Housekeeping
19/02/2026	Post Office Ltd	PCASH	9.25			4455	401	9.25	Postage
26/02/2026	Three Counties Bookshop	BACS	4.50		0.75	4607	127	3.75	Signage paint
Total Payments:			44.95	0.00	0.75			44.20	

<u>A/c</u>	<u>Description</u>	<u>Actual</u>	
	<u>Current Assets</u>		
100	Debtors	2,200	
120	Vat Due	3,215	
150	Stock	1,728	
200	Lloyds A/c (235) (Bus Ext)	46,344	
202	Premier A/c (736) Comm Call	135,752	
203	Public Sector Deposit Fund	177,535	
215	Petty Cash	205	
	Total Current Assets		366,978
	<u>Current Liabilities</u>		
500	Creditors	1,460	
	Total Current Liabilities		1,460
	Net Current Assets		365,519
	Total Assets less Current Liabilities		<u>365,519</u>
	<u>Represented by :-</u>		
300	Current Year Fund	2,193	
310	General Fund	216,651	
324	EMR - Listed Buildings	106,556	
331	EMR - Advertising	5,000	
335	EMR - Amenity & Public Spaces	15,404	
336	EMR - Community Projects	14,715	
339	EMR - Vehicle Replacement/Ref	5,000	
	Total Equity		<u>365,519</u>

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<b>101 Closed Churchyard</b>								
4021 Rubbish Collection	0	0	0	0		0	0.0%	
4122 Electricity	29	0	0	0		0	0.0%	
4205 Grounds Maintenance (Contract)	452	1,080	1,500	420		420	72.0%	
4206 Grounds Maintenance	0	0	1,000	1,000		1,000	0.0%	
4224 Wheely Bins Refuse Collection	331	254	250	(4)		(4)	101.5%	
4227 Memorial Testing	480	0	0	0		0	0.0%	
4250 Tree Works/Property Maintenanc	0	6,850	1,000	(5,850)		(5,850)	685.0%	6,850
Closed Churchyard :- Indirect Expenditure	1,292	8,184	3,750	(4,434)	0	(4,434)	218.2%	6,850
Net Expenditure	(1,292)	(8,184)	(3,750)	4,434				
6000 plus Transfers from EMR	0	6,850	0	(6,850)				
Movement to/(from) Gen Reserve	(1,292)	(1,334)	(3,750)	(2,416)				
<b>102 Cemetery &amp; Buildings</b>								
1100 Cemetery Interment Income	9,412	10,980	11,000	20			99.8%	
1105 Exclusive Right of Burial	304	210	0	(210)			0.0%	
1130 Cemetery Memorial Permit Incom	1,849	1,221	2,500	1,280			48.8%	
1131 Cemetery Deed Transfers Income	195	68	360	292			18.9%	
1160 Mortuary Rent Income	2,394	1,254	2,500	1,246			50.2%	
1161 Chapel Hire	275	286	150	(136)			190.7%	
1460 Ceremony Room Income	0	724	0	(724)			0.0%	
Cemetery & Buildings :- Income	14,428	14,743	16,510	1,767			89.3%	0
4000 Staff Salaries	37,451	0	33,952	33,952		33,952	0.0%	
4001 Agency Cover	8,055	0	12,000	12,000		12,000	0.0%	
4018 National Insurance	(0)	0	0	0		0	0.0%	
4019 Pension	(1)	0	0	0		0	0.0%	
4110 Rates	2,800	3,142	3,350	208		208	93.8%	
4115 Water	150	119	100	(19)		(19)	119.5%	
4122 Electricity	411	359	1,000	641		641	35.9%	
4150 Cleaning	30	5	100	95		95	4.8%	
4169 Grounds Contractors	0	10,447	0	(10,447)		(10,447)	0.0%	
4170 Maintenance	2,702	48	0	(48)		(48)	0.0%	
4181 CCTV Maintenance Contract	0	110	100	(10)		(10)	110.0%	
4183 Memorial Board	1,077	0	100	100		100	0.0%	
4200 New Equipment	130	97	1,100	1,003		1,003	8.8%	
4201 Equipment Hire	0	0	500	500		500	0.0%	
4206 Grounds Maintenance	3,078	3,753	2,200	(1,553)	54	(1,607)	173.0%	1,000
4223 Perimeter Wall Repairs	0	0	2,000	2,000		2,000	0.0%	

