

THE ROSS-ON-WYE NEIGHBOURHOOD DEVELOPMENT PLAN

Ross Town Council Response to

Comments on Regulation 16 Public Consultation,

Based on Herefordshire Council Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Ross on Wye Neighbourhood Area
Parish Council	Ross on Wye Parish Council
Draft Consultation period (Reg14) Submission consultation period (Reg16)	9 November to 21 December 2018 12 August to 7 October 2019

Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> • Map showing the area • The Neighbourhood Plan • Consultation Statement • SEA/HRA • Basic Condition statement 	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (land 2)	Yes
Are any 'excluded development' included? <ul style="list-style-type: none"> • County matter • Any operation relating to waste development • National infrastructure project 	1990 61K / Schedule 1	No
Does it relation to only one neighbourhood area?	2004 Act 38B (1 and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes

<p>Is this a repeat proposal?</p> <ul style="list-style-type: none"> • Has an proposal been refused in the last 2 years or • Has a referendum relating to a similar proposal had been held and • No significant change in national or local strategic policies since the refusal or referendum. 	Schedule 4B para 5	No
--	--------------------	----

Summary of comments received during submission consultation		Ross Town Council Comment
Herefordshire Council Strategic Planning	Confirm conformity with the Core Strategy. See appendix 1 for details	See Appendix 1
Herefordshire Council Environmental Health (contamination)	<p>Four allocated sites have no previous historic potentially contaminative uses</p> <p>The Chase — no previous contaminative use</p> <p>Broadmeadows / Tanyard — former coal yard, dismantled railway and garage, laundry and former sawmill. Further studies and conditions would be required.</p> <p>Land East of the A40 — no specific site so unable to comment further</p> <p>Future primary school provision — no specific site has been identified</p>	Noted
Herefordshire Council Environmental Health (noise and air)	No further comments to make	N/A
Herefordshire Council Conservation / Historic buildings	No comments to make	N/A
Herefordshire Council Transportation	<p>Cawdor Arch planning application has currently been withdrawn. Car free developments have to have proper grounding in their longevity of their sites.</p> <p>Highways assessments are required on all sites especially the larger sites. Implications of sites south of Ross (Walford direction) should be properly assessed in regards to the capacity, usability and vehicles parking on the highway restricting access for routes to the north/south e.g. Alton Road, Alton Street and Copse Cross Street/Town centre.</p> <p>We wouldn't describe public transport as poor. In comparison with some other market towns the links by bus are good to Hereford — Gloucester, Monmouth as well as a town bus service.</p>	The statement about 'poor' public transport reflects community views, as explained on p. 60 on in the plan. We also consider that all other text in this section, e.g. para 4.22.1, makes clear a priority away from private vehicle use.

Summary of comments received during submission consultation		Ross Town Council Comment
	It would be good to consider more promotion of public transport as the plan makes mention of more parking spaces at new developments which does little to make Ross more sustainable.	
Historic England	Supportive of the vision and objectives Commend the thorough approach that has clearly been taken to compiling the evidence base Plan supports living above the shop which is welcome	Noted with thanks
National Grid	No records of apparatus within the Neighbourhood plan area	Noted
Highways England	The A40, A449 and A49 and M50 are in the vicinity. Evidence concludes that improvement of the A40/A449 Overross roundabout is necessary. The current version of the NDP does not present significant changes to the draft version and consequently these points have not been addressed. The solutions themselves may not necessarily need to be dealt with within the NDP.	Noted
Coal Authority	No further comment to make	N/A
Welsh Water	None of our Reg14 comments were taken into account. Lower Cleeve WwTW — in the process of undertaking reinforcement works to the WwTW to create additional headroom for growth. Growth can be accommodated from March 2020 with a Grampain style condition until that. There are no reference in the NDP to this. All sites — wastewater treatment	The Reg 14 comments were noted – see Consultation Statement. The comments are considered out of the scope of the NDP because they apply to future stages in any project development
	Advise a Grampian style condition until March 2020 to ensure there is sufficient headroom. Foul only flow from the development proposed can be accommodated. <i>Cleeve Field</i> Water supply — no issues in providing water Sewerage — no issues within public sewerage network <i>Merrivale</i> Water supply — no issues Sewerage — no issues though off site sewers will be required to connect to the network <i>Stoney Stile</i> Water supply — no issues in providing water	Noted, see above.

