

Bristol and Exeter House,
Lower Approach Road,
Temple Meads,
Bristol
BS1 6QS

3rd August 2017

RSPCA
Wilberforce Way
Southwater
Horsham
West Sussex
RH13 9RS

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Dear Sir or Madam,

Ross-on-Wye Neighbourhood Plan: Land off Brampton Road

We are currently providing planning advice to Ross-on-Wye Town Council for their forthcoming Neighbourhood Plan. As part of this work we are looking at potential development sites and the land off Brampton Road, that we understand is in your ownership, is one site being considered, as yet still just in principle.

As you are probably aware, the site was submitted to Herefordshire Council as a potential housing site during their last 'call for sites' in 2011, and we are aware that it has recently been resubmitted. The planning officers' initial evaluation of the site in 2011 highlighted two issues. Firstly, the visual impact on the Area of Outstanding Natural Beauty, and secondly, vehicular access. In our view, the first issue could be addressed by careful development location and design. In terms of the second, the highways judgement was presumably based on assumptions of (a) access only off Brampton Road and (b) filling the site with standard housing. There may be alternative ways to address these latter points.

We are not as yet convinced that the site is needed at this time because targets on housing numbers for Ross are already being met, but we would welcome an opportunity to discuss with you some ideas we have for resolving the planners' concerns. We will shortly be going out for consultation on a first draft Neighbourhood Plan so, as a matter of courtesy, it would be valuable to have your input before we include any mention of the site in that draft.

We look forward to hearing from you with regards to this. An email reply would be fine and, if so, please provide us with a telephone number that we can call to arrange a meeting. Otherwise, please call me directly as I am leading work on this topic.

Yours faithfully

A handwritten signature in black ink that reads "J.F. Bishop" with a horizontal line underneath the name.

Jeff Bishop

Place Studio Ltd

t. 07941 063138

e. jeff@placestudio.com



ROSS-ON-WYE TOWN COUNCIL

The Corn Exchange , High Street , Ross-on-Wye , Herefordshire, HR9 5HL

Phone: 01989 562373 Email: admin@rosstc-herefordshire.gov.uk

www.rosstc-herefordshire.gov.uk

Sarah Robson FILCM – Town Clerk

9th April 2018

Dear Mr. Hay,

LAND AT CLEEVE FIELD

Please see attached a copy of the text from the draft Ross-on-Wye Neighbourhood Plan that currently includes the land, which we understand to be in your family ownership, known as Cleeve Field, off Cleeve Lane in Ross-on-Wye. As you will see, the plan proposes formal allocation of this land.

Note also that we have included, for information, all the text on all the sites being proposed for development in the plan and all relevant landowners are being sent similar letters.

First, could you please confirm that you or your family owns this land? Secondly, please let us have any information on details that are factually incorrect. Finally, please let us have any comments you wish to make on the text included in the section about the Cleeve Field site.

We hope to receive all responses back to the Town Council by the 2nd May. Your feedback will be used to produce the first draft plan for formal consultation – termed Regulation 14. You will of course be included in that consultation.

If you have any queries about this letter or related information, please contact our consultants, Place Studio.

Thank you for your time.

Yours sincerely,

Mrs. Sarah Robson

Town Clerk

*Place Studio Ltd
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Lower Approach Road
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*T: 0794 1063 138
E: jeff@placestudio.com*

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Helen James
The Willows
Lee Brockhurst
Shrewsbury
Shropshire
SY4 4QH

9th February 2018

Dear Helen James,

LAND AT GREYTREE ROAD

Apologies for a lack of communications in recent months. We have been experiencing various delays with progress on the Ross Neighbourhood Plan but are now back on track.

In particular, we will be meeting with Herefordshire Council officers on 22nd February to discuss what we hope will prove to be final details of what will go in the plan about several sites the plan proposes to allocate for housing. That includes the land which we understand you and others own on Greytree Road (previously suggested as a Local Green Space, on which you responded).

All being well, we will be back to you as soon as possible after the 22nd with final details of what will go into the plan. Please let your co-owners know about this.

Kind regards

Jeff Bishop

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VAT registration No. 141 9429 12*





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Sarah Robson FILCM – Town Clerk

9th April 2018

Peter Grubb,
Savills,
York House,
Blackbrook Business Park,
Taunton,
Somerset,
TA1 2PX

Dear Mr. Grubb,

LAND AT MERRIVALE LANE

Please see attached a copy of the text from the draft Ross-on-Wye Neighbourhood Plan that currently includes the land off Merrivale Lane in Ross-on-Wye. We understand that you are acting as agent for the owners of this land. As you will see, the plan proposes formal allocation of this land.

Note also that we have included, for information, all the text on all the sites being proposed for development in the plan and all relevant landowners are being sent similar letters.

First, could you please confirm the ownership of this land shown on the plan? Secondly, please let us have any information on details that are factually incorrect. Finally, please let us have any comments you wish to make on the text included in the section about the Merrivale Lane site.

We hope to receive all responses back to the Town Council by the 2nd May. Your feedback will be used to produce the first draft plan for formal consultation (Regulation 14). You will of course be included in that consultation.