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4225 Skip Hire	1,980	700	1,800	1,100	690	410	77.2%	
4227 Memorial Testing	3,119	0	1,000	1,000		1,000	0.0%	
4250 Tree Works/Property Maintenanc	494	1,425	2,500	1,075		1,075	57.0%	
4273 Scatter Garden & Memorial Tree	0	0	2,000	2,000		2,000	0.0%	
4300 Vehicle Repair	577	336	1,000	664		664	33.6%	
4310 Vehicle Replacement/Refurb	0	0	5,000	5,000		5,000	0.0%	
4311 Green Vehicle	0	0	3,000	3,000		3,000	0.0%	
4312 Storage Container	0	3,755	2,000	(1,755)	3,755	(5,510)	375.5%	
4330 Fuel	1,200	746	1,100	354		354	67.8%	
4340 Insurance, Tax & MOT	1,066	400	1,100	700		700	36.4%	
4415 Office Support & Equipment	0	0	0	0		0	0.0%	
4416 Equipment Maintenance	946	249	2,000	1,751		1,751	12.4%	
4433 Card Machine rental	25	0	0	0		0	0.0%	
4592 PPE/Health & Safety	89	220	500	280		280	44.1%	
4594 Cemetery Mapping	0	0	395	395		395	0.0%	
<b>Cemetery &amp; Buildings :- Indirect Expenditure</b>	<b>65,381</b>	<b>25,910</b>	<b>79,897</b>	<b>53,987</b>	<b>4,499</b>	<b>49,488</b>	<b>38.1%</b>	<b>1,000</b>
<b>Net Income over Expenditure</b>	<b>(50,952)</b>	<b>(11,168)</b>	<b>(63,387)</b>	<b>(52,219)</b>				
6000 plus Transfers from EMR	4,573	1,000	0	(1,000)				
<b>Movement to/(from) Gen Reserve</b>	<b>(46,379)</b>	<b>(10,168)</b>	<b>(63,387)</b>	<b>(53,219)</b>				
<b>103 Grounds Maintenance</b>								
4000 Staff Salaries	30,094	35,645	35,057	(588)		(588)	101.7%	
4018 National Insurance	0	0	0	0		0	0.0%	
4019 Pension	(1)	0	0	0		0	0.0%	
4592 PPE/Health & Safety	0	5	0	(5)		(5)	0.0%	
<b>Grounds Maintenance :- Indirect Expenditure</b>	<b>30,094</b>	<b>35,649</b>	<b>35,057</b>	<b>(592)</b>	<b>0</b>	<b>(592)</b>	<b>101.7%</b>	<b>0</b>
<b>Net Expenditure</b>	<b>(30,094)</b>	<b>(35,649)</b>	<b>(35,057)</b>	<b>592</b>				
<b>105 Painted Room</b>								
1450 Painted Room Sales Income	2,543	3,550	2,000	(1,550)			177.5%	
1451 Painted Room Donations Income	5,555	7,462	5,000	(2,462)			149.2%	
1452 UKSPF Funding	0	9,000	0	(9,000)			0.0%	
<b>Painted Room :- Income</b>	<b>8,098</b>	<b>20,011</b>	<b>7,000</b>	<b>(13,011)</b>			<b>285.9%</b>	<b>0</b>
4000 Staff Salaries	28,639	35,734	25,711	(10,023)		(10,023)	139.0%	
4018 National Insurance	0	0	0	0		0	0.0%	
4019 Pension	(0)	0	0	0		0	0.0%	
4115 Water	0	16	0	(16)		(16)	0.0%	
4150 Cleaning	(16)	0	0	0		0	0.0%	

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4205 Grounds Maintenance (Contract)	337	0	0	0		0	0.0%	
4429 UKSPF Funding	3,975	0	0	0		0	0.0%	
4430 Advertising	535	219	800	581		581	27.4%	
4433 Card Machine rental	440	393	600	207		207	65.6%	
4434 Music Licence	167	0	500	500		500	0.0%	
4700 Stock Purchase	1,017	997	1,550	553		553	64.4%	
Painted Room :- Indirect Expenditure	35,094	37,360	29,161	(8,199)	0	(8,199)	128.1%	0
Net Income over Expenditure	<u>(26,997)</u>	<u>(17,349)</u>	<u>(22,161)</u>	<u>(4,812)</u>				
<u>106 Bye Street Toilets</u>								
4115 Water	0	9	0	(9)		(9)	0.0%	
4122 Electricity	225	342	500	158		158	68.5%	
4155 Housekeeping	0	120	500	380	34	346	30.7%	
4170 Maintenance	0	713	500	(213)		(213)	142.7%	
4205 Grounds Maintenance (Contract)	673	(0)	0	0		0	0.0%	
Bye Street Toilets :- Indirect Expenditure	899	1,184	1,500	316	34	282	81.2%	0
Net Expenditure	<u>(899)</u>	<u>(1,184)</u>	<u>(1,500)</u>	<u>(316)</u>				
<u>107 Town Promotion</u>								
4703 Promotional Material	0	1,528	2,000	472	34	438	78.1%	
4704 Tourism/ Town Plan Projects	592	4,902	4,000	(902)		(902)	122.5%	
4705 Signage	115	449	3,000	2,551	96	2,455	18.2%	
Town Promotion :- Indirect Expenditure	707	6,879	9,000	2,121	130	1,991	77.9%	0
Net Expenditure	<u>(707)</u>	<u>(6,879)</u>	<u>(9,000)</u>	<u>(2,121)</u>				
<u>108 Amenity Areas</u>								
4122 Electricity	1,153	190	1,000	810		810	19.0%	
4200 New Equipment	0	133	200	67		67	66.5%	
4204 Dog Hill Wood Management Plan/	565	0	1,000	1,000		1,000	0.0%	
4205 Grounds Maintenance (Contract)	4,934	3,814	4,540	726		726	84.0%	
4208 Dog Hill Wood Maintenance	337	0	0	0		0	0.0%	
4210 Dog Hill Wood Coppicing	0	0	1,000	1,000		1,000	0.0%	
4228 General Tree works	2,480	4,345	2,000	(2,345)		(2,345)	217.3%	2,195
4239 Bye St Toilets	553	0	0	0		0	0.0%	
4252 General Park Maintenance	0	3,632	1,000	(2,632)		(2,632)	363.2%	2,292
4400 Stationery	0	337	0	(337)		(337)	0.0%	
4482 Website	0	103	0	(103)		(103)	0.0%	
Amenity Areas :- Indirect Expenditure	10,022	12,553	10,740	(1,813)	0	(1,813)	116.9%	4,487
Net Expenditure	<u>(10,022)</u>	<u>(12,553)</u>	<u>(10,740)</u>	<u>1,813</u>				
6000 plus Transfers from EMR	500	4,487	0	(4,487)				
Movement to/(from) Gen Reserve	<u>(9,522)</u>	<u>(8,066)</u>	<u>(10,740)</u>	<u>(2,674)</u>				