Summary of comments received during submission consultation		Ross Town Council Comment
	<p>Sewerage — no issues within public sewerage network</p> <p><i>The Chase Hotel</i></p> <p>Water — no issues</p> <p>Sewerage - no issues. The site is traversed by a 300mm combined public sewer and a 675mm combined public sewer</p>	
	<p><i>The Ryefield Centre</i></p> <p>Water — no issues</p> <p>Sewerage — no issues</p>	Noted
<p>Emma Swann</p> <p>Local resident</p>	<p>Opposed to the development of 35 housing on 1.25ha of open countryside in Greytrees and its inclusion within the NDP.</p> <p>The field is within the Wye Valley AONB and on the edge of the settlement boundary.</p> <p>This land is not and has never been included in the NDP that has been drafted to cover the period until 2031. Sufficient housing sites have already been allocated together with a contingency.</p> <p>The proposed housing development will destroy the landscape and scenic views. They will be clearly visible</p> <p>Second Avenue is unsuitable as an access route. Brampton Road is in part single lane and being of rural character.</p> <p>Will have an adverse effect on the local wildlife , increase traffic noise and light pollution</p>	<p>Site Assessment work to support the site allocations is documented in the Development Sites Appraisal Document, part of the NDP's evidence base. As a result, the site is not allocated in the current NDP.</p>
Ian Goddard Local resident	<p>Para 4.28.1</p> <p>The plan states there are currently no large areas of likely future development in the centre. This is untrue, the Community Garden is a possible site for development. Why has this site not been include in either the list of Local Green Space or the list of allocated development sites?</p> <p>Para 4.30.3</p> <p>Core Strategy policies OS1 , OS2 and OS3 have no relevance to health</p>	<p>Initial consideration of allocated sites was restricted to identified 2011 SHLAA sites.</p> <p>Additionally, the Community Garden is recorded as a "growing space", and was an initial candidate Local Green Space, which was not therefore deemed an area likely to be available before 2031.</p>

Summary of comments received during submission consultation		Ross Town Council Comment
	provision	
Martin Flach Local Resident	Broadly accept the development plan but horrified to see that proposals for Ryefield Centre include access from Ryefield Road. Will cause unnecessary additional traffic at the junction of Gloucester Road.	No proposed access is included in the site allocation policy. Explanatory text states 'Vehicular access would be expected to be from Ryefield Road but consideration should be given to access to the southern part of the site from Grammar School Close.'
Helen and Geoff Healey Local residences	Proposed development of the Green space at Stoney Stile, Archenfield Road Wildlife — the area is full of wildlife: The proposed entrance — large amount of vehicles within this area around Middleton Avenue and a large amount of traffic using Archenfield Road. Green space is in constant use by children, dog walkers and people linking to John Kylre Walk	The request for local expressions of support for designating the Stoney Stile site as a Local Green Space garnered 20 supportive questionnaires and one negative response from the landowner's agents. The site is not designated as a Local Green Space as it is considered part of an extensive tract of land – see also the Local Green Space Report. Resolution of traffic issues is a requirement for development "late in the plan period".
Andy Wrighton Local Resident	Proposed development of the Chase Hotel Disappointed that the site could even be considered for housing development. The land would be considered local green space in the neighbourhood plan	Prior work had led to conclusion that this space did not meet the NPPF criteria and that the precise area was difficult to define.
Ali Ballantyne Local resident	The settlement boundary cuts through the garden in front of house. This is near to the house than the boundary line on deeds. Line should run to the bottom of the garden.	Consistent 'outermost edge' of built line adopted except on sites with outline permissions only.
Janet Burke Local Resident	Hawthorn Field /Stoney Stile Proposal for 15 houses is good but planning permission on this site should not be given until a new school to replace Ashfield is built. Vehicular access from Middleton Avenue would be mayhey otherwise Proposal from Fortis to build 48 houses ahead of the NDP should be rejected as unsuitable. A site for a new school has not been agreed	Resolution of traffic issues is a requirement for development "late in the plan period".
Linda Billinger Local Resident	Object to the development near Chase Side. Wooded area very rich in diversity, sustaining many species of wildlife and birds. Frequently have badgers and foxes, owls and bats. Maintain green spaces for the leisure and wellbeing of population. Removing trees means the habitat has gone forever. Map 5 refers to potential and proposed development of houses only nothing about apartments	Prior work had led to conclusion that this space did not meet the NPPF criteria and that the precise area was difficult to define.

