
From: "Garlick, Suzanne" <sgarlick@herefordshire.gov.uk>
Date: 08 May 2018 09:19
To: "Jeff Bishop" <jeff@placestudio.com>
Subject: RE: ROSS-ON-WYE NEIGHBOURHOOD PLAN

Dear Jeff

Sam has asked that I contact you direct.

The Council has interests in the following properties:

1. **Broadmeadows/Tanyard Lane** (The King's Acre Upper & Lower car parks and the private access road to the south off Station Street; I have no comment about the text other than to say that no mention has been made of the Ross Flood Alleviation scheme apparatus that is situated within the disused railway embankment just east of the Upper King's Acre Car Park. This is a significant structure.
2. **Ashfield Park Primary** – I understand that Sam has commented on this and no replacement school is planned, so this site will be withdrawn.
3. **The Ryefield Centre** – the text is incorrect in the comments made about parking. There is a small area of parking within the site that is owned by Herefordshire Council and this is to the south of the buildings. There is no parking at the Larruperz Centre that is available to users of the Ryefield Centre and access to our site is from Grammar School Close (that passes by the Larruperz Centre, but does not go through it) or on foot from Ryefield Road – although there is road frontage here so potentially vehicular access too may be possible. Under "Criteria" the second bullet point needs rewording as it is incorrect – there is no previous Children's centre parking to the west (Larruperz Centre land) – the Children's Centre staff used the spaces to the south of the buildings or the side of the road.
4. **Land east of the A40** – No comment

Regards
Suzanne

Suzanne Garlick BSc (Hons) MRICS

Senior Valuer/ Estates Surveyor

Herefordshire Council

County Offices

Plough Lane

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HR4 0LE

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From: Jeff Bishop [mailto:jeff@placestudio.com]
Sent: 04 May 2018 09:07
To: Garlick, Suzanne
Subject: Re: ROSS-ON-WYE NEIGHBOURHOOD PLAN

Thanks Suzanne,

That is fine.

Jeff

On 3 May 2018, at 18:11, Garlick, Suzanne <sgarlick@herefordshire.gov.uk> wrote:

Dear Jeff

Apologies for not coming back to you yesterday. I have forwarded some comments to Sam Banks on the sites at Broadmeadows/Tanyards Lane and The Ryefield Centre (there are some factual errors in the text , in case she wanted to co-ordinate the Council's response.

Either she or I will contact you again after the bank holiday when she has seen my comments.

Regards
Suzanne

Suzanne Garlick BSc (Hons) MRICS
Senior Valuer/ Estates Surveyor
Herefordshire Council
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HR4 0LE
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<image001.png>
<image002.png>

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From: Jeff Bishop [mailto:jeff@placestudio.com]
Sent: 02 May 2018 09:58
To: Garlick, Suzanne

Cc: Banks, Samantha; Melvin REYNOLDS
Subject: ROSS-ON-WYE NEIGHBOURHOOD PLAN

Dear Suzanne Garlick,

We sent the message below on 10th April, with Ross Town Council's formal letter attached. We were hoping to receive your formal response by today but, unless it has just been sent to Ross Town Council, it is yet to arrive. We would be very grateful if you could reply as soon as possible. The draft Neighbourhood Plan can proceed without your input (there will be a formal consultation soon on the whole plan, on which you can comment) but everything would proceed more successfully if we knew your views at this stage on the plan's current proposals.

By way of information, however, we have been advised by Sam Banks that the situation with regard to any replacement of Ashfield Park School has now changed. That may affect your response in relation to that land.

Thank you.

Jeff Bishop

Dear Suzanne Garlick,

We have been in touch fairly recently about the latest stages in the preparation of the Ross-on-Wye Neighbourhood Plan. As you will gather, the draft plan includes proposals for various areas of land owned by Herefordshire Council, as follows:

- Parts of the overall Broadmeadows/Tanyard Lane area.
- Ashfield Park School
- The Ryefield Cenetre
- Land East of the A40

I am now attaching the formal letter in relation to these areas of land and the draft plan text referred to in those letters. I hope this is all clear. Please come back to me if you have any queries. (If you wish to phone, the mobile name is best.)

Regards

Jeff Bishop

<image003.png>

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Jeff Bishop

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From: "Jonty Hay" <jonty@hayfarms.co.uk>
Date: 20 April 2018 16:24
To: <admin@rosstc-herefordshire.gov.uk>
Cc: "Melvin REYNOLDS" <chair@rossneighbourhoodplan.org.uk>; "Jeff Bishop" <jeff@placestudio.com>; "Stephen Hay" <stephen@hayfarms.co.uk>
Subject: Re: ROSS-ON-WYE NEIGHBOURHOOD PLAN

Hi Sarah,

Thank you for your letter, just to confirm the land is owned by my father, Stephen Hay of Lower Cleeve farm, Ross on Wye, HR9 7TD.