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<b>109 Maselfield Matters</b>								
1020 National Heritage Funding	111,110	0	111,110	111,110			0.0%	
1273 Event Income	0	1,425	0	(1,425)			0.0%	
Maselfield Matters :- Income	<u>111,110</u>	<u>1,425</u>	<u>111,110</u>	<u>109,685</u>			1.3%	0
4000 Staff Salaries	3,985	67,197	108,850	41,653		41,653	61.7%	
4050 Staff Training	0	550	1,000	450		450	55.0%	
4051 Officers Travel/Conference/Sub	0	548	5,240	4,692		4,692	10.5%	
4155 Housekeeping	0	1	0	(1)		(1)	0.0%	
4430 Advertising	0	570	9,500	8,930	120	8,810	7.3%	
4436 Consultancy	0	0	7,700	7,700		7,700	0.0%	
4439 Contingency	0	200	20,561	20,361		20,361	1.0%	
4607 Events	0	625	0	(625)		(625)	0.0%	
4902 New Staff	3,144	0	0	0		0	0.0%	
4903 Professional Fees	872	4,843	8,800	3,957		3,957	55.0%	
4904 Recruitment	0	0	2,000	2,000		2,000	0.0%	
4906 Event Costs	210	4,347	17,950	13,603	4,919	8,684	51.6%	
4907 Equipment and Materials	1,518	1,664	9,680	8,016		8,016	17.2%	
Maselfield Matters :- Indirect Expenditure	<u>9,729</u>	<u>80,546</u>	<u>191,281</u>	<u>110,735</u>	<u>5,039</u>	<u>105,696</u>	<u>44.7%</u>	<u>0</u>
Net Income over Expenditure	<u>101,381</u>	<u>(79,121)</u>	<u>(80,171)</u>	<u>(1,050)</u>				
<b>110 Recreation Ground</b>								
4051 Officers Travel/Conference/Sub	0	510	0	(510)		(510)	0.0%	
4175 CCTV Maintenance	489	75	0	(75)		(75)	0.0%	
4205 Grounds Maintenance (Contract)	10,187	7,980	10,000	2,020		2,020	79.8%	
4206 Grounds Maintenance	(0)	0	0	0		0	0.0%	
4224 Wheely Bins Refuse Collection	66	0	150	150		150	0.0%	
4229 Street Light Maintenance	0	0	500	500		500	0.0%	
4230 ROSPA Reports	0	63	80	18		18	78.1%	
4235 Play Equipment-New	0	9,359	10,000	641		641	93.6%	
4236 Play Equipment Maintenance	952	2,810	5,000	2,190	654	1,535	69.3%	
4237 Skate Park Maintenance	0	0	500	500		500	0.0%	
4238 Youth Shelter Maintenance	0	100	300	200		200	33.3%	
Recreation Ground :- Indirect Expenditure	<u>11,694</u>	<u>20,897</u>	<u>26,530</u>	<u>5,633</u>	<u>654</u>	<u>4,979</u>	<u>81.2%</u>	<u>0</u>
Net Expenditure	<u>(11,694)</u>	<u>(20,897)</u>	<u>(26,530)</u>	<u>(5,633)</u>				
<b>115 Town Centre Decorations</b>								
1270 Christmas Lights Event	15	(95)	2,500	2,595			(3.8%)	
Town Centre Decorations :- Income	<u>15</u>	<u>(95)</u>	<u>2,500</u>	<u>2,595</u>			<u>(3.8%)</u>	<u>0</u>

