

Neighbour Planning Team
Planning Services
PO Box 4
Herefordshire HR1 2ZB

Adrian and Anne Kendry

27th August 2019

**ARTICLE 16 CONSULTATION ON THE ROSS-ON-WYE
NEIGHBOURHOOD DEVELOPMENT PLAN AND THE FUTURE OF
THE CHASE HOTEL**

We are writing to you to express our grave concerns under the Article 16 consultation process over the plans that have been announced for the future development of the historic Chase Hotel and surrounding land.

The Core Plan for Ross makes clear that this development must conform to the principles and policies contained in the national guidelines for Neighbourhood Development Planning.

In particular, the Chase Hotel development must guarantee the protection, conservation and sustainability of a valued and significant habitat that combines tranquillity and diversity of protected wildlife species (including bats, small mammals and birds) together with beauty and considerable recreational value. The importance of the trees in this green space cannot be over-stated as a vital contribution to absorbing some of the carbon dioxide emissions that afflict the roads and area around the Chase Hotel.

Safeguarding and sustaining the Chase Hotel as a ***Local Green Space*** will enhance the attractiveness and potential of quality tourism into Ross. Additionally, such a designation will make a vital contribution to the increasing challenge and dangers posed by air pollution and carbon emissions. Such pollution and emissions are a grave threat to the environment, health and well being of pedestrians (older people and children especially) and nearby residents. and are inimical to the

commitments made in the the Climate Emergency declarations by both Ross-on-Wye and Herefordshire Councils.

The present proposed development of the grounds of the Chase Hotel is completely incongruous not only with regard to its immediate negative impact on nearby residential dwellings but also to the overall detriment of the character and future of the town.

In conclusion, therefore, it is vital therefore that the Chase Hotel space be preserved as a ***Local Green Space*** in the Neighbourhood Development Plan

(Professor) Adrian and Anne Kendry

Latham, James

From: Donotreply
Sent: 20 August 2019 12:42
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

| Comment on a proposed neighbourhood plan form submitted fields | |
|--|---|
| Caption | Value |
| Address | |
| Postcode | |
| First name | Ali |
| Last name | Ballantyne |
| Which plan are you commenting on? | Ross neighbourhood Plan |
| Comment type | Objection |
| Your comments | REDACTED. My objection is that the proposed settlement boundary cuts through my garden in front of my front door. This is much nearer to the house than the boundary line in our deeds. Historically the boundary line has been much closer to the existing public path (John Kyrle walk), at the bottom of my garden. I would be grateful if you could alter the line of settlement boundary so that it runs nearer to the bottom of my garden, as it previously did. Many thanks, Ali Ballantyne |

Neighbourhood Planning Team,

Planning Services,

H.C.C.

3rd September 2019

Stoney Stile/Hawthorne Field Site

Dear Sir/Madam,

Please do not allow development on Stoney Stile/ Hawthorne Field.

This field has been used for years as a place where local people, many of whom live on adjacent housing estates, can enjoy a green space where they can walk to school or to the shops, go for a walk or a run, exercise their dogs, and most importantly support their mental and physical well being. The field has had horses grazing on it for many years, it has a wealth of wild plants and animals including bats, moles, hedgehogs and buzzards. From it one can enjoy uninterrupted views towards the Welsh hills creating a feeling of space in a built up area.

It gives access to the AONB, the John Kyrle Walk and the playing fields and is a valuable asset to the local community. Open spaces like this help to give Ross-on-Wye its unique character which attracts visitors and makes it a great place to live, indeed this is why we chose to move here.

In my view Stoney Stile/ Hawthorne Field should be designated as a Local Green Space and preserved as such for future generations to enjoy.

Whilst recognising the need for building more houses I feel that Ross has more appropriate sites for development which would not mean that a valued green space would be lost.

If development was allowed to go ahead an estate of even 15 new houses would mean around 30 more cars using Middleton Avenue. At the start and end of the school day the road is already congested with parent's cars, resident's cars and a school bus. Adding to these would increase the already appreciable likelihood of an accident involving a school child.

Yours sincerely,

Angela Palmer PhD.

Latham, James

From: Turner, Andrew
Sent: 10 September 2019 15:05
To: Neighbourhood Planning Team
Subject: RE: Ross on Wye Regulation 16 submission neighbourhood development plan consultation

RE: Ross on Wye Regulation submission 16 Neighbourhood Development Plan

Dear Neighbourhood Planning Team,

Apologies for the delay in my response. I refer to the above and would make the following comments with regard to the above proposed development plan.

It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval.

Having reviewed records readily available, I would advise the following:

5.3 Allocated Sites

- Ordnance survey historical plans indicate the four '*allocated sites*' (policy 5.3) indicated in purple on 'Figure 21: *Ross-on-Wye Neighbourhood Plan Development Strategy and Sites*' appear to have had no previous historic potentially contaminative uses.

5.4 Other Sites Supported by the NDP

- **5B.1 The Chase**

Ordnance survey historical plans indicate site '*5B.1 The Chase*' has had no previous historic potentially contaminative uses.

- **5B.2 Broadmeadows/Tanyard**

I can confirm the following with regard to potentially contaminative uses at Broadmeadow and Tanyard Lane (policy 5B.2) indicated in green in '*Figure 21: Ross-on-Wye Neighbourhood Plan Development Strategy and Sites*':

Broadmeadow: Ordnance survey historical plans indicate a former coal yard, dismantled railway and garage was situated within the boundary of the allocated site.

Tanyard Lane: Ordnance survey historical plans indicate a laundry and former sawmills to the west of the site. Following investigation and assessment, a remediation project was undertaken at Tanyard lane to address risks associated with the historical use of these sites.

With the above in mind, we would recommend we be contacted at an early stage if this site is considered worthwhile to progress.

Any future redevelopment of the site would be considered by the Planning Services Division of the Council however, if consulted it is likely this division would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:

1. *No development shall take place until the following has been submitted to and approved in writing by the local planning authority:*

a) *a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice*

b) *if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors*

c) *if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.*

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

2. *The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.*

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

3. *If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.*

Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.

Technical notes about the condition

1. *I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.*

2. *And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.*

- **5B.2 Land East of A40**

Given that no specific site has been identified in the plan I am unable to provide comment with regard to potential contamination.

- **5B.3 Future Primary School Provision**

Given that no specific site has been identified in the plan I am unable to provide comment with regard to potential contamination.

Please note policy number '**5B.2**' has been allocated to two separate sites; '*5B.2 Broadmeadows/Tanyard*' and '*5B.2 Land East of A40*'. To avoid any confusion I would advise that the '*Land East of A40*' site is allocated a different policy number in future NDPs.

General comments:

Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.

Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

Herefordshire.gov.uk

Andrew Turner
Technical Officer (Air, Land & Water Protection)
Economy and Place Directorate,
Herefordshire Council
8 St Owens Street,
Hereford.
HR1 2PJ

29/9/19

Dear Sir or Madam,

Ref. Ross NDP

closing date 7th October 2019

Lehane hotel grounds becoming a building site well at the moment some acres off grass boarded by mature trees takes near hundred years to get mature trees a good size of them too also bordering the meadow is a ~~all around~~ flowing all year round flowing stream much loved by Ducks Moorhens Woodpigeon & Badgers I've seen the Badgers there myself in near center of town very good really. Once filled with

houses all this will be gone it
also used to be the site of the
Flower show. I'm sure the value
of the base hotel to Ross its
people and its owners much better
left as it is a intown Nature Reserve

Your Faithfully,

Over One hundred years Farming
around Ross Five Farms

Now one small farm mostly lost
because of Tax

Latham, James

From: Banks, Samantha
Sent: 19 August 2019 11:22
To: Neighbourhood Planning Team
Subject: FW: The Chase Hotel

[Comment for RoW NDP](#)

From: andy wrighton
Sent: 01 August 2019 13:12
To: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Subject: Fwd: The Chase Hotel

Sent from my iPhone

Begin forwarded message:

From: "Banks, Samantha" <Samantha.Banks2@herefordshire.gov.uk>
Date: 4 June 2019 at 12:35:25 BST
To: andy wrighton
Subject: **RE: The Chase Hotel**

Dear Mr Wrighton,

Thank you for your email regarding the Ross on Wye Neighbourhood Development Plan and the Chase Hotel.

The plan is not currently on public consultation and any representations will need to be made during the prescribe consultation period in order to be considered by the independent examiner.

The 6 week consultation period is due to commence in early July2019. Can I suggest that you resubmit your representation during the 6 week period, then it will be classified as a 'duly made' objections to be put forward to the examination process.

If you have any further queries, please let feel free to contact us

Kind regards

Sam

Samantha Banks
Neighbourhood Planning Manager
Neighbourhood Planning Team
Environment and Place Directorate
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Tel: 01432 261576

email: sbanks@herefordshire.gov.uk
www.herefordshire.gov.uk/neighbourhoodplanning

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-----Original Message-----

From: andy wrighton
Sent: 24 May 2019 13:33
To: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Subject: The Chase Hotel

Dear Miss Banks,

I am contacting you regarding the proposed development on the site of the Chase Hotel in Ross-On-Wye. As a local resident I am disappointed that this site could even be considered for housing development.

I have been in contact with councillor Harry Bramer, who has informed me that the grounds of the hotel could be designated as a local green space. Having looked into what that means I believe he is right.

I therefore ask that you consider this land as local green space in the neighbourhood development plan. I hope the Hotel and it's grounds can be secured so that local residents can continue to enjoy it.

Thank you for your time taken to read this.

Kind regards,

Andrew wrighton

Sent from my iPad

Bob and Judy Burcher

Neighbourhood Planning Team
Planning Service
PO Box 4
Herefordshire
HR1 2ZB

1st September 2019

Dear Neighbourhood Planning Team,

**Reference: Ross-on-Wye Neighbourhood Development Plan (RNDP)
Stoney Stile/Hawthorn Field Site**

The Ross neighbourhood Development plan provides a balanced approach to the development of Ross-on-Wye over the next ten years. There is a recognition of the need for green spaces, some housing development and addresses the lack of allotments within the town. It recognises the character of the town as a market town and as a visitor destination, also giving space for business and employment.

With specific reference to the **Stoney Stile/ Hawthorn Field Site** we would have considered the site as a green space to be our preferred option. Should this be deemed not an option then the RNDP thoroughly addresses the key issue that surround this site. The RNDP protects the character of the area by keeping it within Character 9, retains footpaths, recommends allotments (of which there is a shortage) and protects the wildlife corridors, ensuring appropriate development of such a sensitive site close to an area of AONB.

The RNDP also pays special attention to the access to the site, recognising current traffic issues. To this end, it is good that the plan restricts development in this area until Ashfield Park Primary School is relocated. Access to the west of the town is already difficult via Copse Cross Street or Alton Street and roads around the Stoney Stile/ Hawthorn Field Site. The only vehicular access to the site is via Middleton Avenue which is already congested.

If and when the Primary School is relocated in the future then the RNDP still protects the site from inappropriate development.

As a result we feel that the RNDP has addressed the concerns of the residents of Ross-on-Wye and the particular concerns of the Stoney Stile/Hawthorn Field site. We would therefore wish to fully support the acceptance of the RNDP.