Summary of comments received during submission consultation		Ross Town Council Comment
<p>Adrian Kendry and Anne Morgan-Kendry Local residents</p>	<p>Concern regarding the historic Chase Hotel and surrounding land. Chase Hotel development must guarantee the protection, conservation and sustainability of a valued and significant habitat. The importance of trees can't be overstated.</p> <p>Safeguarding the Chase Hotel as a Local Green Space will enhance the attractiveness and potential of quality tourism into Ross. Challenge the dangers posed by air pollution and carbon emissions.</p> <p>The present proposed development of the grounds of the Chase Hotel is completely incongruous.</p>	<p>Prior work had led to conclusion that this space did not meet the NPPF criteria and that the precise area was difficult to define.</p>
<p>Giff Paul Symonds Local Ward member</p>	<p>The NDP requires a specific section relating to Wolf business park to ensure appropriate redevelopment which meets local needs. This is a key gateway for the town.</p> <p>Needs a section on the redevelopment of the Riverside Inn on Wye Street which has been derelict for some time. Ideal for b&b accommodation. This is a key gateway site.</p> <p>Medium term aspiration to extend the Town and Country Trail to Ross riverside — not possible because of Cleeve Lane. Cleeve Lane should be included in a public cycle route. Improve connectivity with Ross and neighbouring communities</p> <p>The well-used buggy route across the car park at Ryefield Centre should be protected.</p> <p>Impose solar panels in new build homes should be added to the local character and design criteria.</p> <p>Feasibility study for park and ride services from the cattle market in Netherton Road. Encourage visitors to Ross Labels to town by electric vehicles.</p>	<p>Sites under consideration for permissions at preparation of Reg 16 are not addressed.</p>
<p>Cllr Louis Stark Local Ward member</p>	<p>Stoney Stile - Inconsistency in the housing numbers between para 4.12.4 and pg 88</p> <p>Site was included on the understanding that the nearby primary school would be relocated. Hawthorne Lane is narrow private road and the only other point is between 30 and 31 Middleton Avenue. It would only be suitable if the school relocated.</p> <p>There is no conclusive evidence that the school would be relocated during the plan period.</p> <p>This site would no longer be appropriate for inclusion for housing development.</p> <p>No objection for the site being earmarked for provision of additional allotments</p>	<p>Noted, and see other comments on this site.</p>

Summary of comments received during submission consultation		Ross Town Council Comment
	Cleeve Lane — provision should be made for a public footpath at the northern part of the site to provide an alternative for pedestrians	
Peter and Barbara Nash Local Resident	The areas marked in green on 5B 1 and 2 are the only large areas of green space, particularly 5B2 which is all that remains of a once open area. 5B1 The Chase is the only large pocket of land in the middle of town.	Prior work had led to conclusion that this space did not meet the NPPF criteria and that the precise area was difficult to define.
Bob and Judy Burcher Local Resident	Stoney Stile / Hawthorne Field site Recognition of the need for green spaces, some housing development and lack of allotments within the town. Would have considered Hawthorne Fields as a green space. Concerned about traffic issues about Ashfield Park Primary School, Copse Cross Street and Alton Street.	The request for local expressions of support for designating the Stoney Stile site as a Local Green Space garnered 20 supportive questionnaires and one negative response from the landowner's agents. The site is not designated as a Local Green Space as it is considered part of an extensive tract of land – see also the Local Green Space Report. Resolution of traffic issues is a requirement for development, which is why it is proposed for "late in the plan period".
Hawthorne Field Action Group Local residents Including a petition containing 79 signatures 9 pp signatures and 14 addresses with no signatures /marks	Residents concerned for the future of the Stoney Stile/Hawthorne Field site. Consider the site as Local Green Space as the field meets the criteria. Site is surrounded on three sides by a built up area, remaining site is Wye Valley AONB and conservation area. Hawthorne Field Action Group has 110 members who aim of preserving the field as a green space. Beautiful tranquil unspoilt field with two footpaths run through it. Field used for walking to school and dog walking and provides amenity. Ancient hedgerows and plant species and home to bats, great crested newts and many more. Field contributes to the character of the area, if built on will be lost forever. Any building would bring increased traffic into the area. Provision of allotments must be included. Public rights of way cross the site. Concerned about parking around the Ashfield Primary School if development goes ahead. There are currently no plans to relocated the school. Concerned about foul and surface water drainage and overloading of the sewerage network.	The request for local expressions of support for designating the Stoney Stile site as a Local Green Space garnered 20 supportive questionnaires and one negative response from the landowner's agents. The site is not designated as a Local Green Space as it is considered part of an extensive tract of land – see also the Local Green Space Report. Resolution of traffic issues is a requirement for development, which is why it is proposed for "late in the plan period".
Derek Haselden Local resident	Section 5A.4 — Ryefield Centre Support sensible development of this site but object to the traffic being	No definitively proposed access is included in the site allocation policy. Explanatory text states 'Vehicular access

