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**From:** "Ray Graveling" <ray.graveling@railconfiguration.co.uk>  
**Date:** 02 May 2018 15:02  
**To:** "Jeff Bishop" <jeff@placestudio.com>  
**Attach:** financial equalisation.docx  
**Subject:** Ross NP

Jeff,

We apologise for not coming back sooner. Attached hereto are a few questions & comments. In principle we have no objections.

Regards

Karin & Ray Graveling

Let me explain about financial equalisation.

It is doubtful if any of the various pieces of land included in the overall area we show on the map, be they large or small, could proceed to development in isolation. Certainly the result of that would not add up to anything anybody would want to see (or that the Neighbourhood Plan could support), especially if that then left some of the other land even more undevelopable. **As Persimmons have done to us.** As we see it at present, the only way forward is for all landowners to agree to the production of a single masterplan that could also balance out the inevitably higher costs of developing some parts of the area against the possibly lower costs of other parts. **From a selfish viewpoint, this effectively means we may get less than a similar development site?**

The usual procedure in these cases, once landowner agreement is secured, is for a 'lead developer' to be appointed using an initial contract between them and all landowners. That lead developer (they are called this because they may not do the actual development on all parts of the project) is then responsible - at this stage at risk - for producing an overall masterplan, agreed with Ross-on-Wye Town Council (therefore meeting the criteria in the Neighbourhood Plan) and Herefordshire Council. **Best of luck to the lead developer dealing with these bodies.** In preparing that plan, the lead developer will have to produce a full viability assessment of all the costs and all the potential income. That will set an overall value for the land and each landowner will then be offered a future price for their land, once an outline planning permission is secured, **I am 66 and Karin is 64 will we live to see OPP,** in direct proportion to the amount of land they own. You and any advisers will have an opportunity to query that viability assessment and hence, if necessary, query the values being offered.

Only a 'future price' can be offered at this stage because all sorts of final details may change the costs (contamination is found thus adding to costs) or the income (house values in Ross rise as a result of no tolls on the Severn bridge). This is then addressed by the lead developer agreeing an 'option' on your land, and that of the other landowners, which effectively means that no other developers can cut across and, for example, try to get permission on just one part of the overall land. This protects you as well as the developer. **Are we able to sell the property at all? eg. as a kennel?**

Needless to say, there are variations on this basic model but, if the above raises any further queries, please come back to me.

Upper Meadow  
Bicknor Street  
English Bicknor  
Coleford  
Gloucestershire  
GL16 7PA.

Tele:01594 861572

4th May 2018

Place Studio  
Bristol & Exeter House  
Lower Approach Road  
Temple Meads  
Bristol  
BS1 6QS

Dear Jeff Bishop,

As far as we can see the information and details you have supplied appear to be correct.  
What has been written in the text for our land looks to be factually correct.

As you can appreciate we have always had access our land via Tanyard Lane.  
Being lay people and of basic knowledge we are unable to provide any further significant  
information.

You may recall, when we had a meeting with yourselves at the council office in Ross-on-Wye,  
we talked about various issues ie flooding etc and enlightened you with our comments.

If we can be of any further help please dont hesitate to contact us direct on the above telephone  
number

Yours sincerely,

*B E Jackson*

Mr B Jackson.

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**From:** "clerk" <clerk@rosstc-herefordshire.gov.uk>  
**Date:** 08 May 2018 08:09  
**To:** "Place Studio" <info@placestudio.com>  
**Subject:** RE: Ross on Wye Neighbourhood Plan

Sorted!

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**From:** Place Studio <info@placestudio.com>  
**Sent:** 04 May 2018 16:58  
**To:** clerk <clerk@rosstc-herefordshire.gov.uk>; Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>  
**Subject:** Fwd: Ross on Wye Neighbourhood Plan

Sarah

See below - good news (even if Ian Jackson did ring when I was just waking up this morning - farmers!). Though this is an email I think it can be stored as a formal response.

Jeff

Begin forwarded message:

**From:** Andrew Lyke <[a.lyke@sunderlands.co.uk](mailto:a.lyke@sunderlands.co.uk)>  
**Subject:** **Re: Ross on Wye Neighbourhood Plan**  
**Date:** 4 May 2018 at 15:51:18 BST  
**To:** "[info@placestudio.com](mailto:info@placestudio.com)" <[info@placestudio.com](mailto:info@placestudio.com)>

4<sup>th</sup> May 2018

For the attention of Jeff Bishop

Dear Mr Bishop

**Re: Ross on Wye Neighbourhood Plan**

I am writing on behalf of my clients Mr Ian Jackson of Oak Cottage, Llangrove, Ross on Wye, Herefordshire, Mrs Brenda Matthews of 1 Manor Road, Putson, Hereford and Mr Brian Jackson of Upper Meadow View, Bicknor Street, English Bicknor, Coleford, Gloucestershire, and in relation to their land at Tanyard Lane, Ross on Wye, Herefordshire.