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4122 Electricity	832	1,828	1,000	(828)		(828)	182.8%	
4640 Christmas Lights & Install	15,000	15,000	15,000	0		0	100.0%	
4650 Ledbury In Bloom	3,504	4,986	4,000	(986)		(986)	124.7%	4,564
Town Centre Decorations :- Indirect Expenditure	19,335	21,814	20,000	(1,814)	0	(1,814)	109.1%	4,564
Net Income over Expenditure	(19,320)	(21,909)	(17,500)	4,409				
6000 plus Transfers from EMR	0	4,564	0	(4,564)				
Movement to/(from) Gen Reserve	(19,320)	(17,345)	(17,500)	(155)				
<u>118 Minor Infrastructure</u>								
1289 War Memorial Refund	3,333	1,667	1,667	0			100.0%	
Minor Infrastructure :- Income	3,333	1,667	1,667	0			100.0%	0
4176 CCTV Link to Hereford	13,085	7,474	12,000	4,526		4,526	62.3%	
4233 Gazebos	493	0	0	0		0	0.0%	
4276 External power supply -High St	1,084	759	1,000	241		241	75.9%	
4285 Defibrillator Maintenance	339	0	750	750	990	(240)	132.0%	
Minor Infrastructure :- Indirect Expenditure	15,002	8,233	13,750	5,517	990	4,527	67.1%	0
Net Income over Expenditure	(11,668)	(6,566)	(12,083)	(5,517)				
<u>120 Non-Statutory Services</u>								
1460 Ceremony Room Income	7,429	5,585	4,000	(1,585)			139.6%	
Non-Statutory Services :- Income	7,429	5,585	4,000	(1,585)			139.6%	0
4004 Wedding Decorations	0	119	250	131		131	47.7%	
4020 Cleaning	38	300	300	0		0	100.0%	
4110 Rates	171	0	0	0		0	0.0%	
4430 Advertising	142	0	500	500		500	0.0%	
Non-Statutory Services :- Indirect Expenditure	350	419	1,050	631	0	631	39.9%	0
Net Income over Expenditure	7,078	5,165	2,950	(2,215)				
<u>125 Green Spaces Maintenance</u>								
1710 Lengthsman (basic) Income	3,168	1,680	3,000	1,320			56.0%	
Green Spaces Maintenance :- Income	3,168	1,680	3,000	1,320			56.0%	0
4013 Devolved Services	737	52	1,000	948		948	5.2%	
4014 Lengthsman Scheme/P3 Scheme	2,376	2,333	3,000	667		667	77.8%	
4015 P3 scheme	316	0	0	0		0	0.0%	
Green Spaces Maintenance :- Indirect Expenditure	3,429	2,385	4,000	1,615	0	1,615	59.6%	0
Net Income over Expenditure	(261)	(705)	(1,000)	(295)				

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>127 Services and Events</u>								
1271 Event Sponsorship	469	550	0	(550)			0.0%	
1272 Climate Change Income	65	0	0	0			0.0%	
1273 Event Income	8,939	2,465	0	(2,465)			0.0%	
1460 Ceremony Room Income	0	53	0	(53)			0.0%	
1471 Dog Poop Bags	653	252	500	248			50.4%	
Services and Events :- Income	<u>10,126</u>	<u>3,319</u>	<u>500</u>	<u>(2,819)</u>			<u>663.9%</u>	<u>0</u>
4171 PAT Testing	(10)	0	0	0		0	0.0%	
4271 Dog Bags	722	469	700	231		231	67.0%	
4444 Petty Cash	8	0	0	0		0	0.0%	
4595 Climate Change	426	1,930	2,000	70	11	59	97.0%	
4600 Town Crier/Fees & Subs	347	0	500	500		500	0.0%	
4601 Town Crier/Uniforms	0	500	500	0	500	(500)	200.0%	
4605 Events Barriers	0	100	100	0		0	100.0%	
4607 Events	17,112	8,943	12,000	3,057	3,361	(304)	102.5%	
4850 Poppy Wreath	53	87	40	(47)		(47)	216.6%	
Services and Events :- Indirect Expenditure	<u>18,658</u>	<u>12,029</u>	<u>15,840</u>	<u>3,811</u>	<u>3,871</u>	<u>(60)</u>	<u>100.4%</u>	<u>0</u>
Net Income over Expenditure	<u>(8,532)</u>	<u>(8,709)</u>	<u>(15,340)</u>	<u>(6,631)</u>				
6000 plus Transfers from EMR	350	0	0	0				
Movement to/(from) Gen Reserve	<u>(8,182)</u>	<u>(8,709)</u>	<u>(15,340)</u>	<u>(6,631)</u>				
<u>201 Market House</u>								
1030 Market House Income	1,167	1,722	1,100	(622)			156.5%	
Market House :- Income	<u>1,167</u>	<u>1,722</u>	<u>1,100</u>	<u>(622)</u>			<u>156.5%</u>	<u>0</u>
4110 Rates	664	785	1,900	1,115		1,115	41.3%	
4115 Water	0	86	100	14		14	86.1%	
4122 Electricity	1,121	818	1,000	182		182	81.8%	
4150 Cleaning	0	0	100	100		100	0.0%	
4170 Maintenance	5,270	640	5,000	4,360		4,360	12.8%	
Market House :- Indirect Expenditure	<u>7,055</u>	<u>2,329</u>	<u>8,100</u>	<u>5,771</u>	<u>0</u>	<u>5,771</u>	<u>28.8%</u>	<u>0</u>
Net Income over Expenditure	<u>(5,888)</u>	<u>(607)</u>	<u>(7,000)</u>	<u>(6,393)</u>				
6000 plus Transfers from EMR	5,000	0	0	0				
Movement to/(from) Gen Reserve	<u>(888)</u>	<u>(607)</u>	<u>(7,000)</u>	<u>(6,393)</u>				
<u>202 Town Council Offices</u>								
4000 Staff Salaries	0	0	0	(0)		(0)	0.0%	