Summary of comments received during submission consultation		Ross Town Council Comment
	<p>routed along Ryefield Road. Ryefield centre traffic is currently along Grammar School Close without any issues.</p> <p>Section 5B.1 — The Chase</p> <p>The provisions placed on development on this site is insufficient. Has implications for the viability and long term protection of an important heritage asset in a conservation area.</p> <p>NDP includes no reference to potential impact of development on the highway network</p> <p>There is no reference to the beautiful, peaceful and tranquil space within an otherwise busy town.</p> <p>Doesn't explain why Local Green Space is not viable.</p>	<p>would be expected to be from Ryefield Road but consideration should be given to access to the southern part of the site from Grammar School Close.'</p> <p>Prior work had led to conclusion that this space did not meet the NPPF criteria and that the precise area was difficult to define.</p>
R L Griffiths Local Resident	<p>Stoney Stile Site</p> <p>Horrified to see that the greenfield of Stoney Stile included within the NDP. No need to include this recreational area in the NDP, there are enough areas around the town more suitable. The site is used daily by parents and children as a traffic free and safe route to and from school.</p> <p>Also used as a play area and shared with dog walkers and links to high school.</p> <p>Heart and lungs of the town</p>	<p>The request for local expressions of support for designating the Stoney Stile site as a Local Green Space garnered 20 supportive questionnaires and one negative response from the landowner's agents.</p> <p>The site is not designated as a Local Green Space as it is considered part of an extensive tract of land – see also the Local Green Space Report.</p> <p>Resolution of traffic issues is a requirement for development "late in the plan period".</p>
Angela Palmer Local resident	<p>Stony Stile / Hawthorne Field</p> <p>Field has been used for years to enjoy a green space to walk to school shops and for exercise. Field has had horses grazing and a wealth of plants and animals.</p> <p>Gives access to the ANOB and John Kyrle Walk and playing fields.</p> <p>Open spaces like this give Ross on Wye its unique character</p> <p>Stoney Stile should be designated as a Local green Space and preserved.</p> <p>There are more appropriate sites for development which would not mean that a valued green space would be lost.</p> <p>Development would mean an increase in cars using Middleton Avenue</p>	<p>The request for local expressions of support for designating the Stoney Stile site as a Local Green Space garnered 20 supportive questionnaires and one negative response from the landowner's agents.</p> <p>The site is not designated as a Local Green Space as it is considered part of an extensive tract of land – see also the Local Green Space Report.</p> <p>Resolution of traffic issues is a requirement for development "late in the plan period".</p>
Elinor Greenacre Local resident support	<p>Support for the scheme. Well thought out and meets the criteria for new build within the Ross-on-Wye NDP. The hotel is not financially viable and investment would need to be on a large scale.</p> <p>Plans for existing building and new housing on site are sensitive</p>	<p>Noted</p>

Summary of comments received during submission consultation		Ross Town Council Comment
	and in keeping with the location. Great asset to the town.	
Andrew Murphy Stansgate Planning Consultants Support	Represent Avon Estates Ltd: landowner of Broadmeadows Caravan Site — support the whole NDP in particular Policy 5B	Noted
Clare West Local Resident support	Objectives and analysis set out are largely positive and benefit the town Impressed at the actions already happening The importance of new primary school and primary health care facilities to support the very welcomed increase in family homes.	Noted with thanks
Steve Holder Local resident	Like to see a designed cycle routing improved around the town as part of future developments. Use the old railway lines. A stretch from Hildersley roundabout passing east behind Weston Hall Farm to Springetts Lane would give a very safe access to the country roads whilst avoiding the A40. Route down the Wye from the Town trail continuing to Kerne Bridge	This is not considered to be an issue within the scope of a Neighbourhood Plan.
Tudorville and District Community Centre	Wish to request that the play space at Walford Road community centre is formally recorded	Noted.
Samuel Pearson Landowner	Object to the designation of Cleeve Orchards as a Local Green Space as the owner of the land. The land does not meet the necessary criteria. Cleeve Orchard is not a small area, its 6.1 acres. Does not contain any features, it is a modern commercial cider orchards. It is private property and no a place of recreation Cleeve Orchard is not a significant habitat for wildlife since it is a commercial orchard Cleeve orchards is within a Conservation Area and implies that any residential development would be subject to stringent requirements. Potential for 1 house with the additional area of trees to be preserved.	Noted. The evidence for the designation of this space as a Local Green Space is included in the Local Green Space Report.
Alfred Wood Local resident	Object to the development on Chase Hotel. Site has mature trees and wildlife. Once filled within house will all be gone. Value would be better as a nature reserve.	Prior work had led to conclusion that this space did not meet the NPPF criteria and that the precise area was difficult to define.
Tomkins Thomas Planning On behalf of Camanoe Estates	Landowners of the Chase Hotel Support the NDP as drafted with a suggestion that the site be allocated 4.6 correctly highlights that the site is privately owned with no	