If you have any queries about this letter or related information, please contact our consultants, Place Studio.

Thank you for your time.

Yours sincerely,

Mrs. Sarah Robson
Town Clerk

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John Davies
10 Water Lane
Castle Bytham
Grantham
Lincolnshire
NG33 4RT

11th April 2018

Dear Mr. Davies,

ROSS-ON-WYE NEIGHBOURHOOD PLAN

As I think you are aware, we are assisting Ross-on-Wye Town Council with the preparation of the Neighbourhood Plan for the town. As part of that work we are seeking potential development sites for inclusion in the plan.

We understand that you are the owner of the land known as Stoney Stile on Hawthorne Lane in Ross. This area of land had been put forward by local people for possible designation as a Local Green Space but insufficient evidence was forthcoming for this so we are now including it in the draft Neighbourhood Plan for allocation for some development.

We therefore now attach the formal letter about this (which must come from the Town Council) and the material referred to in the letter – draft text of all of the Development Sites section in the current draft plan.

If you have any queries these are best directed to me as one of the Town Council's consultants. My email address is jeff@placestudio.com and my mobile number (which is by far the best one to use) is 0794 1063 138.

We look forward to hearing from you.

Kind Regards,

Jeff Bishop

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Ian Jackson
Oak Cottage
Llangrove
Ross-on-Wye
Herefordshire
HR9 6EZ

11th April 2018

Dear Ian Jackson,

ROSS-ON-WYE NEIGHBOURHOOD PLAN

As you know, we are assisting Ross Town Council in the preparation of a Neighbourhood Plan for the town. Part of that work involves bringing together coherent proposals for all the area we term Broadmeadows/Tanyard and hence including the land that is in your ownership and that of others in your family (I am sending copy letters to them).

It has taken longer than expected to be able to circulate the full information about the proposals in the draft plan, although that is in fact for very positive reasons. It was mainly because, first, Brian Edwards came on board and offered to have his land included then, secondly and because his land includes the balancing ponds to the south, we needed to also include the stretch of land between the ponds area and the Ashburton Estate. As I said, this delay is in fact very positive because the inclusion of these areas of land creates the opportunity for a more comprehensive development and, very importantly, one that is more financially viable. Mr. Edwards (and Ray Graveling from the kennels and Simon Porter from Broadmeadows) all support the approach we had suggested to you of requiring a single masterplan and financial equalisation and that is what you will see in the material mentioned below.

We therefore now attach the formal letter about this (which must come from the Town Council) and the material referred to in the letter – draft text of all of the Development Sites section in the current draft plan.

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If you have any queries these are best directed to me as one of the Town Council's consultants. My email address is jeff@placestudio.com and my mobile number (which is by far the best one to use) is 0794 1063 138.

We look forward to hearing from you.

Kind Regards,

Jeff Bishop

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To:	SAJPorter@aol.com
Subject:	ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Cleo Newcombe-Jones <cleo@placestudio.com>, Georgina Perry <georgina@placestudio.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	21 August 2017 15:27:14

Dear Mr. Porter,

Thank you for your message of 9th August. This reply is about the Broadmeadows land. We will reply separately about the Chase Hotel.

We completely understand your wish to see some proposals. However, there are aspects of our progress with the proposals that need a brief explanation now and which we feel we could only elaborate in a meeting.

You will not be surprised to hear that concerns about the future of the Broadmeadows land were raised by people in Ross from when we first started work on the Neighbourhood Plan. We also noted early on that Herefordshire Council had put forward some very general proposals in their own SHLAA submission in 2011 (w461) and that this also included the field south of Tanyard Lane. Given the challenges of both sites, notably potential flooding, we followed the Herefordshire suggestion that both sites should be considered together.

Since early this year we have been seeking from Herefordshire a range of important technical information about all of this area that would enable us to develop ideas to an appropriate level for allocation in the Neighbourhood Plan. That information has not been forthcoming, hence our delay in contacting you and hence our own decision to move forward as best we could with the information available.

As you have now picked up, the situation is further complicated by the decision of Herefordshire Council to commission a report into possible alternative sites for a replacement Ashfield Park Primary School. We offered some advice on potential sites, including suggesting the Tanyard Lane field. We did not suggest Broadmeadows although we understand that this is currently the favoured site. Once again, we have not received the necessary information for us to move forward with confidence because the report was due at the end of July but has not yet been received. We have serious concerns about the likely value in planning terms of the eventual report.

There are important implications, including for you as landowner, emerging from both of the delays mentioned above, but we would only be willing to share these in a strictly 'off the record' meeting.

Given all of the above, plus our own need to make further progress, the local community's concerns about delays and our wish to meet you as soon as possible, we have therefore developed the attached strictly draft proposals (as you should note, without a primary school). These have yet to be shared with Herefordshire Council; our priority is to discuss them first with you and, as we are currently arranging, with the owners of the Tanyard Lane field.