## Detailed Income &amp; Expenditure by Budget Heading 28022026

Month No: 11

## Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4021 Rubbish Collection	475	344	1,000	656		656	34.4%	
4110 Rates	8,357	8,052	7,500	(552)		(552)	107.4%	
4115 Water	853	808	630	(178)		(178)	128.2%	
4116 Confidential Waste - Shredding	968	1,183	780	(403)		(403)	151.7%	
4119 CCTV New	0	4,113	0	(4,113)		(4,113)	0.0%	4,113
4122 Electricity	18,028	14,757	15,500	743		743	95.2%	
4150 Cleaning	3,685	2,991	2,500	(491)		(491)	119.7%	
4155 Housekeeping	296	554	500	(54)	24	(78)	115.5%	
4170 Maintenance	7,716	4,024	5,000	976	189	787	84.3%	
4179 Quinquennial Works	0	2,300	2,000	(300)		(300)	115.0%	300
4185 Alarms	5,700	5,563	4,620	(943)		(943)	120.4%	
4400 Stationery	0	(0)	0	0		0	0.0%	
4416 Equipment Maintenance	182	99	0	(99)		(99)	0.0%	
4444 Petty Cash	36	0	0	0		0	0.0%	
Town Council Offices :- Indirect Expenditure	46,296	44,788	40,030	(4,758)	213	(4,971)	112.4%	4,413
Net Expenditure	(46,296)	(44,788)	(40,030)	4,758				
6000 plus Transfers from EMR	1,823	4,413	0	(4,413)				
Movement to/(from) Gen Reserve	(44,474)	(40,376)	(40,030)	346				
<u>205 Ceremony Room</u>								
1460 Ceremony Room Income	0	190	0	(190)			0.0%	
Ceremony Room :- Income	0	190	0	(190)				0
Net Income	0	190	0	(190)				
<u>210 Civic Matters</u>								
4444 Petty Cash	58	0	0	0		0	0.0%	
4501 Mayor's Hospitality	105	12	1,100	1,088		1,088	1.1%	
4529 Civic Insignia	145	50	400	350		350	12.5%	
4531 Roll of Honour	15	20	50	30		30	40.0%	
4532 Flag Pole	193	0	200	200		200	0.0%	
4535 Civic Hospitality	158	1,598	2,042	444	9	435	78.7%	
Civic Matters :- Indirect Expenditure	674	1,680	3,792	2,112	9	2,103	44.6%	0
Net Expenditure	(674)	(1,680)	(3,792)	(2,112)				
<u>214 Grants with Powers</u>								
1718 October Fair Donation Income	2,250	2,500	2,500	0			100.0%	
1724 Shop Front Contribution	4,068	0	0	0			0.0%	
Grants with Powers :- Income	6,318	2,500	2,500	0			100.0%	0

## Detailed Income &amp; Expenditure by Budget Heading 28022026

Month No: 11

## Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4800 Barrett Browning Clock	809	735	500	(235)		(235)	146.9%	
4805 Citizens Advice Worcs	5,000	5,000	5,000	0		0	100.0%	
4809 John Masefield Mem Project	164	0	0	0		0	0.0%	
4827 Community Action Ledbury	12,000	12,000	12,000	0		0	100.0%	
4875 Distinguished Citizen Awards	55	250	250	0		0	100.0%	
4876 October Fair Expenditure	(564)	19	500	481		481	3.9%	
4890 Unspecified Grants	17,560	20,192	20,000	(192)	1,768	(1,960)	109.8%	
4891 Age Uk Hereford Localities	4,000	0	4,000	4,000		4,000	0.0%	
4892 Dream Your Future	1,500	1,500	1,500	0		0	100.0%	
4893 Ledbury Food Bank	6,500	2,500	2,500	0		0	100.0%	
4894 Ledbury Methodist Church	1,350	1,500	1,350	(150)		(150)	111.1%	
4896 Winter of Well Being	1,500	0	0	0		0	0.0%	
4897 LEAF	10,440	10,440	10,440	0		0	100.0%	
4898 Ledbury Carnival	0	4,500	4,500	0		0	100.0%	
4900 Buses 4 Us	16,000	0	8,000	8,000		8,000	0.0%	
4901 John Masefield Memorial Projec	5,761	0	0	0		0	0.0%	
Grants with Powers :- Indirect Expenditure	82,075	58,636	70,540	11,904	1,768	10,136	85.6%	0
Net Income over Expenditure	(75,757)	(56,136)	(68,040)	(11,904)				
<u>220 Finance and General Purposes</u>								
1870 Bank Interest Received Income	11,415	9,155	6,000	(3,155)			152.6%	
1900 Precept Income	682,400	734,622	734,622	0			100.0%	
1902 Western Power WayLeave	126	126	126	0			100.0%	
Finance and General Purposes :- Income	693,941	743,903	740,748	(3,155)			100.4%	0
4115 Water	(100)	0	0	0		0	0.0%	
4130 Insurance	18,872	21,264	20,000	(1,264)		(1,264)	106.3%	
4185 Alarms	0	102	0	(102)		(102)	0.0%	
4415 Office Support & Equipment	0	149	0	(149)		(149)	0.0%	
4430 Advertising	817	690	1,000	310	375	(65)	106.5%	
4433 Card Machine rental	395	409	600	191		191	68.2%	
4460 Subscriptions	3,695	2,775	5,000	2,225	748	1,477	70.5%	
4483 ICT Services & Software Lease	25	0	0	0		0	0.0%	
4550 Bank Charges	465	504	500	(4)		(4)	100.7%	
4551 Data Protection	39	0	500	500		500	0.0%	
4579 Audit Internal	375	399	2,500	2,101		2,101	16.0%	
4580 Audit External	1,680	1,680	3,000	1,320		1,320	56.0%	
4590 Professional Services	21,871	16,605	15,000	(1,605)	60	(1,665)	111.1%	
4592 PPE/Health & Safety	114	267	500	233	37	196	60.9%	
Finance and General Purposes :- Indirect Expenditure	48,249	44,843	48,600	3,757	1,220	2,537	94.8%	0
Net Income over Expenditure	645,692	699,061	692,148	(6,913)				