Yours sincerely,

Robert L Burcher

Judith D Burcher

Latham, James

From: Donotreply
Sent: 03 September 2019 18:13
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

| Comment on a proposed neighbourhood plan form submitted fields | |
|--|---|
| Caption | Value |
| Address | |
| Postcode | |
| First name | Clare |
| Last name | West |
| Which plan are you commenting on? | Ross on Wye |
| Comment type | Support |
| Your comments | I think the objectives and analysis set out are largely positive and of benefit to the town, and I am impressed that many of the actions are already happening thanks to the enthusiasm and dedication of local volunteers. I would underline the importance of new primary school and primary health care facilities to support the very welcome increase in family homes. |

Camanoe Estates Limited

The Glebe
Ashfield Park Road
Ross-on-Wye
Herefordshire
HR9 5AS



Tel: 01989-766121
Fax: ~~01989-766141~~

2nd October 2019

Neighbourhood Planning Team
Planning Services
PO Box 4
Herefordshire
HR1 2ZB

BY EMAIL AND POST

Dear Sir or Madam

Please accept this letter as my representation to the Ross-on-Wye Neighbourhood Development Plan. My company is the landowner of 'The Chase' site and I am writing in general support of the NDP.

The NDP explains correctly that 'The Chase' site is private and with no public access or use. The Chase Hotel is now closed as a hotel and ceased to operate entirely on the 20th September 2019. It presently has no active use and redevelopment of the site would therefore lead to multiple benefits, including allowing public access.

I am pleased to note that the NDP confirms that both the Core Strategy and the NDP itself do not object to the redevelopment of the site for residential purposes. However, I would suggest that the NDP allocates the site, given that it talks so supportively of it. It seems slightly unorthodox that the NDP confirms that the site can be developed, but doesn't have a policy which explicitly promotes its development, as is the case for other sites which are allocated by the NDP. Surely in allocating the site there would be more confidence in the NDP both from a developer's perspective and residents?

Section 5.4 of the NDP explains the design criteria for the sites development, which are as follows:-

- The current more modern block of bedrooms for the hotel to be demolished.
- The original main house to be retained and converted primarily for housing use.
- Other compatible uses, for example an on-site café or restaurant could be considered (helping to recover the loss of local and visitor functions).
- All surrounding tree and shrub belts to be retained to limit views into and out of the site.
- The majority of the grassed area east of the main house to be kept as open space.
- Coverage of the site by buildings, roads and parking areas to be kept to a minimum.
- Surfacing in parking areas to be permeable.
- No building heights to exceed the height of the top of the original main house.
- Lighting on site to be low key and downward facing.
- Public access to parts of the site (notably around the ponds) to be considered.

I am pleased to confirm that a development which delivers the above can be achieved on the site and my company would ensure that our planning application complies.

I hope the above is of assistance to you in considering the matter, but please let me know if you require anything further.



Simon A J Porter

From: Derek Haselden
Sent: 10 September 2019 15:30
To: Neighbourhood Planning Team
Subject: Ross Neighbourhood Development Plan

I wish formally to comment under the Regulation 16 consultation on two sections of the Ross Neighbourhood Development Plan. If this email is not acceptable as a formal comment then please do let me know what I need to do. My comments are as follows :

Section 5A.4 The Ryefield Centre Allocation

I support sensible development of this site but object to the idea of traffic, particularly from 12 housing units, being routed along Ryefield Road. Ryefield Road has a difficult junction with Gloucester Road which is a main thoroughfare where traffic is often speeding along a straight section. By contrast the Ryefield Centre has its own 20 space parking area which is totally separate from the parking at the Larruperz Centre and is, and always has been, routed through Grammar School Close without any difficulty. Indeed in the heyday of the Ryefield Centre the Ryefield Centre parking was often overfilled and no traffic problems were ever apparent. A development of 12 housing units on the Ryefield Centre site would not generate any more traffic than was previously generated by The Ryefield Centre and routed through Grammar School Close without any difficulty. By contrast Ryefield Road already carries a great deal of traffic from Weston Grove and North Road and additional traffic would be very likely to cause real problems, especially given the difficult junction with Gloucester Road. Beechwood and other relatively recent housing developments on the old grammar school site all have their traffic routed through Grammar School Close again without causing any problems. All traffic from any development at the Ryefield Centre should continue to be routed through Grammar School Close with pedestrian access only to Ryefield Road (and not the other way round) exactly as was done with Beechwood, presumably for the reasons set out above.

Section 5B.1 The Chase

The conditions which the NDP would place on any development proposals for The Chase site are insufficient. Development of the site has implications for the viability and long term protection of a seriously important heritage asset in a conservation area in the town centre and as such seems likely to be contrary to Herefordshire Council's Core Strategy policies SS1, SS6, RW1, E5, E6, LD1 and LD4 and the heritage aims and objectives of the National Planning Policy Framework.

Any significant housing development on this site would seem necessarily not to represent a suitable or appropriate response to context in terms of its resulting appearance and layout and would inevitably fail to maintain or enhance the character and appearance of the locality which is in a conservation area in the centre of a historic market town. As such any proposal including significant housing development would appear to be contrary to Herefordshire Core Strategy policies SS6, RW1, LD1 and SD1 and the objectives of the National Planning Policy framework.

The NDP includes no reference to, or restrictions on the potential impact of any development on the highway network in Ross-on-Wye which is likely to cause significant problems in a small market town.

Though the existing draft of the NDP makes reference to the need for Heritage, Landscape and Ecology Assessments to be made it does not take on board that the existing site, both the open grounds and lake, and the hotel building itself, form a beautiful, peaceful, tranquil space in an otherwise busy town. Apart from providing a superb vista of a quiet, natural, green space the grounds are also a refuge for a host of wildlife and it is always a joy to see the geese and swans when they visit, not to mention the countless other species that occupy the site. And of course the hotel building is of historical significance for the town, not just in terms of its architecture but especially its role. Consequently I submit that it is of the utmost importance that all steps be taken to preserve this jewel for the town and future generations. The NDP currently states that designating all of the existing open grounds as Local Green Space is not viable, though it does not explain why. For my part I wholeheartedly support designating all of the existing open grounds as Local Green Space for the reasons I have given.

Derek Haselden

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 03 October 2019 10:43
To: Neighbourhood Planning Team
Subject: RE: Ross on Wye Regulation 16 submission neighbourhood development plan consultation
Attachments: DCWW consultation response - Ross on Wye Neighbourhood Plan 03 01 19.pdf;
RE: FW: Formal Notice of Consultation; Regulation 14, Ross on Wye NDP

Dear Sir/Madam,

I refer to the below consultation and would like to thank you for consulting Welsh Water.

As you may be aware, we were consulted as part of the Regulation 14 consultation in late 2018, and despite submitting our representation (attached for your consideration) late were assured that it would be considered (see attached).

We note that none of our comments have not been taken account of in the Neighbourhood Plan, and would as such recommend that they are given consideration and included if it is felt their inclusion would be useful.

Kind regards,



Ryan Norman
Lead Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

We will respond to your email as soon as possible but you should allow up to 10 working days to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 12 August 2019 14:47
Subject: Ross on Wye Regulation 16 submission neighbourhood development plan consultation

***** External Mail *****

Dear Consultee,

Ross on Wye Town Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: https://www.herefordshire.gov.uk/directory_record/3101/ross-on-wye_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 12 August 2019 to 7 October 2019.

Ross-on-Wye Neighbourhood Plan

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

Sent via email
3rd January 2019

Dear Sir/Madam,

REGULATION 14 PUBLIC CONSULTATION ON ROSS-ON-WYE NEIGHBOURHOOD PLAN, DECEMBER 2018

I refer to your email dated the 8th November 2018 regarding the above consultation. Welsh Water appreciates the opportunity to respond and would like to apologise for missing the deadline for comments of 21st December 2018. We offer the following representation which we hope you will consider in your deliberations:

Given that the Neighbourhood Plan has been prepared in accordance with the Herefordshire Council Core Strategy, we are generally supportive of the aims, objectives and policies set out.

Lower Cleeve Wastewater Treatment Works (WwTW)

The settlement of Ross-on-Wye is served by our Lower Cleeve Wastewater Treatment Works (WwTW). As you may be aware, we are in the process of undertaking reinforcement works to the WwTW to create additional headroom for new development and growth.

These works are due for completion by the end of our current Capital Investment Programme (AMP7), and as such we have been advising the Council to implement a Grampian style planning condition of 31st March 2020 on new development to ensure that there is sufficient headroom available at the WwTW. Following this date, the foul flows from the housing growth proposed within the Neighbourhood Plan (aside from that already committed through extant planning consents) can be accommodated.

We note that there is no specific reference within the Neighbourhood Plan to the above and as such, recommend that it is paraphrased within the document.

Site allocations

With regard to the housing growth proposed over the Neighbourhood Plan period, aside from the commitments we understand that there are five proposed allocations and would advise the following:

Wastewater treatment – ALL SITES

As stated above, we are currently advising a Grampian style planning condition of 31st March 2020 in order to ensure there is sufficient headroom at the WwTW following the completion of the

reinforcement works at the WwTW. Following this date, the foul-only flows from the development proposed in the Neighbourhood Plan can be accommodated.

5A.1 – Cleeve Field - <20 units

Water supply

There are no issues in providing a supply of water to this site.

Sewerage

There are no issues with the public sewerage network accommodating the foul-only flows from the site.

5A.2 – Merrivale - <36 units

Water supply

There are no issues in providing a supply of water to this site.

Sewerage

There are no issues with the public sewerage network accommodating the foul-only flows from the site, though off-site sewers will be required to connect to the existing network.

5A.3 – Stoney Stile - <15 units

Water supply

There are no issues in providing a supply of water to this site.

Sewerage

There are no issues with the public sewerage network accommodating the foul-only flows from the site.

5A.4 – The Chase Hotel - <12 units

Water supply

There are no issues in providing a supply of water to this site.

Sewerage

There are no issues with the public sewerage network accommodating the foul-only flows from the site. The site is traversed by a 300mm combined public sewer and a 675mm combined public sewer for which protection measures will be required in the form of easement widths or diversions.

5A.5 – The Ryefield Centre - <12 units

Water supply

There are no issues in providing a supply of water to this site.

Sewerage

There are no issues with the public sewerage network accommodating the foul-only flows from the site.

We hope that the above information will assist you as you continue to progress the Neighbourhood Plan. In the meantime, should you require any further information please do not hesitate to contact us at Forward.Plans@dwcymru.com or via telephone on 0800 917 2652.

Yours faithfully,

Ryan Norman
Forward Plans Officer
Developer Services

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 07 January 2019 07:55
To: Melvin REYNOLDS
Subject: RE: FW: Formal Notice of Consultation; Regulation 14, Ross on Wye NDP

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Melvin,

Many thanks for confirming this.

If you require any further info, please let me know.

Kind regards,

Ryan

-----Original Message-----

From: Melvin REYNOLDS [mailto:chair@rossneighbourhoodplan.org.uk]
Sent: 04 January 2019 16:17
To: Norman Ryan <Ryan.Norman@dwrcymru.com>
Subject: Re: FW: Formal Notice of Consultation; Regulation 14, Ross on Wye NDP

***** External Mail *****

Dear Ryan,

A quick note to assure you that your comments to the Ross NDP have been received and are logged for disposition by the Steering Group.

Yours,

Melvin.