Summary of comments received during submission consultation		Ross Town Council Comment
	<p>public access and that the Core Strategy or the NDP offer no policy objection to the redevelopment of the site for housing.</p> <p>5.4.4 to 5.4.6 affirms support for residential development with extensive criteria. The landowner is keen to deliver a scheme which complies with the NDP as drafted.</p> <p>The Chase is no a policy but supportive text and should be given weight accordingly. It is therefore suggested that the group draft a policy which allocates the site for development which includes the design criteria.</p>	<p>There was at the time insufficient evidence about issues such as ecology and heritage to justify a formal allocation.</p>
Melvin Reynolds Local resident	<p>Supportive of the plan as written</p> <p>Some corrections are needed to 4.12.1 to 4.12.4 regarding updating figures to 2019 position</p>	<p>Inconsistency noted.</p> <p>Following update text received from HC 28/11/2019:</p> <p>The housing figures for April 2019 are as follows:</p> <ul style="list-style-type: none"> • Completions since 2011 as of April 1st 2019 - 382 • Commitments as of April 1st 2019 - 550 net dwellings. • Total completions + commitments at April 1st = 932 net dwellings. • Housing target for Ross 2011-2019 = 900
Simon Porter Camanoe Estates	<p>Landowner of The Chase site. The Chase is private with no public access or use. The Chase is now closed as a hotel and ceased operating on 20 September 2019.</p> <p>Please that the NDP confirms that both the Core Strategy and NDP itself do not object to the redevelopment of the site.</p> <p>Suggest that the site is allocated.</p> <p>Confirm that a development that meets the requirement of 5.4 can be achieved on the site.</p>	<p>There was at the time insufficient evidence about issues such as ecology and heritage to justify a formal allocation.</p>
Ridge and Partners LLP On behalf of Edenstone Homes	<p>Related to Land to the east of the A40 subject to planning permission for 290 dwellings and shortly submitting outline for an additional 175 dwellings.</p> <p>Amendment is needed to section 5B.2 - text should reflect the latest planning permission of 2019 and make reference to the 175 additional units</p>	<p>Noted, but 5B.3 "Land East of A40" should address this area as part of a future strategic review.</p>
Lindsey Adams and Brian McCormack	<p>Stoney Stile / Hawthorne Field</p> <p>Ross will struggle to cope with the any increased traffic from this end of the town. There is already a major safety issue for pedestrians and road users on Middleton Avenue. Concern about the access for the construction traffic.</p> <p>Poor visibility turning from Middleton Avenue / Redhill Road onto</p>	<p>Resolution of traffic issues is a requirement for development "late in the plan period".</p>

Summary of comments received during submission consultation		Ross Town Council Comment
	<p>Archenfield Road. Number of parking issues even if the school was relocated.</p> <p>Some of the footpaths crossing the site are not public right of way but residents use on a daily basis. Areas is teeming with wildlife</p>	
Dai Harries Local resident	<p>Stoney Stile / Hawthorne Lane</p> <p>Reservations about the possible housing development. Primarily the increase in traffic flow in proximity to a large primary school. This would be residential development in the AONB and the conservation area.</p> <p>Vehicular access is already difficult and considerable congestion at peak times</p> <p>The field meets the criteria for Local Green Space.</p> <p>Site should be rejected until the primary school is relocated.</p>	<p>Resolution of traffic issues is a requirement for development "late in the plan period".</p> <p>Resolution of traffic issues is a requirement for development "late in the plan period".</p>
Mrs June Partridge Local resident	<p>Why did the proposal for Lidl get turned down on the Woolf site.</p> <p>Concerned about the number of new houses and the availability of local supermarkets and shops.</p>	This is not directly related to the NDP.
Pegasus Group On behalf of Mr Robin Davies	<p>Land at Stoney Stile</p> <p>Allocation for residential development is support but concerns that the criteria for Policy 5A.3 have not been fully evidenced.</p> <p>Pleased to note that previous comments have been taken into consideration and the site is within the settlement boundary and an allocated site.</p> <p>Allocation at Hildersley has yet to commence, the plan relies on a largely constrained site at Broadmeadows/ Tanyard.</p> <p>There are inconsistency between Policy 5A.3 and para 4.12.4 regarding the numbers of houses on the allocation site.</p> <p>Policy 5A.3 — there is no evidence as to why the site should be limited to the delivery of 15 to 25 dwellings</p> <p>There is no evidence for the Highway Authority to substantiate the criteria of access from Middleton Avenue only being possible if Ashfield Primary School is relocated. Transport statement shows that there is no highway safety risk to delivery of the site being predicated on the relocation of the school.</p> <p>There is no evidence that the school will be relocated within the plan period.</p> <p>There is no detail of the 'local water run-off problems' the site is</p>	<p>Noted. See Development Sites Appraisal Report.</p> <p>Inconsistency noted – para. 4.12.4 should be amended.</p>