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>225 Councillors/Newsletter</u>								
4400 Stationery	0	149	0	(149)		(149)	0.0%	
4420 Newsletter	0	798	1,500	702	107	595	60.4%	
4500 Town Mayors Expenses	1,039	362	1,000	638		638	36.2%	
4502 Mayor's Advertising	786	0	500	500		500	0.0%	
4503 Mayor's Portrait/Caricature	0	0	500	500		500	0.0%	
4520 Councillors Expenses	38	0	300	300		300	0.0%	
4525 Councillors Training	118	563	1,500	938		938	37.5%	
4545 Annual & Other Meetings	0	54	500	446		446	10.8%	
4550 Bank Charges	66	0	0	0		0	0.0%	
Councillors/Newsletter :- Indirect Expenditure	2,048	1,925	5,800	3,875	107	3,768	35.0%	0
Net Expenditure	(2,048)	(1,925)	(5,800)	(3,875)				
<u>230 Management and Payroll</u>								
1021 Apprentice Income	1,000	500	0	(500)			0.0%	
Management and Payroll :- Income	1,000	500	0	(500)				0
4000 Staff Salaries	292,978	306,694	299,480	(7,214)		(7,214)	102.4%	
4001 Agency Cover	16,904	3,817	8,000	4,183		4,183	47.7%	
4018 National Insurance	0	0	0	0		0	0.0%	
4019 Pension	0	0	0	0		0	0.0%	
4050 Staff Training	6,338	4,793	6,000	1,207	379	828	86.2%	
4051 Officers Travel/Conference/Sub	1,974	1,936	1,500	(436)		(436)	129.0%	
4444 Petty Cash	5	0	0	0		0	0.0%	
Management and Payroll :- Indirect Expenditure	318,199	317,239	314,980	(2,259)	379	(2,638)	100.8%	0
Net Income over Expenditure	(317,199)	(316,739)	(314,980)	1,759				
<u>235 Office Facilities &amp; Equipment</u>								
1036 Photocopier Printing	22	679	0	(679)			0.0%	
1470 Photocopies Income	22	5	0	(5)			0.0%	
Office Facilities & Equipment :- Income	45	684	0	(684)				0
4001 Agency Cover	(0)	0	0	0		0	0.0%	
4115 Water	0	0	0	(0)		(0)	0.0%	
4155 Housekeeping	19	3	0	(3)		(3)	0.0%	
4170 Maintenance	315	22	1,650	1,628		1,628	1.3%	
4400 Stationery	4,961	1,943	4,000	2,057	428	1,629	59.3%	
4405 Photocopier Hire	2,531	4,974	3,500	(1,474)		(1,474)	142.1%	
4410 Photocopier Costs	2,141	0	0	0		0	0.0%	
4415 Office Support & Equipment	5,502	4,626	2,500	(2,126)		(2,126)	185.0%	

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4444 Petty Cash	229	0	0	0		0	0.0%	
Office Facilities & Equipment :- Indirect Expenditure	15,698	11,568	11,650	82	428	(345)	103.0%	0
Net Income over Expenditure	(15,654)	(10,884)	(11,650)	(766)				
<u>301 Planning/Economic Development</u>								
1034 Tourist Information Centre	307	93	200	107			46.3%	
1090 Charter Market Income	9,999	5,599	6,000	401			93.3%	
1460 Ceremony Room Income	565	0	0	0			0.0%	
1471 Dog Poop Bags	7	0	0	0			0.0%	
Planning/Economic Development :- Income	10,878	5,692	6,200	508			91.8%	0
4233 Gazebos	0	(780)	500	1,280		1,280	(156.0%)	
4543 Neighbourhood Plan	0	0	500	500		500	0.0%	
4546 Traffic Management	4,813	267	2,000	1,733		1,733	13.4%	
4549 Charter Market improvements	315	1,800	2,000	200		200	90.0%	
4553 Tourist Information Centre	193	0	1,000	1,000		1,000	0.0%	
4554 Charter Market Strategy	0	0	5,500	5,500		5,500	0.0%	
Planning/Economic Development :- Indirect Expenditure	5,321	1,287	11,500	10,213	0	10,213	11.2%	0
Net Income over Expenditure	5,558	4,404	(5,300)	(9,704)				
6000 plus Transfers from EMR	3,249	0	0	0				
Movement to/(from) Gen Reserve	8,806	4,404	(5,300)	(9,704)				
<u>302 Special Projects</u>								
4432 Phone Box	59	0	0	0		0	0.0%	
Special Projects :- Indirect Expenditure	59	0	0	0	0	0		0
Net Expenditure	(59)	0	0	0				
6000 plus Transfers from EMR	50	0	0	0				
Movement to/(from) Gen Reserve	(9)	0	0	0				
<u>401 Full Council</u>								
4400 Stationery	7	0	0	0		0	0.0%	
4444 Petty Cash	43	0	0	0		0	0.0%	
4455 Postage	648	404	400	(4)		(4)	101.1%	
4480 ICT-Computers	2,209	0	0	0		0	0.0%	
4481 Telephones	6,330	5,157	6,000	843		843	85.9%	
4482 Website	4,186	2,388	4,000	1,612		1,612	59.7%	