In mail of Fri, 4 Jan 2019 09:23:46, finance <finance@rosstc- herefordshire.gov.uk> wrote:

>From: Norman Ryan <Ryan.Norman@dwrcymru.com>
>Sent: 03 January 2019 16:05
>To: finance <finance@rosstc-herefordshire.gov.uk>
>Subject: RE: Formal Notice of Consultation; Regulation 14, Ross on Wye
>NDP
>
>Dear Sir/Madam,
>
>I refer to the below consultation and would like to thank you for
>allowing Welsh Water the opportunity to respond.
>
>Apologies for missing the deadline of 21st December, but please see
>attached representation which I hope you are able to consider in your
>deliberations.

>
>If you require any further information, please let me know.
>
>Kind regards,
>
>[cid:image002.png@01D274B7.EC381020]
>
>Ryan Norman
>
>Forward Plans Officer | Developer Services | Dwr Cymru Welsh Water
>
>Linea | Cardiff | CF3 0LT | T: 0800 917 2652| www.dwrcymru.com<[http://w
>www.dwrcymru.com/en/Developer-Services.aspx](http://www.dwrcymru.com/en/Developer-Services.aspx)>
>
>
>
>[A MIME application / pdf part was included here.] [saved as "E:\My
>Documents\NeighbourhoodPlan\R14 process\Comments\Ross NDP R14 Comment
>RN-DCWW_em0103.pdf"]

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Melvin Reynolds
Chair, Ross-on-Wye Town Council's Neighbourhood Plan Sub Committee
facebook: <https://www.facebook.com/RoWNdP>
web: <http://www.rosstc-herefordshire.gov.uk>

Latham, James

From: Donotreply
Sent: 28 August 2019 11:42
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

| Comment on a proposed neighbourhood plan form submitted fields | |
|--|--|
| Caption | Value |
| Address | |
| Postcode | |
| First name | Elinor |
| Last name | Greenacre |
| Which plan are you commenting on? | Ross on Wye Neighbourhood Plan; Chase Hotel |
| Comment type | Support |
| Your comments | Having looked in detail at the plans for the Chase Hotel I would like to offer my support for the scheme. It is well thought out and in my view meets the criteria for new build within the Ross on Wye Neighborhood Plan. I do understand many peoples objections but the hotel is not financially viable and investment would need to be on such a large scale that it is not practical from a business point of view. The plans for the existing building and new housing on site are sensitive and in keeping with the beautiful location and I feel would be a great asset to the town. |

Latham, James

From: emma swann
Sent: 13 August 2019 20:11
To: Neighbourhood Planning Team
Subject: Ross NDP

Dear Sirs,

>I am writing to provide my opposition to the proposed development of 35
>houses on 1.25 ha of open countryside at Greytree and its inclusion in
>the Neighbourhood Development Plan. My reasons are as follows:

>

>The field is in the Wye Valley Area of Outstanding Natural Beauty that
>defines the edge of the settlement boundary between Greytree and
>Netherton/Brampton Abbots. The National Planning Policy Framework
>states at paragraph 115 that "Great weight should be given to
>conserving landscape and scenic beauty in Areas of Outstanding Natural
>Beauty which have the highest status of protection." To build on this
>site is to build on open countryside which would have to pass one of
>the highest and most stringent legal tests or would otherwise breach
>national planning policy.

>

>This land is not and has never been included in the Neighbourhood
>Development Plan for Ross-on-Wye that has been drafted to cover the
>period until 2031. Sufficient housing sites have already been
>allocated together with a contingency. All 900 houses required by
>Herefordshire Council to be built in Ross-on-Wye already have
>permission or have been built.

>

>The proposed housing development will destroy the landscape and scenic
>views. Building 2 storey houses on the summit of a hill will ensure
>that the 35 new houses will be clearly visible through and above the
>trees in the woodland to local residents and the public enjoying
>countryside walks in an AONB. The Urban Fringe Sensitivity Analysis
>2010 recognises that "building housing on the summit of a hill will
>exacerbate harm" encroaching on to irreplaceable landscape.

>

>The plan is not sustainable particularly as Second Avenue is unsuitable
>as an access route for the likely additional 70+ cars that the plan
>would generate. Herefordshire Council's Strategic Housing Land
>Availability Assessment 2011 corroborates this view. It states that "
>Access off First and Second Avenues would not be suitable" for
>development and the situation has worsened since 2011. Brampton Road
>is in part single lane and being of rural character and used by farmers
>with tractors is already difficult to pass in places and totally
>unsuitable for any increase in traffic.

>

>The use of the site will detrimentally affect the lives of local
>residents with increased noise and disruption and loss of tranquillity.
>The extension of housing in to the open countryside may adversely
>affect the local wildlife. It will undoubtedly increase light
>pollution from artificial light on an intrinsically dark landscape.

>

>I hope that you will take on board these comments and all others from
>local residents demonstrating a clear consensus against these plans.

>

>Yours sincerely,

>

>Emma Swann

Herefordshire Council
Neighbourhood Planning
Plough Lane
Hereford
HR1 2ZB

Our ref: SV/2018/109876/OR-
38/PO1-L01

Your ref:

Date: 03 October 2019

F.A.O: Mr. James Latham

Dear Sir

ROSS ON WYE REGULATION 16 NEIGHBOURHOOD PLAN

I refer to your email of the 12 August 2019 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time. It should be noted that the comments below broadly reiterate those made in our response to the Regulation 14 consultation.

As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period. Ross-On-Wye did form part of the Place Shaping portion of the Core Strategy, including the Hildersley allocation (RW2), which confirmed that the 'additional housing requirements will be met through the development of smaller non-strategic sites....and the allocation of sites through a Neighbourhood Development Plan'.

Development and Flood Risk: Whilst the four housing allocations (5A.1 – 5A.4) within the Plan are within Flood Zone 1, the low risk zone, we would re-iterate concern in relation to the 'Broadmeadows/Tanyard' site (5B.2). It is unclear of the precise status of this site within the NP as it is separated from 5A.1 – 5A.4.

This appears to be a large site with a mix of residential and employment land proposed and falls primarily within Flood Zone 3, the high risk zone. The northern portion of the site also has significant contamination issues which are further referenced below. Pages 93-98 of the NP details the site along with a separate document in the associated evidence folder. However there is no significant assessment of flood risk

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Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
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www.gov.uk/environment-agency

Cont/d..

within the submission to confirm whether this is a viable allocation. To demonstrate that this is suitable site to deliver housing/employment we would expect a robust assessment of all sources of flood risk. In the absence of such assessment/evidence we would raise soundness concerns relating to this site, its deliverability, and justification within the plan.

The associated SEA Environmental Report (July 2019, Section 5.6) notes that 'There remains some uncertainty over the delivery of the Broadmeadows /Tanyard Lane site which means that it would be difficult to allocate the site at this time. The baseline is also showing some uncertainty as some technical information is still to be resolved'. Para 5.8 of the same report states that Option 2A (allocate major sites deemed suitable and deliverable) as oppose to the Option (2B) which includes Broadmeadows/Tanyard.

Any allocation of this site would likely require detailed flood modelling, including the latest climate change allowances, to demonstrate it can be developed safely without impact on third parties (and flood risk betterment offered for existing residents of the Town). We are aware that flood risk in this area is complex and convoluted and this may be a good opportunity to gain a fuller understanding of flooding across this part of the Town with a view to offering strategic flood risk solutions. The Ross-On-Wye Flood Alleviation Scheme (FAS) operates in this location which is managed and maintained by Herefordshire Council, as the Lead Local Flood Authority (LLFA).

In consideration of the above, should you wish to progress with the potential allocation, I would recommend discussions with Herefordshire Council and their Neighbourhood Planning/Forward Planning/Drainage Teams who may be able to assist in the above assessment work as part of their ongoing Level 2 Strategic Flood Risk Assessment (SFRA) work. The Environment Agency could also feed into any further discussions on the development of this site to ensure flood improvements in this area can be delivered.

We also note further reference to a site on Land East of A40 (shown as '?' on the map). We are unable to comment on this in any great detail as the boundary appears to be, as of yet, unspecified. However it is likely that the site will also lie partially within Flood Zone 3. There may be scope to consider this site and the Broadmeadows/Tanyard plot in tandem with regards flood modelling and strategic flood risk betterment/solutions for the Ross-on-Wye. Again, we would recommend more detailed discussions with both Herefordshire Council and ourselves to explore these options. However, at this time, there is no sufficient evidence to support their inclusion with the Plan.

Notwithstanding the above it should be noted that allocation 5B.1 (The Chase Hotel) is bordered to the east by an ordinary watercourse and falls under the jurisdiction of Herefordshire Council and the LLFA. Whilst the site is shown to fall within Flood Zone 1 (low risk) there may be flood risk associated with the ordinary watercourse that is not shown on the Flood Map. We would therefore recommend discussions with the Land Drainage team at the Council (LLFA).

Note - Climate change allowances: The NPPG refers to Environment Agency guidance on considering climate change in planning decisions which is available online: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>. This has been updated and replaces the September 2013 guidance. Any assessment to inform developability of the allocated sites will need to consider advice within our area 'Climate Change Allowances for planning' guidance.

In consideration of the above we would therefore raise concern at the lack of consideration of flood risk within the NP. In conformity with both the National Planning

Policy Guidance (NPPG) and Herefordshire Councils Adopted Core Strategy (Policy SD3) we would expect adherence to a Sequential approach to flood risk with all built development being located within Flood Zone 1, the low risk Zone, in the first instance. We would also expect a specific Water Management Policy that addresses matters relating to flood risk along with groundwater impacts and waste water.

Groundwater and protection of controlled waters: Groundwater is important. It supplies public water supply and local private water supply abstractors and river base-flows to the local watercourse within the NP area. However, but pollution and demands for water puts the resource under increasing pressure.

From a groundwater perspective, the plan needs to promote the protection of groundwater resources and re-development of Brownfield sites (contaminated land). The potential impact on groundwater resources/ water environment including rivers from land-use redevelopment including Brownfield redevelopment sites will need to be considered with a flag to more detail as a part of the development (planning application) process.

The sensitive setting of Ross-on-Wye in terms of groundwater protection needs to be highlighted and considered within the NP. A significant portion of the Town, including Site Allocations 5A.2, 5A.4 5B.1, is located within Source Protection Zone 1 (inner protection zone) for a public supply borehole.

Please refer to The Environment Agency's Groundwater Protection Position Statements for further guidance, particularly with regard to SPZ1.

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Despite the broad recognition in the SEA report of the need for groundwater protection and remediation of land affected by contamination, there are no references to the local constraints/considerations for the area, these primarily being the SPZ1. There needs to be more emphasis on these groundwater protection aspects including land quality, the need for appropriate distribution of development (land use), drainage and foundation design etc. It is only in relation to the Tanyard/Broadmeadow sites are these issues acknowledged. As stated above we would recommend a Policy be included to address water management issues, including flood risk, waste water and the potential impact on controlled waters.

With reference to the use of SuDs, including parking, it is important to ensure, given the majority of the area lies within SPZ1, that it clear that such systems should only be used for appropriate non contaminative land uses and where ground conditions are appropriate (clean ground and sufficient depth to water table). Our Groundwater Position Statements state that 'Where infiltration SuDS are proposed for anything other than clean roof drainage in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply'.

