

# Ledbury Neighbourhood Development Plan

## Consultation visits or meetings report form 2018-2021

<b>Date and time of meeting</b>	<b>Thursday 17<sup>th</sup> December at 15.30 ended at 16.35</b>
<b>Name of organisation with which held</b>	<b>Heineken UK</b>
<b>Persons attending from the organisation (with job roles and relevant further contact information)</b>	<b>Claire Hodder - Corporate Estate Manager email: <a href="mailto:claire.hodder@heineken.co.uk">claire.hodder@heineken.co.uk</a>  <b>Martin Keene - Site Manager – Ledbury – email: <a href="mailto:Martin.KEENE@heineken.co.uk">Martin.KEENE@heineken.co.uk</a>  <b>Graeme Pollock - Engineering Manager</b></b></b>
<b>Persons representing the Neighbourhood Development Plan Working Party</b>	<b>Paul Kinnaird Member of the WP email: <a href="mailto:paul@kinnaird.org">paul@kinnaird.org</a>  <b>Phillip Howells Chair of the WP email: <a href="mailto:phowells@ledburytowncouncil.gov.uk">phowells@ledburytowncouncil.gov.uk</a>  <b>Bill Bloxsome Consultant to the WP: email: <a href="mailto:william.bloxsome@lineone.net">william.bloxsome@lineone.net</a>  <b>Paul Samson Consultant re Market Towns Initiatives- email: <a href="mailto:paul726@btinternet.com">paul726@btinternet.com</a>  <b>Nick Fish Member of the WP .- email: <a href="mailto:nickdeanfish@gmail.com">nickdeanfish@gmail.com</a></b></b></b></b></b>
<b>Where held (physical meeting location or online)</b>	<b>Via Microsoft Teams hosted by Heineken UK</b>
<b>Agenda – key items to discuss</b> With Notes discussed at the meeting shown below.	<p>1.What land does the company use currently? Is there a map of the land owned?  <b>The map shown and circulated showing areas A, B &amp; C are owned by Heineken with the exception of a small plot adjacent to Little Marcle Road within area A known as The Ryecroft. Claire Hodder offered to pass the Land Registry map showing Title if required</b></p> <p>2. What and where do they want to develop for business? (Possible discussion of idea for small business units or Enterprise Park, including an idea for a campus or education related facility; jointly owned by UBL and Community Trust or 3rd. party)  <b>Area B is not required and a portion of area A fronting Little Marcle Road could be made available. The size of B is 7.5 ha and part of A is 3 to 5ha. Heineken UK are not looking to be landlords, preferring outright sale with some covenants. Area C needs to be retained as it forms part of the facilities’ wastewater treatment.</b></p>


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	<p>How these areas relate to Allocated for Employment Use within the NDP is to be resolved by Bill Bloxsome as some may be "Existing".</p> <p>3. What Heineken land might relate to that of adjoining landowner (A. Young) and be available for sport/recreation? (This would be for football and possibly other sport/recreational uses eg. disabled riding)  <b>The field south of Area B and adjacent to the existing Rugby Ground is subject to discussions with the owner and HCC for use as a sports facility with some land allowed as Employment (planning gain) It is hoped to gain access to this area from Little Marcle Road)</b></p> <p>4. What is the scope for access across their land (off Little Marcle Road, over waste ground) to the proposed football facilities? (A "must have"?)  <b>Heineken UK would consider access across Area C to provide HGV access to Area B and light vehicle access to the Sports ground subject to maintaining the current use of Area C. Emergency Vehicles would need to be included. It was agreed that Nick Fish and Heineken UK staff would discuss access details outside of this meeting.</b></p> <p>5. Could the Anaerobic Digester at the site provide Energy for other facilities or does it only serve the site.  <b>Martin Keene explained that the unit operates only part time when the factory is pulping apples and there is no energy output. If suitable feedstock were forthcoming, this could be rolled out as long as the primary role was to handle the business feedstock. Paul Samson was keen to develop this topic with Heineken UK.</b></p>
<p><b>Summary of discussion</b></p>	<p><b>The site is available for future Employment in specified areas as above. Development costs would be from 3<sup>rd</sup> parties.  Access across Heineken land is possible to open up the Employment land and the sports ground subject to further details to be agreed.</b></p>
<p><b>OK to publish report with all information or if it needs to be anonymised (point out inspector will need to see key evidence like this in some way)</b></p>	<p><b>Delete the email addresses</b></p>

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<p><b>Estimate of numbers effectively represented by the consultation (eg. employees in company, number of members of the group)</b></p>	<p>Heineken UK approx. 30  Members of Recreation groups???  NDP WP members ???</p>
<p><b>Conclusions and recommendations</b></p>	<p>NDP papers will show the areas of Employment and Recreation specified above.  Heineken UK to consider areas of the site to be made available for sale.  Continue discussions on the provision of the Recreation field for sports.</p>
<p><b>Confirm consultee agrees this is an accurate reflection of the meeting.</b></p>	<p>Name of person agreeing: Claire by email 12<sup>th</sup> January 2021</p> <p>Name of person representing NDP:  Cllr Phillip Howells</p> <p>Date confirmed: 25<sup>th</sup> October 2021</p>