## Detailed Income &amp; Expenditure by Budget Heading 28022026

Month No: 11

## Cost Centre Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4483 ICT Services & Software Lease	9,747	30,045	11,000	(19,045)		(19,045)	273.1%	15,000
Full Council :- Indirect Expenditure	23,168	37,995	21,400	(16,595)	0	(16,595)	177.5%	15,000
Net Expenditure	(23,168)	(37,995)	(21,400)	16,595				
6000 plus Transfers from EMR	1,140	15,000	0	(15,000)				
Movement to/(from) Gen Reserve	(22,028)	(22,995)	(21,400)	1,595				
Grand Totals:- Income	871,056	803,525	896,835	93,310			89.6%	
Expenditure	770,527	796,333	977,948	181,615	19,341	162,275	83.4%	
Net Income over Expenditure	100,530	7,193	(81,113)	(88,306)				
plus Transfers from EMR	16,684	36,314	0	(36,314)				
Movement to/(from) Gen Reserve	117,214	43,506	(81,113)	(124,619)				



---

**Formal Response to Forest of Dean Local Plan Consultation**  
**Proposed New Settlement at Glynchbrook near M50 Junction 2 (Ledbury)**

Submitted by **Ledbury Town Council**

Consultation Deadline: **18 March 2026**

---

**1. Introduction**

This submission represents the formal response of **Ledbury Town Council** to the consultation on proposals for a new settlement at **Glynchbrook**, located close to **M50 Junction 2 (Ledbury)** within the administrative area of **Forest of Dean District Council**.

Ledbury Town Council recognises the need for sustainable growth and the delivery of housing and employment opportunities. However, the Council considers that the proposed development raises **serious concerns relating to sustainability, infrastructure capacity, environmental impacts, and cross-boundary planning implications**.

Given the close proximity of the proposed development to the historic market town of **Ledbury**, the Council believes that the proposal would have **significant and potentially harmful impacts on the town and its surrounding area**.

For the reasons set out below, Ledbury Town Council formally **objects to the proposal in its current form**.

---

**2. Summary of the Proposal**

The proposal seeks to establish a **new settlement at Glynchbrook**, comprising:

- i. Residential housing development
- ii. Leisure and community facilities
- iii. Employment land and commercial uses
- iv. Renewable energy generation infrastructure
- v. Associated transport and service infrastructure

Promoters of the scheme suggest the settlement would function as a **gateway development** at the intersection of **Gloucestershire, Worcestershire, and Herefordshire**, forming a northern gateway to the **Forest of Dean** district.

While the ambition of the proposal is acknowledged, the scale and location of the development raise **fundamental concerns regarding its strategic suitability**.

---

### 3. Ledbury's Relationship to the Site

Although the proposed development lies within the administrative boundary of the Forest of Dean district, it is located **approximately five miles from the centre of Ledbury**.

Due to this proximity, it is highly likely that residents of the proposed settlement would rely heavily upon Ledbury for:

- i. Retail and town centre services
- ii. Healthcare provision
- iii. Educational facilities
- iv. Rail transport links
- v. Employment opportunities

This creates a clear **functional relationship between the development and Ledbury**, meaning the town would inevitably experience **significant cross-boundary impacts**.

---

### 4. Planning Policy Considerations

#### Sustainable Development

The **National Planning Policy Framework (NPPF)** identifies sustainable development as having **economic, social, and environmental objectives**.

The Council is concerned that the proposal may fail to achieve these objectives due to its location and the likelihood that residents would depend heavily on nearby towns for services.

**NPPF paragraph 105** emphasises that development should be focused in locations that minimise the need to travel and maximise sustainable transport opportunities.

Given the rural context of the site and the limited public transport options available and planned, the proposal may result in **significant reliance on private vehicles**, raising concerns regarding sustainability.

Insufficient information is available in the consultation documents to evidence suitable off-road walking and cycling infrastructure links to the villages of Redmarley and Bromesberrow, to the Malvern Hills National Landscape and to Ledbury.

The development's location immediately adjacent to Junction 2 of the M50, makes the development's connectivity to larger service centres and employment sites all but entirely predicated upon the use of the motor car.

---

## 5. Prematurity and Plan-Led Development

Ledbury Town Council believes the proposal for this strategic and significant housing allocation of a new small town – larger than the Market Town of Bromyard in Herefordshire, has been insufficiently led by the planning authority and is, instead, an opportunistic acceptance of a developer and landowner-led scheme. Whilst bottom-up serendipitous landowner-led development opportunities through the call for sites process are an integral part of the development process for a local plan, proposals for entirely new settlements on the scale proposed for this scheme should more appropriately be led by a top-down analysis of the planning authority's geographical area to identify the most suitable sites based upon the strategic planning principles set out in the NPPF .

There is no evidence in the documentation available at this consultation stage to evidence that such strategic analysis and thought leadership has taken place for either of the large new settlement proposals contained in the Draft Local Plan, or that sequential testing of the merits of site options identified has been undertaken to evidence the relative suitability of sites deemed to meet the NPPF criteria.

---

## 6. Cross-Boundary Planning and Duty to Cooperate

The **NPPF (paragraph 27)** emphasises the importance of **effective and ongoing joint working between strategic planning authorities**.