Where a site is on previously contaminated land, the potential for contamination and any risks arising from development activities should be properly assessed and the development must incorporate any necessary remediation and subsequent management measures to deal with unacceptable risks.

As stated above there are significant contaminative constraints associated with the Broadmeadows and Tanyard Site. The 'Broadmeadow and Tanyard in Detail' document

states that 'There is known contamination on the Tanyard Lane field resulting from the previous sawmill just to the north and further contamination may be discovered on the south west of the Tanyard field because that was the location of a tannery.' This may be incorrect as the understanding was that historical records show the tannery to be located to the south east. Further consideration of these aspects will be required.

'Sewerage and water table issues apply across all of the site'. It is correct to say that the water table in the area is relatively shallow. Consequently this requires consideration in terms of foundation design, drainage. Broadmeadows was a former saw mill and there is therefore the potential for significant contamination to be present. Sensitive remediation will be required due to its location in SPZ1/2, the presence of shallow groundwater and proximity to streams. Careful design drainage and foundations will be required.

It is stated that 'Remediation work has been completed in relation to contamination from the old laundry site to the north, though this has not yet been signed off by professional officers'. In the main document it is stated that 'The contamination on the Tanyard Lane field has been remediated although further remediation may be required if the site was to be used for housing'. It perhaps needs to be clarified that remediation of the Laundry and sawmill sites has been undertaken along with parts of the main field. However as noted above, validation monitoring is incomplete and it is not possible to comment on any further required remedial actions and whether the works are sufficiently protective of the environment. Careful design of drainage and foundations will also be required. Human health aspects that would need to be considered in relation to contamination issues.

Section 5.4.6 states that 'The contamination on the Tanyard Lane field has been remediated although further remediation may be required if the site was to be used for housing'. It should be noted that whilst remediation has been undertaken, this has been through voluntary action and designed to provide environmental betterment. A complete validation sampling programme has not been completed to date. It should also be acknowledged that for any such site a residual environmental risk/landowner liability will remain despite any remedial works. For sites where land is affected by contamination, the remediation and validation undertaken through the planning regime should be such that the land will not be subject to an Inspection under Part 2A of the Environmental Protection Act 1990 (due to remaining unacceptable risks posed by land contamination).

The development proposals include a possible balancing pond in the west (Option 1) or the creation of a linear flood storage area along the length of the Rudhall brook (Option 2). Given the contamination issues associated with the site, along with impacts on flood flows/storage, this would have to be carefully considered in any proposals.

Similarly section 5.1.6 of the NP acknowledges that 'there are (inter alia) serious flooding and possible contamination issues around the development of the extremely important Broadmeadows/Tanyard area, it is considered that innovative technical solutions and the appropriate quantum and type of development could generate the funding necessary to deal with the challenges'. In light of the significant constraints detailed above, both in relation to flood risk and impact on controlled waters, the allocation of this site in any form may, at this time, be problematic and will certainly require significant and robust assessment work to arrive at these solutions prior to being a viable allocation.

Water Quality/Foul Water Drainage: With regards to foul drainage all new development throughout the Plan area should be assessed against the capacity of local

infrastructure. In this instance we would expect consultation with Welsh Water to ensure that the scale of development can be accommodated. As you are aware, as part of the WSC update/addendum, an assessment of Sewage Treatment Works within the County was undertaken with data collated by both Welsh Water and ourselves. The Plan should make reference to this information to provide re-assurance that there is adequate foul infrastructure to accommodate growth throughout the plan period.

Water Framework Directive (WFD): The EC Water Framework Directive European Union 2000 Commits all EU member states to achieve good qualitative and quantitative status of all water courses by 2027 Aims for 'good status' for all ground and surface waters (rivers, lakes, transitional waters, and coastal waters) in the EU.

The Rudhall Brook (Rudhall Bk – Source to confl R Wye - GB109055029730), which flows along the north of the town, is currently at 'good status'. In line with the above we would expect development in Ross-on-Wye to have no detrimental impact on the watercourse and, where possible, aid in it achieving 'good status' by 2027.

Conclusion: In light of the issues raised above we would express soundness concerns specifically around the Broadmeadow and Tanyard site (5B.2) and land to the East of the immediate east ('?') due to the lack of robust evidence to support any such allocations (although we note that they are not a fully formed allocations). We would also expect for those other, more developed, allocations (5A.2, 5A.4 and 5B.1) greater consideration of the impact of development upon the area of SPZ1 in which they are located. We would recommend consideration of a specific water management policy that could compliment Core Strategy Policy SD3 (Sustainable Water Management) with locally specific issues such as, for example, SPZ1.

Meeting and/or detailed document review: Please note that the Environment Agency currently operate a Cost Recovery service for all meetings and document reviews outside of the formal statutory process. We would be happy, in the first instance, to attend a free preliminary meeting between Herefordshire Council (strategic and neighbourhood planning), their Drainage Team, and yourselves to discuss these issues. Should you wish to discuss the proposals further or for us to review technical reports, outside of the formal statutory process, this will incur a charge.

Yours faithfully

Mr. Graeme Irwin
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Neighbourhood Planning Team
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HR1 2ZB

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Dear Sir or Madam,

Re: Ross-on-Wye Neighbourhood Plan – Regulation 16 consultation

This letter provides Gladman's representations in response to the draft submission version of the Ross-on-Wye Neighbourhood Plan (RoWNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the Plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation and examination of numerous plans across England, it is from this experience that these representations have been prepared.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in §8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the RoWNP must meet are as follows:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.
- (d) The making of the order contributes to the achievement of sustainable development.
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.
- (g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper. On 19th February 2019, MHCLG published a further revision to the NPPF (2019) and implements further changes to national policy.

§214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Clearly, submission of the RoWNP occurred after this date, and the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2018 and corrected in February 2019.

National Planning Policy Framework and Planning Practice Guidance

On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework (NPPF2018). This publication forms the first revision of the Framework since 2012 and implements changes that have been informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and the draft NPPF2018 consultation. On 19th February 2019, MHCLG published a further revision to the NPPF (2019) and implements further changes to national policy.

The Revised Framework sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements of the preparation of neighbourhood plans within which locally-prepared plans for housing and other development can be produced. Crucially, the changes to national policy reaffirm the Government's commitment to ensuring up to date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, paragraph 13 states that:

“The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”

Paragraph 14 further states that:

“In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a. The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;**
- b. The neighbourhood plan contains policies and allocations to meet its identified housing requirement;**

- c. The local planning authority has at least a three-year supply of deliverable housing sites (against its five-year supply requirement, including the appropriate buffer as set out in paragraph 73); and**
- d. The local planning authority's housing delivery was at least 45% of that required over the previous three years."**

The Revised Framework also sets out how neighbourhood planning provides local communities with the power to develop a shared vision for their area in order to shape, direct and help deliver sustainable development needed to meet identified housing needs. Neighbourhood plans should not promote less development than set out in Local Plans and should not seek to undermine those strategic policies. Where the strategic policy making authority identifies a housing requirement for a neighbourhood area, the neighbourhood plan should seek to meet this figure in full as a minimum. Where it is not possible for a housing requirement figure to be provided i.e. where a neighbourhood plan has progressed following the adoption of a Local Plan, then the neighbourhood planning body should request an indicative figure to plan taking into account the latest evidence of housing need, population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

In order to proceed to referendum, the neighbourhood plan will need to be tested through independent examination in order to demonstrate that they are compliant with the basic conditions and other legal requirements before they can come into force. If the Examiner identifies that the neighbourhood plan does not meet the basic conditions as submitted, the plan may not be able to proceed to referendum.

Planning Practice Guidance

Following the publication of the NPPF2018, the Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018 with further updates being made in the intervening period. The updated PPG provides further clarity on how specific elements of the Framework should be interpreted when preparing neighbourhood plans.

Although a draft neighbourhood plan must be in general conformity with the strategic policies of the adopted development plan, it is important for the neighbourhood plan to provide flexibility and give consideration to the reasoning and evidence informing the emerging Local Plan which will be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested against. For example, the neighbourhood planning body should take into consideration up-to-date housing needs evidence as this will be relevant to the question of whether a housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development. Where a neighbourhood plan is being brought forward before an up-to-date Local Plan is in place, the qualifying body and local planning authority should discuss and aim to agree the relationship between the policies in the emerging Neighbourhood Plan, the emerging Local Plan and the adopted Development Plan¹. This should be undertaken through a positive and proactive approach working collaboratively and based on shared evidence in order to minimise any potential conflicts which can arise and ensure that policies contained in the neighbourhood plan are not ultimately overridden by a new Local Plan.

¹ PPG Reference ID: 41-009-20160211

It is important the neighbourhood plan sets out a positive approach to development in their area by working in partnership with local planning authorities, landowners and developers to identify their housing need figure and identifying sufficient land to meet this requirement as a minimum. Furthermore, it is important that policies contained in the neighbourhood plan do not seek to prevent or stifle the ability of sustainable growth opportunities from coming forward. Indeed, the PPG emphasises that;

“A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlements will need to be supported by robust evidence of their appropriateness”²

Relationship to Local Plan

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. The adopted Development Plan relevant to the Ross-on-Wye neighbourhood area, and the Development Plan which the RoWNP will need to be tested against is the Herefordshire Core Strategy (HCS). The HCS was adopted in October 2015 and sets out the vision, objectives, spatial strategy and overarching policies to guide development in Herefordshire over the period 2011 – 2031.

Policy SS2 sets out a minimum requirement of 16,500 homes to be delivered over the plan period with a reliance on the rural areas to deliver a minimum 5,300 dwellings through either neighbourhood planning or the emerging Rural Areas and Site Allocations Development Plan Document (RASADPD).

Policy SS3 of the HCS determines that where housing completions fall below the annual requirement this could lead to one of the following mechanisms being introduced;

- A partial review of the Local Plan;
- Preparation of new Development Plan Documents; or
- Utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land.

It is therefore important that policies contained in the RoWNP allow for flexibility so that they are able to respond positively to changes in circumstance that may arise over the course of the plan period. This degree of flexibility is required to ensure that the RoWNP is capable of being effective over the duration of its plan period, so it is not ultimately superseded by the emerging Local Plan as s38(5) of the Planning and Compulsory Purchase Act 2004 states that:

² Paragraph: 009 Reference ID: 67-009-20190722

“if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).”

Ross-on-Wye Neighbourhood Development Plan

This section highlights the key issue that Gladman would like to raise with regards to the content of the RoWNP as currently proposed. It is considered that the requirements of national policy and guidance are not always reflected in the plan. Gladman have sought to recommend a modification to ensure compliance with basic conditions.

Policy EN3: Settlement Boundary

The above policy states development will be limited to within the settlement boundary and development outside this boundary will only be allowed in exceptional circumstances.

Gladman do not consider the use of settlement boundaries to be appropriate if they would limit the ability of sustainable development opportunities from coming forward. Indeed, the approach taken would be more consistent with the approach taken in former national policy PPS7 which took a restrictive stance to development in the countryside. The Framework is clear that development which is considered sustainable should go ahead without delay in accordance with the presumption in favour of sustainable development. Accordingly, Gladman recommend that the policy is modified so that it allows for a degree of flexibility. The following wording is put forward for consideration:

“When considering development proposals, the Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and this Neighbourhood Plan will be supported particularly where they:

- **Provide new homes including market and affordable housing; or**
- **Opportunities for new business facilities through new or expanded premises; or**
- **Infrastructure to ensure the continued vitality and viability of the neighbourhood area.**

Development adjacent to the existing settlement will be supported provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.”