Yours sincerely

Jeff Bishop



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Sarah Robson FILCM – Town Clerk

9th April 2018

Dear Mr. Edwards,

LAND AT BROADMEADOWS/TANYARD

Please see attached a copy of the text from the draft Ross-on-Wye Neighbourhood Plan that currently includes all the land known as Broadmeadows and Tanyard in Ross-on-Wye. We understand you are the owners of part of this land. As you will see, the plan proposes development of this land but, as yet, without formal allocation because that would require a considerable amount of further, highly detailed technical and financial information.

Note also that we have included, for information, all the text on all the sites being proposed for development in the plan and all relevant landowners are being sent similar letters.

First, please let us have any information on details that are factually incorrect. Secondly, please let us have any comments you wish to make on the text included in the section about the Broadmeadows/Tanyard area, especially of course your own part of it.

We hope to receive all responses back to the Town Council by the 2nd May. Your feedback will be used to produce the first draft plan for formal consultation – termed Regulation 14. You will of course be included in that consultation.

If you have any queries about this letter or related information, please contact our consultants, Place Studio.

Thank you for your time.

Yours sincerely,

Mrs. Sarah Robson
Town Clerk

Email text: 2017-09-14

Dear Mr. Edwards,

I am writing on behalf of the Steering Group for the Ross-on-Wye Neighbourhood Plan (we are supporting them in the development of this plan). We are of course aware that you spoke back in May to Melvin Reynolds who is the Chair of the Steering Group.

The plan is developing well overall and community input, as well as our own background work, has led us to develop some draft proposals for the land owned by Simon Porter on Broadmeadows and all of the land along and off Tanyard Lane. (We are in fact meeting Simon next week on the 20th to discuss the draft proposals.) Having met yesterday with the owners of the large field below Tanyard Lane, we are now aware that you own some of the land to the east of their field (i.e. an area including, but not only, the barn and the yard linked to your caravan and camping site). We would therefore welcome an opportunity to meet you to discuss these draft proposals, a copy of which is attached. (It is an abstract from the current draft Neighbourhood Plan so ignore some links back, odd map numbering etc.) As part of this discussion we would wish to determine exactly which areas of land are in your ownership and, if relevant, the status of the land currently in use by Meadex.

Also relevant are any views you might have about the statement on page 4 in the last sentence of the section entitled 'Proposal', and the subsection 'Principles' — which we know refers to you.

If all this is clear, would there be any possibility of meeting you in the latter part of the morning of the 20th, or late that afternoon? If you wish to talk in advance about any of this or to suggest when we might meet, please call me on the mobile number below. If I am not available, be sure to leave a message suggesting when best to call back.

Thank you for your time.

Regards

Jeff Bishop

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Managing Director
ABT LOADMAC LIMITED
Unit, 3, Ashburton Industrial Estate
Ross-on-Wye
HR9 7BW

11th April 2018

Dear Managing Director,

ROSS-ON-WYE NEIGHBOURHOOD PLAN

We are currently assisting Ross-on-Wye in the production of a Neighbourhood Plan for the town. As part of that work, it is necessary to identify possible development sites for inclusion in the plan.

Some time ago we were asked by the Steering Group of local people to consider the very large 'wedge' of land from the A40 in the east almost to the town centre in the west (by the King's Acre car parks). This has been very poorly used for many years, primarily because of flood risk issues and the cost to any development of paying to address that. It had, however, been supported for development, subject to resolution of the flooding issues, by Herefordshire Council.

Having started with interest from the owners of the Broadmeadows area (the part behind Morrisons), we then made contact with the owners of the large field to the north, accessed off Tanyard Lane. Some other owners of smaller areas then also came on board, and all are now extremely keen to work together to produce a viable scheme. Within just the last two months, the owner of the caravan park has also made clear that he would wish his land to be included in any overall proposal. Having now been provided with a map of the full extent of his ownership, notably that it includes the green area with ponds south of the caravan park, we now realise that abuts land which we understand to be in your ownership – the stretch to the north of and below the Ashburton Estate. This land had been put forward to Herefordshire Council for housing development a few years ago but had again been assessed negatively because of potential flood risk. The assessment did, however, suggest the possibility of employment use.

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From our perspective, it makes obvious sense in basic planning terms to now consider all of the 'wedge' of land, including yours. More importantly, it is only through advancing proposals for a single, comprehensive development that a scheme becomes financially viable because it can then tackle the flooding issue coherently.

We are aware that it may seem late to be coming to you about this but, as explained above, this has been a slowly evolving story as landowner after landowner has come on board and it really was only very recently that your land came into the picture.

With that in mind, we therefore now attach the formal letter about all this (which must come from the Town Council) and the material referred to in the letter – draft text of all of the Development Sites section in the current draft plan. You will see in particular in the draft text the mention of the two key principles of the proposals for the area we term Broadmeadows/Tanyard – a single masterplan and financial equalisation. These are, in our view, the only way that development would be possible; proposals from individual parcels of land would almost certainly not be viable.

The Town Council letter seeks feedback, which should go to the Town Council. However, if you have any queries these are best directed to me as one of the Town Council's consultants. My email address is jeff@placestudio.com and my mobile number (which is by far the best one to use) is 0794 1063 138.

We look forward to hearing from you.

Kind Regards,

Jeff Bishop

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