Given the location of the proposed development near the borders of **Gloucestershire, Herefordshire, and Worcestershire**, the proposal clearly raises **cross-boundary planning issues**.

Ledbury Town Council is concerned that there is currently **insufficient evidence that neighbouring authorities have been fully engaged** in assessing the impacts on infrastructure and services beyond the Forest of Dean district and in shaping the proposals now being consulted upon.

---

## 7. Transport and Highways Impacts

The Council has significant concerns regarding the potential impact on the highway network, particularly around **M50 Junction 2 (Ledbury)** and routes connecting the development to **Ledbury**.

Potential impacts include:

- i. Increased congestion on the local road network
- ii. Greater traffic volumes on rural roads not designed for large-scale development
- iii. Increased commuting traffic between the proposed settlement and Ledbury
- iv. Increased use of the poorly configured Junction 2 of the M50
- v. Increased loading of the car parking at the railway station and demand for the bus services accessible within Ledbury. This is already inadequate and overstretched.

The **NPPF (paragraph 111)** states that development should only be approved where the **residual cumulative impacts on the road network would not be severe**.

Ledbury Town Council considers that the **cumulative transport impacts require significantly more detailed assessment**.

---

## **8. Risk of an Unsustainable Commuter Settlement**

The Council is concerned that the proposed development could effectively function as a **commuter settlement**, with residents travelling to nearby towns such as Ledbury for employment, services, and transport connections.

Such patterns of development risk:

- i. Increasing commuting distances
- ii. Generating additional traffic
- iii. Undermining sustainable development objectives

Without clear evidence that sufficient employment opportunities and services would be delivered within the settlement itself, the proposal may create an **unsustainable pattern of development**.

---

## **9. Infrastructure and Service Capacity**

A development of this scale would place additional demand on regional infrastructure, including:

- i. Healthcare services
- ii. Education provision
- iii. Public transport networks
- iv. Utilities and drainage infrastructure

The **NPPF (paragraph 34)** requires that infrastructure needed to support development must be **deliverable**.

At present, there is insufficient evidence that the necessary infrastructure would be delivered in a **timely and coordinated manner**, particularly in relation to cross-boundary service provision.

There is insufficient clarity in the policy for this settlement to be assured that developer contributions are required to deliver the extension and upgrade of out-of-county infrastructure loaded by this development which lie beyond the planning authority's boundaries.

There is a serious issue in relation to the phasing of infrastructure delivery of this development. Whilst this may not be appropriate under normal circumstances when putting a local plan together this should be detailed in policy terms for this development given that it is proposed to be holistically designed. Appropriate consideration should be given to the need for local service centres like Ledbury supporting residents at this location for at least 10-years into its buildout. ”

---

## 10. Impact on Ledbury Town Centre

Residents of the proposed development may rely heavily on the facilities of **Ledbury**, particularly its town centre.

While additional population could increase demand for services, there is also a risk of **unplanned economic impacts**, particularly if the development includes significant retail or commercial floorspace.

The **NPPF (paragraph 90)** requires that planning decisions consider the impact of development on the vitality and viability of existing town centres.

Ledbury Town Council believes that the potential social and **economic impacts on the town centre have not yet been adequately assessed**.

---

## 11. Environmental and Landscape Impacts

The proposed development would represent a significant change to the landscape at the northern edge of the **Forest of Dean**.

The **NPPF (paragraph 174)** requires planning decisions to contribute to and enhance the natural and local environment.

Concerns include:

- i. Loss of rural character
- ii. Landscape and visual impacts – particularly as regards the Malvern Hills National Landscape

- iii. Potential effects on biodiversity and agricultural land
- iv. Effects on ditches, streams and tributaries of the Rivers Leadon and Severn.

The Council also notes the importance of protecting the **distinctive rural setting of Ledbury**, which forms an important part of the town's character and heritage.

---

## 12. Summary of Objections

Ledbury Town Council objects to the proposed strategic housing allocation at Glynchbrook for the following key reasons:

- i. Insufficient assessment of **cross-boundary impacts on Ledbury and the cumulative impacts on the town, which is already experiencing its own large-scale housing growth.**
- ii. Potential **significant transport impacts** around the M50 and surrounding road network
- iii. Increased pressure on **healthcare, education, and public services**
- iv. Risk that the development becomes an **unsustainable commuter settlement**
- v. Lack of clear evidence that necessary **infrastructure can be delivered**
- vi. Potential conflict with **strategic planning policy and Local Plan processes**
- vii. Possible **negative impacts on the character of the landscape and the setting of Ledbury**
- viii. Limited evidence of effective **Duty to Cooperate engagement** with neighbouring authorities
- ix. Lack of evidence of a strategic search for appropriate site locations for new settlements within the Forest of Dean planning authority area and of any sequential testing of the proposed new settlement sites with respect to the strategic site options identified.

---

## 13. Conclusion

For the reasons set out above, **Ledbury Town Council** formally objects to the proposed scheme for strategic housing allocation at **Glynchbrook** in its present form.

The Council considers that the proposal raises significant concerns in relation to **sustainability, infrastructure capacity, cross-boundary planning**

**impacts, and environmental considerations**, particularly in relation to the nearby town of **Ledbury**.

Ledbury Town Council therefore respectfully requests that the determining authority give full and careful consideration to the issues raised in this submission when considering the suitability of the proposed housing allocation and development of an entirely new settlement on the scale of a small market town.