Indeed, this approach was taken in the examination of the Godmanchester Neighbourhood Plan. Paragraph 4.12 of the Examiner’s Report states:

“...Policy GMC1 should be modified to state that “Development ...shall be focused within or adjoining the settlement boundary as identified in the plan.” It should be made clear that any new development should be either infill or of minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development.”

Notwithstanding the above, the policy test referring to 'exceptional circumstances' is not considered appropriate or consistent with the requirements of national policy. The Framework only seeks to prevent development in areas of high national importance (e.g. Green Belt, AONB etc). There is nowhere in the Framework where the exceptional circumstances test relates to development in open countryside. As such, if the policy was retained it would elevate the status of land outside of the AONB to that of national protection without any evidence to support its designation.

Policy EN7: Landscape Setting

The first element of the above policy states proposed development within the Wye Valley Area AONB will be subject to controls in place within the adopted HCS and Wye Valley AONB Management Plan. This aspect of the policy is not consistent with paragraph 16(f) of the Framework which makes clear that Plans should serve a clear purposes and avoiding unnecessary duplication of policies that apply to a particular area. As such, this policy adds nothing further to the approach contained in the HCS and should therefore be deleted.

Notwithstanding the above, Gladman are concerned with the second element of the policy which identifies a number of National Character Areas which are considered to form an important part of the landscape setting of the settlement and 'should remain free from development'.

As currently worded, policy EN7 seeks to implement a blanket approach which will act to preclude the delivery of sustainable development opportunities across a substantial part of the neighbourhood area located outside of the AONB. To impose such a restriction on development across an area land would not accord with the objectives of the Framework to significantly boost housing supply.

Opinions on landscape are highly subjective and this policy as currently worded would likely lead to sustainable development opportunities being refused. Gladman consider that this policy is not in accordance with national policy. Instead, the policy should be flexibly worded so that development proposals take account of the existing landscape character of the area and seek to integrate new sustainable development opportunities within the existing landscape setting as opposed to a blanket ban which is currently the case.

Policy EN11: Pre-application community engagement

The above policy seeks to ensure positive and structured pre-application engagement. This policy is not a land use policy and is considered to be more of an aspirational policy. Whilst it is acknowledged that consultation is an important aspect of the planning application process, it is unclear how this policy would be consistently applied and how a developer is expected to demonstrate that positive and structured community engagement has occurred.

Gladman recommend the above policy is deleted or moved to an appendix of the Plan which included similar aspirational policies.

Policy H3: A Ross-on-Wye Community Land Trust

In principle, Gladman support the above policy which seeks to ensure affordable housing is offered to local community members. However, it is not a land use policy it is a statement of intent and should be removed from the main body of the RoWNP and included as an appendix document which included other non-land use/aspirational policies.

Notwithstanding this, if the policy is to be retained then it is unclear what happens in circumstances where a person does not come forward to fulfil this element of need and in these instances, we would question how affordable housing would be distributed if such a person is not identified.

Policy A4: Provision of Electric Charging Points

Policy A4 requires new housing to provide an appropriate charging point per house. It is unclear from the policy wording of what an 'appropriately located charging point' means in practice. Whilst Gladman acknowledge the need to accommodate private vehicles in new development proposals, the requirement for electric vehicle charging facilities alongside new dwellings needs to be balanced against the practical ability of the local grid to supply a sufficient baseload. Before any such policy is pursued, engagement with the main energy suppliers should have been undertaken in order to determine network capacity to accommodate any adverse impacts if a proportion of, or all development proposals would be required to have an electric charging facility.

If charging demand became excessive there may be constraints to increasing the electric loading in the area because of the limited size and capacity of existing cables and new sub-station infrastructure may be necessary. The cost of such infrastructure may adversely impact the delivery of development proposals and thus have an impact on the delivery of sustainable development. It is therefore recommended that flexibility be built into the Plan to ensure that this policy does not result in an approach which is prescriptive and could result in rendering development unviable. Gladman therefore recommend the reference to electric charging facilities is deleted. Instead, the policy should be flexibly written so that it 'encourages' developers to provide electric charging vehicle points (subject to existing infrastructure) rather than setting a specific requirement which could render a development proposal unviable.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the RoWNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic condition (a) in its conformity with national policy and guidance and is contrary to (d) the making of the order contributes to the achievement of sustainable development for the reasons set out above.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Yours faithfully,

John Fleming

Gladman Developments Ltd.

Helen & Geoff Healey

Ross-on-Wye Town Council
Neighbourhood Development Plan
The Corn Exchange
High Street
Ross-on-Wye HR9 5HL



Neighbourhood Planning Team
Planning Services
PO Box 4
Herefordshire
HR1 2ZB
15-08-19

Dear Sirs

Re: Stoney Stile, Archenfield Road

We have already signed and sent a letter, which was circulated in the area regarding the proposed development of the small area of green space (Stoney Stile).

The first time we had any correspondence about this was a long time ago: We were asked to give reasons for why this should be kept as a green space; which we did. I believe only a handful of people were asked.

We are sending this follow up letter as we feel so strongly about this.

Reasons for keeping:

1. Wildlife

We are not sure if anyone realises how much wildlife is in this area and as a link to the John Kyrle Walk, it would affect a much wider area than the proposed building site. The area is full of wildlife ie. bats, woodpeckers, spotted woodpeckers, kestrels, sparrowhawks, jays, buzzards, owls feeding on voles at night. Plus, all the more common birds -crows, pigeons, blackbirds, sparrows, finches etc, along with badgers foxes and hedgehogs.

2. The proposed Entrance

Is unbelievable - how anyone can think this would work with the amount of cars and vans already parked in Middleton Avenue on both sides of the road.

Also, twice a day this is trebled with cars parking everywhere. Coaches are parked outside the school entrance.; it is a job to walk through this area, let alone drive through. Then there is the amount of traffic already using Archenfield Road; a huge amount of cars and farm vehicles and again the amount of cars parked on the side of the road.

3. Last but not least

The amount of people that use this green space - it is in constant use from early morning until late at night. Children use it every day, dog-walkers and just people enjoying a walk and linking up to the John Kyrle Walk.

It would affect hundreds of people!

Is it really necessary to strip the town of every single bit of green space that the people of Ross have left to enjoy?

Yours faithfully

Helen & Geoff Healey

Helen & Geoff Healey

Ross-on-Wye Town Council
Neighbourhood Development Plan
The Corn Exchange
High Street
Ross-on-Wye HR9 5HL

Neighbourhood Planning Team
Planning Services
Po Box 4



Herefordshire

HR1-22B
15-08-19

Dear Sirs

Please find our main concerns and objections to the potential "Stoney Stile Site" (off Middleton Avenue) set out below.

We feel strongly that this area should **not** be included within the Neighbourhood Plan for Ross-on-Wye, **with or without the relocation of Ashfield Park School.**

With all proposed plans for larger areas in the town, why would a small area adjoining an Area of Outstanding Natural Beauty and conservation area even need to be considered for planning?

Increased Traffic

With the site allocation of "in the order of fifteen dwellings" this would bring thirty plus additional vehicles to the area. Should the area further along Archenfield Road at "Cleeve Field" also be included this would of course bring extra traffic into the area.

Note: the planner / landowner is disputing fifteen dwellings and demanding in the region of fifty!

Vehicular Access via 30 Middleton Avenue:

This would be into an already built-up area with constant parking throughout day / night – there would be a visibility issue especially with the congestion caused by the school traffic twice daily. This also raises concerns for any access into the proposed site for construction traffic.

Vehicular Access from Middleton Avenue onto Archenfield Road

Poor visibility turning onto the crossroads into Archenfield Road.

Parking issues again in this area: In places (with parking at certain times of the day) effectively turning from Middleton Avenue (from either end) would be into a single lane roadway.

Archenfield Road is now a busy road with access to the Roman Way estate and businesses further along i.e. ReHau / Beyond Storage / Hay Farms, plus the Drummonds' speeding farm vehicles.

Even if Ashfield Park School were to be relocated, the residential and business traffic will increase over the coming years.

As a resident of Archenfield Road we know that the visibility from **all** roads and driveways along the road are extremely poor; this again causes problems for road users and pedestrians alike.

Helen & Geoff Healey

Footpath –Local Green Space adjoining AONB / conservation area

The footpaths are in constant use – dog walkers / school children etc- a space used by so many people; which should be kept as a local green space.

Evidence from the community, apparently did not suggest that the site would meet the criteria for Local Green Space designation – only seventeen households in the immediate area were consulted – others using the area would not have known that this was to even be considered as a Local Green Space.

Whilst some of the footpaths crossing the site are not classed as a public right of way (even though they have been in existence for fifty plus years), the actual footpath (running along the southern edge linking Hawthorne Lane with Middleton Avenue) would be interrupted with the proposed access from 30 Middleton Avenue.

As usual, wildlife / wildlife habitat has not been considered.

Yours faithfully

Helen & Geoff Healey

Hawthorne Field Action Group

September 9th, 2019

Neighbourhood Planning Team
Planning Services,
Herefordshire County Council,
P.O. Box 4,
Herefordshire,
HR1 2ZB

Regarding: RNDP Regulation 16 consultation/Stoney Stile/Hawthorne Field Site

Dear Sirs,

We are a group of one hundred plus local citizens who are very concerned about the future of the Stoney Stile/Hawthorne Field site. Ideally, we would wish it to be considered as a Local Green Space in the Ross-on-Wye Neighbourhood Development Plan (RNDP). We believe that the field now meets the criteria for a Local Green Space, as set out in the National Planning Policy Framework.

“The Space is in close proximity to the community it serves; is not an extensive tract of land and is local in character.”

The site is surrounded on three sides by a built-up area. It lies a quarter of a mile from the large Roman Way housing estate. On the remaining side is the boundary of the Wye Valley Area of Outstanding Natural Beauty (AONB) and conservation area. It provides access for walkers to the historic John Kyrle Walk and the playing fields.

“The Space is demonstrably special to the local community and holds particular local significance.”

So far, one hundred and ten local citizens have felt strongly enough about the field to join our group, the Hawthorne Field Action Group, with the aim of preserving the field as a green space.

Stoney Stile /Hawthorne Field is a beautiful, tranquil, unspoilt field which has been home to horses for many years. Two footpaths run through it, which have been in use for generations; indeed, two members of our group remember walking across it to school over 60 years ago.

Today the field is used daily by children walking to school and by adults walking to work and to the shops; dog walkers; people walking for health and fitness reasons, or simply for enjoyment. Stoney Stile/Hawthorne field provides this amenity for the people living in the surrounding houses and the wider area and contributes greatly to their mental and physical health and wellbeing.

“The Space is of particular significance because of its richness of wildlife”

The field has some ancient hedges and a wide variety of plant species (33 were counted in a brief survey). It is home to bats who roost in the trees on its southern boundary; many species of birds including birds of prey; moles; hedgehogs, and invertebrates. A great crested newt has been found within two metres of its boundary. Wildlife Corridor 5 in the RNDP runs across the field, first following the public footpath then branching out across the field.