Summary of comments received during submission consultation		Ross Town Council Comment
	<p>within flood zone 1</p> <p>There is no evidence as to why the site should be delayed until late in the plan period.</p> <p>There is no empirical evidence to support the requirement for additional allotment space</p> <p>The site has the capacity to accommodate residential development without causing harm to the AONB</p> <p>Disappointed that figure 13 fails to show any amendments suggested to route corridor 5</p>	
Gladmans	<p>Policy EN3 — settlement boundaries</p> <p>Consider the use of settlement boundaries limits ability of sustainable development opportunities. Suggest policy wording modification to allow a degree of flexibility.</p> <p>Policy EN7 — landscape setting</p> <p>Policy adds nothing to the approach contained within the Core Strategy and should be deleted. Concerned the second element of the policy. Seeks to implement a blanket approach to preclude development outside of the AONB</p> <p>Policy EN11 — pre-application community engagement</p> <p>This is not a land use policy, the policy should be deleted or moved to aspirational policies.</p> <p>Policy H3 — Ross Community Land Trust</p> <p>Support in principle however it is not a land use policy and should be removed to aspirational policies.</p> <p>Policy A4 — Electric charging point</p> <p>Unclear as to what an appropriate located charging point means.</p>	<p>Policy EN3 seeks to locate development in the most sustainable locations.</p> <p>EN7, specifically the second paragraph, and the policy wording, add local detail to the relevant Herefordshire policy.</p> <p>Pre-application community engagement affects resulting land use and therefore should be included as a policy (EN11).</p> <p>This is currently a nationally debated issue in terms of policy relevance. The policy simply requires priority to the local CLT. The Examiner is best paced to decide whether it should be encouragement or a full policy.</p> <p>Practice on this issue is changing rapidly. The text needs to be amended to be less specific about provision.</p>
Scott Lewis Local resident	Any development on the field off Archenfield Road which make more traffic on Archenfield Road is fraught with danger.	Resolution of traffic issues is a requirement for developments "late in the plan period".
Richard Harris Local resident Support	<p>Support the development of Stoney Stile for 15 houses, public space and allotments.</p> <p>Support that the development should not start until the school has been relocated.</p> <p>Archenfield road is very busy and essentially a single lane at times.</p>	Noted

Please note the above are summaries of the response received during the submission consultation. Full copies of the representations will be sent to the examiner in due course.

Officer appraisal

This plan has met the requirements of the regulations as set out in the table above. All the requirements of regulation 14 were undertaken by the town council and all the required documentation was submitted under regulation 15.

A total of 44 representations were received during the submission consultation period. 5 internal comments, 5 statutory consultees and 30 local residents (including a petition of 79 signatures and 4 supports. There were also 4 consultants representing landowners.

The majority of local objection was to the Stoney Stile allocation site.

All of the outstanding objections can be reviewed at the examination process

63 comments were received outside of the consultation period relating to the area of the Chase Hotel being designated as a Local Green Space. These have not been included as they were outside of the consultation period but have been listed within appendix 2 for information.

Existing commitments together with the provisions within the NDP have demonstrated that the proportional growth for the plan area can be achieved. The Strategic Planning team have also confirmed that the NDP is in general conformity with the Core Strategy.

The plan has met the requirements to move forward to examination.