At their request, I have reviewed the information provided to them relating to the Ross on Wye Neighbourhood Plan. My clients support the proposed allocation of the Broad Meadows/Tanyard Lane site as set out, which amongst other things includes their land suggested as housing land. In terms of phasing, as the Tanyard Lane site lies mostly above the flood plain, this land could be developed at an earlier stage than the Broad Meadow site which is an area of raised land.

In addition, it is considered that this land could be allocated as an extension to the Persimmon Site which accesses off Ledbury Road, Ross on Wye, where Persimmon currently have planning permission for housing which lies immediately on the other side of Tanyard Lane. Allocation of this site could also be made on its own to fit in with the Persimmon site.

It is my clients' wish that the land be put forward for development. It is clear from an examination of the constraints that many of these constraints to the land in the draft Neighbourhood Plan relate to land other than the Tanyard Lane Site. Apart from access, there are less constraints on the Tanyard Lane Site than much of the remainder of the Broad Meadow site.

We trust these were the answers you were expecting to hear but if you wish to discuss the matter please would you contact me. I have tried to contact you by telephone but to no avail.

We look forward to hearing from you with any comments.

With kind regards,

Yours sincerely

*Andrew Lyke*



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Sarah Robson

Town Clerk

Ross on wye Town Council

1.5.2018

Dear Sarah,

Thank you for the letter on the development of the Broadmeadow / Tanyard outline.

We do of course feel strongly about the poor planning and management in Ross with the recent Persimmon development. By not including suitable access for this development to/from Ledbury road, only via Tanyard Lane, any person in a wheel chair etc cannot leave the estate via any suitable access. Even pedestrians find it very difficult. This can only be considered as poor and thoughtless and irresponsible by the council / planning council. Everyone should have a developed reasonable access to their home.

These recent plans for development are very basic. Very little thought has been applied to green access routes from these developments to the town / river etc for future generations. They are basic building options for "empty" land. The long term planning and social welfare for people living in a rural area to enlighten Ross has not been made a priority for people to cycle walk etc. This is a great shame and all future plans will suffer from this lack of positive environmental social planning. A great opportunity has been lost in what was a unique small town sounded by area of natural beauty.

The development at Tanyard Lane will of course put our business at risk. Tanyard Lane is our main site and has been for over 20 years. We currently employ 35 people in a technical based polymer and elastomer precision moulding.

Our main site is at Tanyard Lane and we work 6 days a week. 5 of these days are 24 hours. Our type of work would be described as medium Industrial.

The obvious outcome would be for us to relocate. But this is of course is very difficult. We operate over £ 3 million pounds worth of machine that requires a power source of 600 KVA. ( installation of such a power cost would cost over £ 300k ). To relocate each machine would cost over £ 15,000 and we have approx 20 machines. ). This is a huge cost for consideration and will pressure the business for years. This are only the very basic costs for machinery etc. These do not include building / ancillary machinery / relocation etc.

This is of course a huge challenge for the company that we will not be able to overcome as the financial costs are too large.

I would like to thank you for taking the time to contact us with the development proposal.

I would also like to be involved in such plans as I feel strongly for the environment and the social planning for future generations.

Regards

Christopher Farr

BSc MPhil MSc

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**From:** "Mark Hignett" <Mark@abtproducts.com>  
**Date:** 23 April 2018 10:25  
**To:** <jeff@placestudio.com>  
**Subject:** Ross on Wye Neighbourhood plan

Hello Jeff

Further to our earlier telephone conversation, my contact details are below.

I confirm that ABT Loadmac Ltd own the land that you are enquiring about and that we are interested in developing it in conjunction with the adjoining land owners.

Email me with a few bullet points that you want information or feedback on and I will do my best to respond on Wednesday or Thursday.

Below are a couple of pictures of the site and the planning permission that we have been granted (Application Number 152157/F). ABT also owns the land and factory to the right of the land (between the land and the A40).







Regards

Mark Hignett  
Managing Director

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