Ross-on-Wye is a popular small market town whose character attracts many visitors. Stoney Stile /Hawthorne Field is located within Character Area 9 in the RNDP which is, “characterised by a spacious airy feel”. The field contributes to this character. Its loss as a green space would diminish the character of the immediate neighbourhood and the town as a whole. The north kissing gate affords precious views for all, across the Herefordshire countryside to Garway and into Wales: adding to the feeling of spaciousness and tranquillity.

We do not want to lose our valuable green space, our wildlife habitat and the feeling of tranquillity that Hawthorne Field brings to us.

Once this precious site is built on, it will be lost forever!

The case for the Ross Neighbourhood Development Plan

Our corporate and overriding request is to retain Hawthorne Field as a Green Space. We would be devastated should it be built on, as it will change the character of the area forever. However, should the decision be made to go ahead with development then we must uphold the RNDP.

We have taken information from the draft RNDP as a guideline and have added our comments showing why these recommendations/criteria should be supported.

“The site could accommodate in the order of fifteen houses” Any additional building would, of course, bring increased traffic into the area (30+ vehicles). Due to the distance from the town centre, most households would rely on their vehicles to travel to town/supermarket etc. Any additional buildings proposed would bring even higher vehicle numbers into the area causing more congestion to roadways into Ross town itself. Further building would not give enough space for allotments/open space.

“Remainder of the site being dedicated as allotments” **Provision for Allotments /open space: Must be included.** There is a chronic lack of allotments in the town. Currently the whole of the Ross region has only Tudorville, and the Community Gardens (available only to those with disabilities or mental illness). There should be a need to add allotments and open spaces in the layout and design of any new plan.

Footpaths - one Public Right of Way (PROW) (See OS map 1895-1905 Scottish National Library Side by Side website) and two others which are not formal PROWs have been used for over fifty years (see above) and are shown on older maps of the area - these footpaths are in constant use for recreation; dog walkers/school children/tourists, and walkers in general (connecting to the John Kyrle Walk). As Ross-on-Wye will inevitably become busier over the coming years, safe walkways will be required for all users. These footpaths, their hedges and kissing gates must be retained; they connect the area to the town and countryside.

“Access only possible if Ashfield Park Primary School is relocated & late in the plan period” The RNDP states "even if space could be created for an access off Middleton Avenue, this would not be supported because of the congestion caused by the nearby Primary School". In Middleton Avenue/ Redhill Road there is constant on-road parking 24 hours per day. Heavy congestion is then caused twice daily for the school pick- up/drop-off times. The proposed site access is on the bend of the road in Middleton Avenue which would severely hamper visibility for drivers and pedestrians alike.

The overspill of parking into the Archenfield Road causes great concern, especially at the two junctions (from Middleton Avenue/Redhill Road). Already, parking on Archenfield Road by residents reduces the road to a single lane roadway in places. With residential and business traffic, heavy farm vehicles, and building on the proposed Stoney Stile site, traffic in the area will only increase, not to mention heavy construction traffic! **This represents a severe road safety hazard.**

The RNDP then goes on to state: "However, the school is being considered for relocation, at which point that particular access issue would cease to be relevant"

As far as we know there is no plan to relocate the school in the immediate future therefore the traffic problems will continue. Increased traffic in the area from any additional building would only fuel visibility issues for all driveways/roadways which turn onto Archenfield Road - this is already problematic with or without school traffic. The 30-mph limit is rarely adhered to, already making it dangerous along this stretch of road.

"Plot sizes & shapes/ front gardens & building heights to be consistent with immediate local character"

As referenced in the Ross-on-Wye Character Area Survey - Design Guidance for the Archenfield area states that any future development should be characterised by a spacious, open feel with largely detached or semi-detached houses, that would not suit high-density housing or large areas of housing built in the same style.

This again would reiterate the need for minimal housing on this site.

"Close to the Wye Valley AONB" "Semi-natural habitats & Wildlife Corridors with some substantial hedgerows and trees"

Any building will undoubtedly destroy these wildlife habitats and corridors. As many hedgerows and trees as possible must be retained.

"Sewage provision currently poor"

How will foul and surface water drainage be handled for any future development on the site? Is the area's sewerage network currently overloaded?

We hope you will realise the wishes of the one hundred and ten members (see below: names, addresses and signatures) of the Hawthorne Field Action Group; by affording a Green Space designation. Failing this, we hope you will uphold these RNDP recommendations. This will enable all of us to continue our enjoyment of this wonderful area for years to come.

In sum, building on this area will not benefit anyone. It will change the lives of those living adjacent to the field for ever. We feel that Hawthorne Field is an asset to our community, having immense recreational value. It is an area of tranquillity with richness of wildlife on our doorsteps.

If yet another green space bites the dust, what will be left for future generations? There is universal concern for our planet. We are being encouraged to plant trees, which Ross has indeed done along the river. Is this the time to close-down one of the town's lungs?

Yours sincerely

The Hawthorne Field Action Group
Please see over.

Petition received by Herefordshire Council on 16 September 2019.

Petition contains 79 signatures.

Petition also contains 9 'pp' signatures and 14 addresses with no signature or mark against them.

Our Reference: SHARE/68406185
Your Reference: Ross-on-Wye NDP

Priya Sansoy
Assistant Spatial Planner

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

The Cube
199 Wharfside Street
Birmingham B1 1RN

Direct Line: 0300 470 8130

20 September 2019

via Email: jlatham@herefordshire.gov.uk

Dear James,

ROSS-ON-WYE NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION

Thank you for forwarding me details of the above Neighbourhood Development Plan (NDP) received on 12 August 2019.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. The SRN in the vicinity of the application site consists of the A40, the A449, the A49 and the M50.

We previously commented on the Ross-on-Wye NDP Regulation 14 Consultation in November 2018. We noted that the transport implications of development in Ross on Wye were considered by the Highways Agency (now Highways England) at the time of submission of the Herefordshire Local Plan. Traffic conditions have however since changed and more recent evidence is available in relation to developments within the area, specifically the proposed Model Farm development, (ref. planning application P173600/O) has been considered. This evidence concluded that improvement of the A40 / A449 Overross Roundabout is necessary. To date, Highways England is not aware of any progress in relation to this mitigation requirement.

In our previous response we also specified that this changing evidence together with the proposed levels of development in the NDP area, a cumulative assessment of all forecast traffic over the plan period is necessary. This should include assessment of the potential implications for the SRN and the suitability of specific mitigation proposed at the A40 / A449 Overross Roundabout to accommodate wider planned growth. We set out that in our view the Infrastructure Delivery Plan may need to be updated, and that the NDP should recognise the evolving transport evidence, issues and implications for development proposals within the town.

We note that the current version of the NDP does not present significant changes to the draft version submitted in 2018, consequently the above points have not been specifically addressed. For the plan to be sound it will need to be clear where and how infrastructure matters that have

arisen since adoption of the Herefordshire Local Plan will be dealt with, although the solutions themselves may not necessarily need to be dealt with within the NDP.

We are committed to work with Herefordshire Council to consider the technical needs arising from any assessment work and support Herefordshire in the development of any necessary infrastructure proposals.

Yours sincerely,

Priya Sansoy
OD Midlands

Email: [Priya.Sansoy@highwaysengland.co.uk](mailto: Priya.Sansoy@highwaysengland.co.uk)



Historic England

Mr James Latham
Herefordshire Council
Neighbourhood Planning & Strategic Planning
Planning Services, PO Box 230, Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Direct Dial: 0121 625 6887

Our ref: PL00503965

16 August 2019

Dear Mr Latham

ROSS-ON-WYE REGULATION 16 NEIGHBOURHOOD PLAN CONSULTATION

Thank you for the invitation to comment on the Submission Neighbourhood Plan. Historic England is supportive of the Vision and objectives set out in the Plan and commend the thorough approach that has clearly been taken to compiling the evidence base including by reference to the Herefordshire Historic Environment Record (HER) and associated Historic Landscape Character Assessment and sensitivity analyses. The neighbourhood plans support for "Living above the Shop" is also clearly welcome.

We can confirm that our Regulation 14 comments remain entirely relevant. That is: *"We also commend the emphasis on the conservation of local character and distinctiveness through good design and the protection of heritage assets and key landscapes including important views is to be applauded. The updating of the Conservation Area Appraisal and adoption of the "Character Assessment Portfolio" is also highly commendable and will no doubt prove invaluable as a context and further evidence base for the Plan and when considering detailed development proposals. This can only be reinforced by the Plans emphasis on early discussions facilitated by the "Pre-Application Community Engagement Protocol" in Appendix 3".*

In conclusion, the plan reads overall as a well written, well-considered and fit for purpose document. We consider that an exemplary approach is taken to the historic environment of the Parish and that the Plan constitutes a very good example of community led planning. Those responsible for the compilation of the Plan should be congratulated.

I hope you find these comments helpful.

Yours sincerely,

Peter Boland
Historic Places Advisor



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk





Historic England

peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Latham, James

From: Donotreply
Sent: 14 August 2019 14:28
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

| Comment on a proposed neighbourhood plan form submitted fields | |
|--|--|
| Caption | Value |
| Address | |
| Postcode | |
| First name | Ian |
| Last name | Goddard |
| Which plan are you commenting on? | Ross-on-Wye |
| Comment type | Comment |
| Your comments | Clause 4.30.3 Core strategy policies OS1, OS2 & OS3 have no relevance to health provision. |

Latham, James

From: Donotreply
Sent: 15 August 2019 11:59
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

| Comment on a proposed neighbourhood plan form submitted fields | |
|--|--|
| Caption | Value |
| Address | |
| Postcode | |
| First name | Ian |
| Last name | Goddard |
| Which plan are you commenting on? | Ross-on-Wye |
| Comment type | Comment |
| Your comments | Clause 4.28.1 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 future development. Why has this site not been included in either the list of Local Green Spaces or the list of allocated development sites? |

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL
23 AUG 2019
Ack'd _____ File _____

Comment on the Ross-on-Wye proposed Neighbourhood Area

If you wish to make representations or comment you can do so by using the online comment form at the designated Website:

<https://myaccount.herefordshire.gov.uk/comment-on-a-proposed-neighbourhood-area>

or by email (ensuring that you structure it in the same way as this form) to:

neighbourhoodplanning@herefordshire.gov.uk

If using this paper form please write clearly and post to the address at the end of the form.

Address (required):

.....

.....

Postcode (required):

.....

.....

First name (required):

..... JANET

Last name (required):

..... BURKE

Commenting on Ross-on-Wye Neighbourhood Plan (Regulation 16)

Comment type (please tick one):

Support

Objection

Comment

Your comments (required):

HAWTHORN FIELD/STONEYS TITHE THE PROPOSAL FOR 15 HOUSES IS GOOD BUT PLANNING PERMISSION ON THIS SITE SHOULD NOT BE GIVEN UNTIL A NEW SCHOOL TO REPLACE ASHFIELD PARK HAS BEEN BUILT. VEHICULAR ACCESS FROM MIDDLETON AVENUE WOULD OTHERWISE CAUSE MAYHEM AT SCHOOL LEAVING TIMES.
THE PROPOSAL FROM FORM 15 TO BUILD 48 HOUSES ON THIS SITE AND GET PLANNING CONSENT AHEAD OF THE NEIGHBOURHOOD PLAN SHOULD BE REJECTED OUT OF HAND - TOTALLY UNSUITABLE P.T.O
Please continue overleaf and/or on additional pages if necessary.