Appendix 1

Neighbourhood Development Plan (NDP) — Core Strategy Conformity Assessment From Herefordshire Council Strategic Planning Team

Name of NDP: Ross-on-Wye (Reg 16)

Date: 04/09/19

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Herefordshire Council Comments	Ross Town Council Comment
EN1/EN2/EN5	SD1	Y		N/A
EN3/EN4		Y	ENV3. The new reference to CS policy H2 is not correct and should be removed. H2 refers to affordable housing in rural areas, usually RA2 villages. It is not pertinent to proposals on the edges of market towns.	Noted
EN6	SD2	Y		N/A
EN7/EN8	LD1	Y		N/A
EN9	LD3	Y		N/A
EN10		N/A		N/A
EN11		N/A	Comments as at Reg 14. Not a conformity issue but this does not appear to be a land use planning policy but is a policy regarding the DM process.	As noted in the explanatory text, pre-application community engagement affects resulting land use and therefore should be covered by a policy in the NDP.
H1	H3	Y		N/A
H2	E3	Y		N/A

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Herefordshire Council Comments	Ross Town Council Comment
H3	H1		Comments as at Reg 14. Not an issue of significant conformity but CS policy H1 does not indicate that priority should be given to any specific provider. Being so specific is unlikely to accord with NPPF.	This is currently a nationally debated issue in terms of policy relevance. The policy simply requires priority to the local CLT. The Examiner is best placed to decide whether it should be encouragement or a full policy.
H4	RW1	Y		N/A
E1	E1	Y		N/A
E2/E3	E5	Y		N/A
AI/A2	MT1	Y		N/A
Walking and Cycling Signs			Noted that policy has been removed. Explanatory text only. Previous Reg 14 comments apply. This is not a land use planning issue.	N/A
A3		N/A	Changes to car parks (previously A4). Comments as at Reg 14. Not a conformity issue but it is unclear what is meant by this policy or how it will be implemented	Noted
A4		N/A	Para 3 of this policy may be more appropriately placed in the explanatory text.	Noted
A5		N/A		N/A
SC1	SC1	Y	Comments as at Reg 14. Not convinced this is required given SCI of the Core Strategy can be argued to provide greater protection.	This policy is based on a locally produced list of facilities included in the Facilities Report, which forms part of the evidence base of the NDP.
SC2	SC1	Y		N/A
SC3	OS1-OS3	Y		N/A
SC4	OS1-OS3	N	Changes to cross-reference with CS policy are welcomed.	Noted

Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Herefordshire Council Comments	Ross Town Council Comment
SC5		N/A	Comments as at Reg 14. Ensure evidence exists to demonstrate these areas meet appropriate definition.	The evidence for the designations is presented in the Local Green Space Report
SC6		N/A		N/A
Allocated sites 5A.1. 5A.5		Y	Comments as at Reg 14. No specific site based comments but recognition that the plan aims to achieve the Core Strategy housing target is welcomed. Updated wording on Chase is noted	Noted
5B.1		Y		Noted
5B.2 There are two 5B.2 policies. Please amend			Broadmeadows/Tanyard Revised wording on deliverability and viability is welcomed. Although overall principles of development could have been incorporated. See comments from Reg 14. Land Est of A40 Comments as at Reg 14. Longer term potential of this area is recognised, agree that this is best considered as part of a future strategic review.	Noted Should read 5B.3
5B.3			Comments as at Reg 14. Recognition of the issue is noted but may be best to consider such issues as part of strategic review	Should read 5B.4

Other comments/conformity issues: None

Representations received outside of the consultation period.

Name	Date	Subject	Ross Town Council Comment
Barbara Nash	26 June 2019	Chase Hotel Should be designated a local green space	Noted. Prior work had led to conclusion that this space did not meet the NPPF criteria and that the precise area was difficult to define.
Peter and Barbara Nash	25 June 2019	Chase Hotel Should be designated a local green space	As above.
Mrs S Regan	13 June 2019	Chase Hotel Should be designated a local green space	As above.
Andrew Wrighton	24 May 2019	Chase Hotel Should be designed a local green space	As above.
Barry Davies	23 May 2019	Chase Hotel Should be designated a local green space	As above.
Carol Baldwin-Jones	1 May 2019	Chase Hotel Should be designated a local green space	As above.
Angie Hoddell	29 April 2019	Chase Hotel Should be designated a local green space	As above.
Brian and Judy Jackson	24 April 2019	Chase Hotel Should be designated a local green space	As above.
Alfred Wood	24 April 2019	Chase Hotel Should be designated a local green space	As above.
Linda Parkinson	24 April 2019	Chase Hotel Should be designated a local green space	As above.

Name	Date	Subject	Ross Town Council Comment
Joy Griffiths - Browne	24 April 2019	Chase Hotel Should be designated a local green space	As above.
Barbara Szollosi	23 April 2019	Chase Hotel Should be designated a local green space	As above.
T B Williams	16 April 2019	Chase Hotel Should be designated a local green space	As above.
Diane Buckley	20 April 2019	Chase Hotel Should be designated a local green space	As above.
Lisa Cooper	10 April 2019	Chase Hotel Should be designated a local green space	As above.
W Cooper	10 April 2019	Chase Hotel Should be designated a local green space	As above.
Joyce Thomas	16 April 2019	Petition Chase Hotel Should be designated a local green space	As above.
Pat and Patrick Hughes	16 April 2019	Chase Hotel Should be designated a local green space	As above.
Josie O'Discoll	14 April 2019	Chase Hotel Should be designated a local green space	As above.
G N Bullock	13 April 2019	Chase Hotel Should be designated a local green space	As above.
Joyce Thomas	13 April 2019	Chase Hotel Should be designated a local green space	As above.