Post this form to:

Neighbourhood Planning Team, Planning Services, PO Box 4, Hereford HR1 2ZB

Your comments continued...

THE CLAIM THAT ROSS HAS THREE PRIMARY SCHOOLS IS DISINGENUOUS & MISLEADING. BRAMPTON ABBOTTS IS TINY AND ST JOSEPHS IS CATHOLIC. BOTH THESE SCHOOLS ARE $\frac{1}{3}$ OF THE SIZE OF ASHFIELD PARK.

SINCE THERE IS NOT EVEN AN AGREED SITE FOR A NEW SCHOOL (PRIMARY) ON ANY TOWN PLAN DEVELOPMENT OF THE HAWTHORN FIELD SITE SHOULD BE LEFT FOR THE TIME BEING.

HAS THE COUNTY COUNCIL COMMISSIONED A SURVEY OF THE PRESENT TRAFFIC AROUND ASHFIELD PARK / MIDDLETON AVENUE AT THE RELEVANT TIMES FOR SCHOOL ASSEMBLY & LEAVING?

THE ASSESSMENT DONE BY FORTIS WAS CLEARLY RUBBISH — PROBABLY DONE IN THE HOLIDAYS OR AN EVENING OR A WEEKEND THERE IS CURRENTLY CONSIDERABLE TRAFFIC CHAOS AROUND REDHILL RD & MIDDLETON AVENUE AT SCHOOL LEAVING TIME — MADE WORSE BY THE LARGE AGRICULTURAL MACHINERY USED FOR HARVESTING POTATOES ETC. AND COMPOUNDED BY THE PROBLEMS OF COPSE CROSS STREET, TO ACCESS THE TOWN CENTRE.

Post this form to:

Neighbourhood Planning Team, Planning Services, PO Box 4, Hereford HR1 2ZB

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

23 AUG 2019

To.....
Ack'd..... File.....

6th October 2019

Dear Sirs

Reference : Regulation 16 Consultation

Subject : Stoney Stile Site (aka Horse Field / Hawthorne Lane)

I have considerable reservations regarding the possible housing development at the above location. My concerns relate primarily to the increased traffic flow in the proximity of a large primary school that such a development would bring. Whilst I accept that the proposal in the Ross Neighbourhood Development Plan, which recommends that 'in the order of fifteen houses' should be considered subject to the re-location of Ashfield Park School, is probably acceptable this still means a residential development that is in an Area of Outstanding Natural Beauty and in a conservation area

Vehicular access from Middleton Avenue and Redhill Road into Archenfield Road is already difficult and at peak times when the school starts in the morning and finishes in the afternoon there is already considerable congestion with indiscriminate parking. Additional housing (with up to 30 vehicles) would exacerbate this problem

I believe that the field in question meets the criteria for it to be designated as a Local Green Space. It appears that very few local households have so far been consulted on this subject. I leave it to others to comment on the damage that such a development would do to the considerable presence of wildlife in the area

I would like to make one further observation. At a meeting held at Ashfield Park School in early July a property development company known as Fortis Living submitted plans to develop the site and claimed that they already had the necessary highways and environmental approvals and that this was a 'done deal.' Fortis Living wish to build in excess of 40 houses and will no doubt submit an application for planning permission in due course. This should be resisted at all costs

I respectfully request that the Herefordshire Planning Authority rejects any development of this site until Ashfield Park School is re-located

Yours faithfully

J L P Harries



2/10/2019

Dear NDP,
I am hoping that this letter will be addressed to the right people about something I feel strongly.

Why oh why did the bid proposal to build on the WOOLF site get turned down?

Over the 67 years of our marriage the bulk of our shopping has always been in Ross.

Me and my family are all Rossians born locally and



② farming here for generations



For many reasons our
grocery shop is done in
Momisons each week - Now in
our 90s it is easier to have
a handy car park, cafe and
hot available! on another
day we are to be seen in the
town on Saturdays, perusing
market stalls - many times in
boots so all in all supporting
Ross! We do know that small
shops are struggling - but also
that most families use the
super markets - That's Reality,
Now my real point -
Momisons sometimes seems



(3) really $\frac{1}{2}$ empty on the shelves and what will happen when



the residents of St. Mary's Garden Village start shopping heaven only knows. Will they have their own shops? I won't start about Doctors etc.

My main concern is the food side of it - and a store on the Woolf site seems so logical - so near to the new development, and helping the small businesses there too -

So please THINK AGAIN (if not you) could you pass it on to whoever? Sincerely, June Partridge
(MRS)

Lindsey Admans & Brian McCormack

Neighbourhood Planning
Herefordshire Council

4th October 2019

Dear Sirs

Stoney Stile / Hawthorne Field Ross-on-Wye

Please find our comments regarding the above site and why this area is so important to the people of Ross-on-Wye.

With all proposed plans for larger areas in Ross-on-Wye, why would a small area adjoining an Area of Outstanding Natural Beauty and conservation area even need to be considered for planning?

Traffic:

Ross-on-Wye will struggle to cope with any increased traffic from this end of the town:

With the proposal of "in the order of fifteen dwellings" this would bring thirty plus additional vehicles to the area. Any new residents of the area (due to the distance from town) will almost certainly rely on their vehicles for trips to town.

Should the area further along Archenfield Road at "Cleeve Field" also be included, this would of course bring extra traffic into the area.

Vehicular Access via Middleton Avenue:

This would be into an already built-up area with constant parking throughout day / night - there would be a visibility issue especially with **heavy congestion** caused by the school traffic twice daily. **This is already a major safety issue for all pedestrians and road users alike.**

Construction Traffic

This also raises concerns for any access into the proposed site for **construction traffic**.

The turning from Archenfield Road into Middleton Avenue (which would be only access roadway for construction traffic) is extremely tight and would cause immense concern!!

Vehicular Access from Middleton Avenue/Redhill Road onto Archenfield Road

There is poor visibility turning from these roads into Archenfield Road:

Parking issues again in this area: In places (with parking at certain times of the day) effectively turning from Middleton Avenue / Redhill Road would be into a single lane roadway.

Archenfield Road is now a busy road with access to the Roman Way housing estate and businesses further along plus large farm vehicles.

Even if Ashfield Park School were to be relocated (as stated in the NDP), the residential and business traffic will increase over the coming years.

Visibility from **all** roads and driveways along the Archenfield Road is extremely poor; this again causing problems for road users and pedestrians.

Footpath -adjoining AONB / conservation area

Whilst some of the footpaths crossing the site are not classed as a public right of way (even though they have been in existence for fifty plus years), the actual footpath (running along the southern edge linking Hawthorne Lane with Middleton Avenue) would be interrupted with the proposed access from Middleton Avenue.

Residents from the wider area around Archenfield and from Ross town itself, use the community field on a daily basis at all hours from dawn 'til dusk, come rain or shine: - Walkers / dog walkers / runners / ramblers / children playing / children en route to school - and of course horses which have grazed in the field for many years.

This field is a funnel to and from the John Kyrle walk and has been in constant use for numerous years.

Lindsey Admans & Brian McCormack

Yes, there are other so called "green spaces" in the area, but these are literally grassed areas for a quick circuit for dogs' convenience.

The field, and hedgerows here are teeming with birds and wildlife; from green-woodpeckers, jays, starlings, owls, buzzards and kestrels to bats, hedgehogs, voles, stoats and foxes.

We feel that this whole area is an asset to the community of Ross-on-Wye with immense recreational value, an area of tranquillity with richness of wildlife on our doorsteps. For all our sakes and our wildlife too, we would all be devastated if the Hawthorne Field / Stoney Stile were to be built on, we need to stop the ridiculous **high density planning schemes** from developers just waiting to make their next million!

High density building on this area will not benefit anyone, except the developer / landowner, and will pretty much help to ruin the lives of those living adjacent to the field

What will be left for our future generations?

We hope you will realise our wishes, which will enable all of us in the Ross-on-Wye area to continue enjoyment of this wonderful area for years to come.

Yours faithfully

Latham, James

From: Donotreply
Sent: 26 August 2019 21:52
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

| Comment on a proposed neighbourhood plan form submitted fields | |
|--|--|
| Caption | Value |
| Address | |
| Postcode | |
| First name | Linda |
| Last name | Billinger |
| Which plan are you commenting on? | Ross-on-Wye Neighbourhood Development Plan |
| Comment type | Comment |
| Your comments | <p>My home is situated on the South side of the proposed development right at the top of Chase Side. Our view from the front of our home is to a beautiful wooded area that is so very rich in diversity, sustaining many species of wildlife and birds. We frequently have Badgers and Foxes in our garden, always going to sleep with the company of owls and bats. I have read through the Neighbourhood Plan and throughout it is frequently referring to the maintaining of green spaces for the leisure and wellbeing of the population of this lovely town. 1.3. 7. Under the heading of Leisure and Wellbeing is the state that we must keep and improve existing parks, open spaces. The proposed development and the management of the trees was and is a subject very close to home, literally. I made it my business at the January meeting in the Chase Hotel, to speak to the Arborist who has been commissioned to oversee the woodland management, and he informed me that this area behind the Hotel was going to be 'managed'. Quite what that meant. I was not quite sure, and he was vague about it. He said that there would be some clearance and the planting of new trees. We all know that planting a new tree will take years and years to mature. My concern is that the wildlife is existing in this area because the scrub has not been managed. To remove it would mean that that habitat is gone for ever. Constantly, we are hearing about this happening, the loss of vegetation, therefore</p> |

the demise of wildlife. In another part of the plan under the heading of Objectives 1. Protect and enhance all aspects of the environment. I refer to the above paragraph, this would just not be happening. Map 5 refers of the potential and proposed development of houses only, nothing is mentioned about apartments with underground parking. And this must be a 'sensitive' development. I do not call 115 apartments with underground parking sensitive. I am not a NIMBY, I know something is going to happen on this site and would very much ask that you include the area of woodland to the South side of the plan to be extended right up the boundary, at the top of Chase Side. I would be more than happy for you to visit this area, to come and see for yourself what we as residents who live in such close proximity to the proposed development are facing.

Latham, James

From: Stark, Louis (Cllr)
Sent: 05 October 2019 08:48
To: Neighbourhood Planning Team
Subject: FW: Ross NDP - regulation 16 consultation

Hi

Please use this version as 32 Middleton Avenue should be 31.

Regards

Louis Stark

From: Stark, Louis (Cllr)
Sent: 04 October 2019 19:27
To: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Cc: Bartrum, Chris (Cllr) <Chris.Bartrum@herefordshire.gov.uk>; Symonds, Paul (Cllr) <Paul.Symonds@herefordshire.gov.uk>
Subject: FW: Ross NDP - regulation 16 consultation

Hi

Something went awry with the formatting when sent – cleaner copy below.

Regards

Louis Stark

From: Stark, Louis (Cllr)
Sent: 04 October 2019 19:23
To: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Cc: Bartrum, Chris (Cllr) <Chris.Bartrum@herefordshire.gov.uk>; Symonds, Paul (Cllr) <Paul.Symonds@herefordshire.gov.uk>
Subject: Ross NDP - regulation 16 consultation

To the NPT

I have a number of comments I would like to make on the two allocated development sites in my ward (Ross West); Stoney Stiles/Hawthorne Field designated 5A.3 and Cleeve Lane 5A.1

5A.3

There is an inconsistency in the maximum housing units proposed between para 4.12.4 (c25) and the boxed section on page 88 (15). The latter is the current thinking as far as I gather from previous conversations with the Ross NDP team, although this is largely irrelevant when it comes to my comments below.