Name	Date	Subject	Ross Town Council Comment
Mrs S C Pinnell	18 April 2019	Chase Hotel Should be designated a local green space	As above.
Mrs M Contreras	18 April 2019	Chase Hotel Should be designated a local green space	As above.
D M Milligan	18 April 2019	Chase Hotel Should be designated a local green space	As above.
M A Clarke	13 April 2019	Chase Hotel Should be designated a local green space	As above.
P Altree	18 April 2019	Chase Hotel Should be designated a local green space	As above.
J Williams	14 April 2019	Chase Hotel Should be designated a local green space	As above.
Linsley Wise	23 April 2019	Chase Hotel Should be designated a local green space	As above.
Sian Williams	22 April 2019	Chase Hotel Should be designated a local green space	As above.
Leanna Ashton	21 April 2019	Chase Hotel Should be designated a local green space	As above.
Sylvia Shaftain	18 April 2019	Chase Hotel Should be designated a local green space	As above.
Rachel and Jeremy Oliver	18 April 2019	Chase Hotel Should be designated a local green space	As above.

Name	Date	Subject	Ross Town Council Comment
Cheryl Compton	18 April 2019	Chase Hotel Should be designated a local green space	As above.
Edward Barnaby	17 April 2019	Chase Hotel Should be designated a local green space	As above.
Anita Regan	18 April 2019	Chase Hotel Should be designated a local green space	As above.
Sarah Cook	17 April 2019	Chase Hotel Should be designated a local green space	As above.
Camilla Winder	23 April 2019	Chase Hotel Should be designated a local green space	As above.
Glynn and Phyllis Harries	15 April 2019	Chase Hotel Should be designated a local green space	As above.
Samuel Baldus	16 April 2019	Chase Hotel Should be designated a local green space	As above.
Claus Kopp	16 April 2019	Chase Hotel Should be designated a local green space	As above.
Chris Parsons	16 April 2019	Chase Hotel Should be designated a local green space	As above.
Sue Beazondale	16 April 2019	Chase Hotel Should be designated a local green space	As above.
Gill Hinton	15 April 2019	Chase Hotel Should be designated a local green space	As above.

Name	Date	Subject	Ross Town Council Comment
Fiona Harnwell	14 April 2019	Chase Hotel Should be designated a local green space	As above.
Clive Brooks	14 April 2019	Chase Hotel Should be designated a local green space	As above.
John Sheppard	14 April 2019	Chase Hotel Should be designated a local green space	As above.
Margaret Gabb	13 April 2019	Chase Hotel Should be designated a local green space	As above.
Norman Rudge	13 April 2019	Chase Hotel Should be designated a local green space	As above.
Simon Price	13 April 2019	Chase Hotel Should be designated a local green space	As above.
Stuart Vine	13 April 2019	Chase Hotel Should be designated a local green space	As above.
Linda Billinger	13 April 2019	Chase Hotel Should be designated a local green space	As above.
Michael Robinson	12 April 2019	Chase Hotel Should be designated a local green space	As above.
Derek Haselden	12 April 2019	Chase Hotel Should be designated a local green space	As above.
Serena Robinson	12 April 2019	Chase Hotel Should be designated a local green space	As above.

Name	Date	Subject	Ross Town Council Comment
Haydn Roberts	12 April 2019	Chase Hotel Should be designated a local green space	As above.
Yvonne Wilken	11 April 2019	Chase Hotel Should be designated a local green space	As above.
Mr and Mrs McRea	11 April 2019	Chase Hotel Should be designated a local green space	As above.
Miss L Barnard	11 April 2019	Chase Hotel Should be designated a local green space	As above.
Margaret Duberley	8 April 2019	Chase Hotel Should be designated a local green space	As above.
Maddy Spencer	8 April 2019	Chase Hotel Should be designated a local green space	As above.
Janet Baker	6 April 2019	Chase Hotel Should be designated a local green space	As above.
Adrian Kendry	5 April 2019	Chase Hotel Should be designated a local green space	As above.
Paul Seville	4 April 2019	Chase Hotel Should be designated a local green space	As above.