From the same boxed area on page 88, it is clear that this site was included on the understanding that the nearby local Primary school – Ashfield Park – would be relocated. This arises because Hawthorne Lane is a narrow private road leaving the only other point of access as having to be created between 30 and 31 Middleton Avenue. The latter is a residential street used by parents to drop-off and pick-up their young children from the nearby school.

So for safety reasons alone, this access point is only suitable were the school to be relocated (para 5.3.9 refers).

I have looked in to the matter of the school potentially being relocated during the time span of the NDP and have found no conclusive evidence that it would be, nor that there would be a business case for doing so. In the absence of any evidence to the contrary, access to Middleton Avenue would no longer be safe or sensible.

So I believe that **this site would no longer be appropriate for inclusion in the NDP for housing development.**

I recognise the site was deemed suitable in 2011 in the SHLAA. But as para 1.5.1 points out the NDP only needs to be in general conformity with the Herefordshire local plan and not map to it precisely. I accept also that under para 1.4.2, the target for the new number of homes in the NDP should preferably go slightly beyond 900, I do not feel the removal of 15 units would have a material impact on this aim and in any case could easily be absorbed in the vast development taking place along the A40 on the eastern corridor of the town.

However, I have no objections for the site being earmarked for the provision of additional allotments, which would meet the concerns about allotment provision in Ross raised in paras 4.31.1 and 4.31.3 and I would like the NDP to be amended accordingly.

5A.1

I have one comment here and that is provision should be made for a public footpath at the northern part of this site to provide an alternative for pedestrians to having to use Cleeve Lane, which is a private road, for access towards the river.

This would fit well with policy EN9 and sub-objective 4c.

Regards

Louis Stark

Latham, James

From: Martin Flach
Sent: 15 August 2019 15:38
To: Neighbourhood Planning Team
Subject: Ross on Wye NDP

Hi,
I have left a message on the web site but am not sure that it is in the correct place hence the mail.

I am responding to the Regulation 16 consultation for the Ross on Wye NDP.

Whilst I am broadly in agreement with the plan, I am horrified to see that access to the proposed development of the Ryefield Centre will be via Ryefield Road and not via the current access from Grammar School Close. The increase in traffic along Ryefield road and particularly at the junction with Gloucester Road will be very dangerous. I would therefore object to the plan in its current form.

Best regards

Martin Flach

Sent from [Mail](#) for Windows 10

Latham, James

From: Knight, Matthew
Sent: 04 September 2019 14:05
To: Neighbourhood Planning Team
Subject: RE: Ross on Wye Regulation 16 submission neighbourhood development plan consultation

Thank you for consulting the Building Conservation Team,

We would not have any comments on this NDP.

Regards

Matthew

From: Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>
Sent: 12 August 2019 14:47
Subject: Ross on Wye Regulation 16 submission neighbourhood development plan consultation

Dear Consultee,

Ross on Wye Town Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: https://www.herefordshire.gov.uk/directory_record/3101/ross-on-wye_neighbourhood_development_plan

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 12 August 2019 to 7 October 2019.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

Herefordshire.gov.uk

James Latham
Technical Support Officer
Neighbourhood Planning and Strategic Planning teams
Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Tel: 01432 383617
Email: jlatham@herefordshire.gov.uk

Latham, James

From: Donotreply
Sent: 02 October 2019 11:46
To: Neighbourhood Planning Team
Subject: A comment on a proposed Neighbourhood Area was submitted

| Comment on a proposed neighbourhood plan form submitted fields | |
|--|---|
| Caption | Value |
| Address | |
| Postcode | |
| First name | Melvin |
| Last name | REYNOLDS |
| Which plan are you commenting on? | Ross-on-Wye |
| Comment type | Support |
| Your comments | <p>On balance, I'm supportive of the Plan as drafted. There could no doubt be improvements but that is true of everything that is written for future application. Corrections are needed on page 49: 4.12.1 ...a 15% &quot;contingency (130) would create a total target of 1,035.&quot; should read &quot;contingency (135) would create a total target of 1,035.&quot; 4.12.2 2018 &quot;943 (figure from April 2018)&quot; needs updating for 2019 figure. 4.12.3 Needs updating to show actual approvals. It would be helpful if &quot;this totals&quot; is expanded to read (e.g.) &quot;this (12+34+21) totals&quot;; 4.12.4 The figures here need to reflect better those in Section 5 and should (e.g.) read: ... • Cleeve Field: c.18 • Merrivale Lane: c.20 • Stoney Stile: c.15 • Ryefield: c.12 • Total: c.65</p> |

Neighbourhood Planning Team
Planning Services
PO Box 4
Hereford
HR1 2ZB

Lucy Bartley
Consultant Town Planner

Tel: 01926 439116
n.grid@woodplc.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

11 September 2019

Dear Sir / Madam

**Ross on Wye Neighbourhood Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has **no record** of such apparatus within the Neighbourhood Plan area.



Electricity Distribution

The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Appendices - National Grid Assets

Please find attached in:

- Appendix 1 provides a map of the National Grid network across the UK.

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
CV34 6DA

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

APPENDIX 1: NATIONAL GRID'S UK NETWORK

Where we operate
Our UK network



Comment on the Ross-on-Wye proposed Neighbourhood Area

If you wish to make representations or comment you can do so by using the online comment form at the designated Website:

<https://myaccount.herefordshire.gov.uk/comment-on-a-proposed-neighbourhood-area>
or by email (ensuring that you structure it in the same way as this form) to:
neighbourhoodplanning@herefordshire.gov.uk

If using this paper form please write clearly and post to the address at the end of the form.

Address (required):

.....

Postcode (required):

.....

First name (required):

PETER & BARBARA

Last name (required):

NASH

Commenting on Ross-on-Wye Neighbourhood Plan (Regulation 16)

Comment type (please tick one):

Support

Objection

Comment

Your comments (required):

The areas marked in green on the NDP 5B 1&2 are the only large areas of green spaces, particularly 5B 2 which is all that remains of a once open area. In 1984, from our memory almost the whole area that lies between Ledbury Road and the A40 by-pass was open fields, and has steadily been built on over the last 35 years, all this has been lost to development and it would be a shame if it continued until there was nothing left. 5B1 The Chase is the only large pocket of land in the middle of town, then again it would be a shame to lose this.

See over leaf.

Please continue overleaf and/or on additional pages if necessary.

Post this form to:

Neighbourhood Planning Team, Planning Services, PO Box 4, Hereford HR1 2ZB

Your comments continued...

In principle we agree with the idea there is a certain need for re-development of sorts to try to accommodate local needs and requirements however the infrastructure of the town and surrounding areas, we consider, are already overstretched.

Traffic in and around the town is steadily growing and getting worse year by year and the new developments in those in progress will not be helping this.

Another potential problem is that although we have a small local hospital and a large County Hospital these are becoming more and more stretched, as are local appointment with doctors,

every year that it goes on it get more difficult to obtain an appointment, and schools in the area are potentially going to be further strained.

There is already a large development planned and in progress on the A40 Ross by-pass, this is only going to increase the problem, as once finished the residents can only use their own transport to visit the town centre and its facilities including schools etc.

The idea that development within the actual town itself or the local surrounding area as proposed in the NDP is more than adequate as far as existing properties are concerned, however this does not appear to cover the Chase Hotel situation not being a small local development and re-development of such a large proportion within the town centre should have been, and should be advertised, not just locally but nationwide, to attract the attention of one of the large hotel groups or an entrepreneur who can see the potential to make a successful business in such a beautiful setting as the Chase Hotel grounds this would attract visitors and corporations to use its facilities. I know for a fact there are many large businesses that have used the hotel for conventions in the past, from well outside the area, also in the past it has accommodated large wedding venue which would be on-going if the facility was there, and these could all be capitalized by a new owner as Ross has no other existing facilities of this size.

It is also important that throughout the town and its local surrounding area the green spaces and tree area's should be kept, there many of these tucked away which are not owned by the council, therefore have the potential for development. The green area and the lakes within the Chase grounds are one of the largest within town centre and supports wildlife of all descriptions, this is therefore unique as a valuable open space.

The closing of the Chase Hotel and the proposed large development on the present green site would be a disaster, if it has to be developed it should be more moderate and confined to a smaller area possibly to the west side and around the hotel itself, leaving as much as possible on the East side of the green area, leaving the lakes trees and wildlife undisturbed.

Hopefully the present owners might consider if they cannot have such a large development to seek to find a suitable buyer nationwide, and therefore save this valuable green space.

Post this form to:

Neighbourhood Planning Team, Planning Services, PO Box 4. Hereford HR1 27R

Latham, James

From: Paul Symonds <paul.symonds@rosstowncouncillors.co.uk>
Sent: 28 August 2019 17:25
To: Neighbourhood Planning Team
Subject: RE: Ross on Wye NDP regulation 16 consultation

I believe the NDP also need to include a commitment to extend and improve the Town & Country Trail to improve connectivity within Ross and with neighbouring communities.

Regards,

Clr Paul Symonds

■ **P:** 07792 882148 ■ **E:** paul.symonds@rosstowncouncillors.co.uk
■ **A:** Chasewood, 42 Eastfield Rd, Ross-on-Wye, HR9 5JZ



From: Paul Symonds [mailto:paul.symonds@rosstowncouncillors.co.uk]
Sent: 27 August 2019 16:44
To: 'neighbourhoodplanning@herefordshire.gov.uk'
Subject: Ross on Wye NDP regulation 16 consultation

I would like to make the following comments on this.

1. The NDP requires a specific section relating to the Wolf business park at the junction of Alton Road & Gloucester Road, to ensure appropriate redevelopment which meets local needs without prejudice to town centre viability. This is a key gateway site for the town which requires a development that enhances the local built environment.
2. The NDP requires a section focusing on redevelopment of the Riverside Inn on Wye Street which has been derelict for some time. This would be an ideal location for a café/bar with b&b accommodation. This is a key gateway site for the town which requires a development that enhances the local built environment.
3. There is a well-used buggy route across the car park at the Ryefield Centre, between Ryefield Road and Grammar School Close. This must be protected in the NDP for use by local residents in any redevelopment proposals for this site.
4. There is a medium term aspiration to extend the Town & Country Trail to Ross riverside. This is currently not possible because Cleeve Lane is a private road. The NDP therefore needs to include a requirement for the development at Cleeve Lane to include a public cycle route along its northern boundary from Archenfield Road to the north western corner of the development site.
5. I am advised that the NDP cannot make any further requirements to impose installation of solar panels in new build houses, however I believe this should be added to the local character & design criteria of the NDP.
6. The NDP should include a feasibility study for a park & ride service from the cattle market in Netherton Road. This would encourage visitors to Ross Labels to come into the town. The service could be developed using electric vehicles, potentially via Greytree Road to keep costs down.

Regards,

CLlr Paul Symonds

- **P:** 07792 882148
- **E:** paul.symonds@rosstowncouncillors.co.uk
- **A:** Chasewood, 42 Eastfield Rd, Ross-on-Wye, HR9 5JZ