I can also confirm that the details are factually correct, I would also like to suggest a solution to safe access from Archenfeild Road onto this parcel of land would be via a roundabout at the end of Roman Way using the field adjacent to Cleeve field. This would give simple safe access and in time (20 years) would be fully utilised if or when that field is developed as well.

Any queries don't hesitate to contact me

Kind regards

Jonty

jonty@hayfarms.co.uk

07970242702 (m)

08719943968 (f)

On 10 Apr 2018, at 16:26, Jeff Bishop <jeff@placestudio.com> wrote:

Dear Jonty Hay,

When we spoke a few weeks ago I said we would be in touch with the more formal information about the potential inclusion of part of your family land in the Ross-on-Wye Neighbourhood Plan.

The formal letter from the Town Council is attached as well as the material referred to in that letter - the draft text for all of the sites section in the plan.

As the Town Council letter says, please come back to us if you have any queries. (if you wish to phone, the mobile number is best.)

Regards

Jeff Bishop

<NP letter - Cleeve Field.docx>

<Ross Plan Sites Section.pdf>

<JB email signature2018.png>

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30th April 2018



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The Corn Exchange
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Peter Grubb
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DL 01823 446 989
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By email: admin@rosstc-herefordshire.gov.uk

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Our Ref TRP 1949
Your Ref Neighbourhood Plan Consultation - Site 2. Merrivale Lane

To whom it may concern,

Draft Ross-on-Wye Neighbourhood Plan – Proposed allocation of land at Merrivale Lane

I write in response to your recent correspondence regarding the proposed allocation of land at Merrivale Lane within the Ross-on-Wye neighbourhood plan. Within the draft Plan Sites Section document, the site is referred to as 'Site 2. Merrivale Lane' and is defined by the red boundary shown on the plan below:



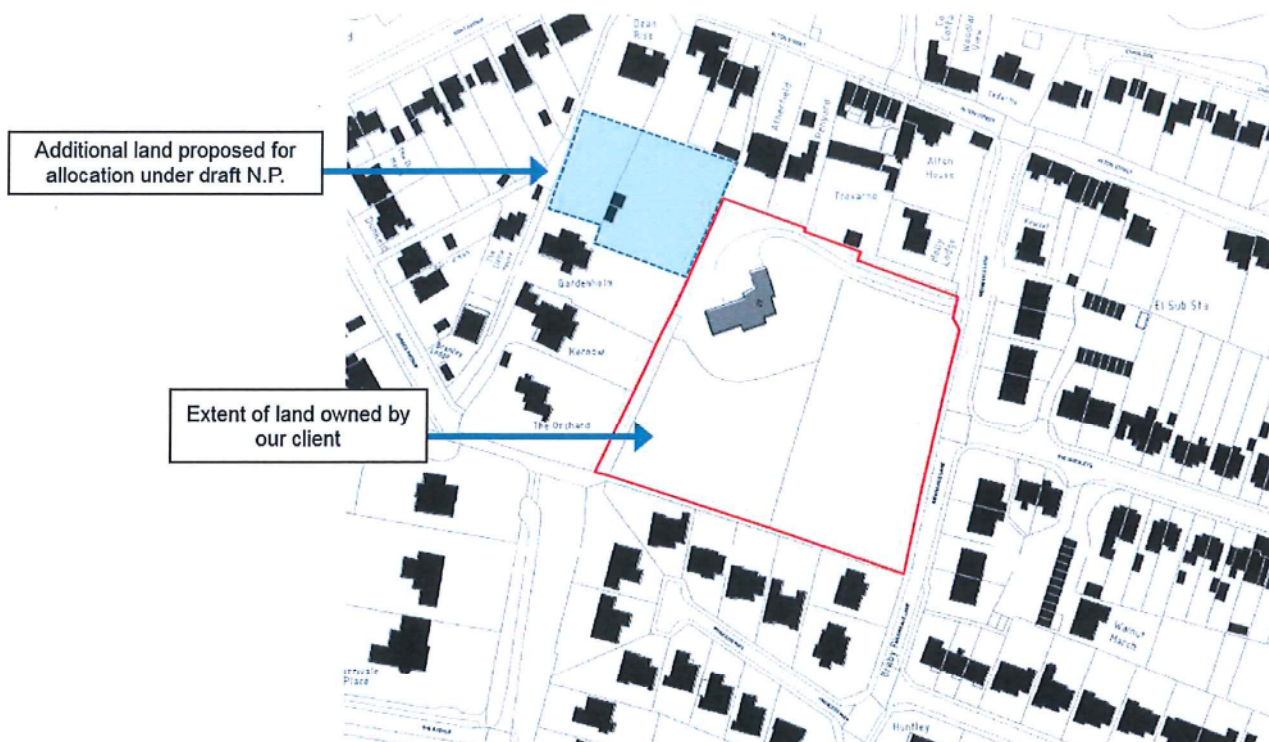
'Site 2. Merrivale Lane' - Proposed for allocation under Neighbourhod Plan

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 33 Margaret Street, London, W1G 0JD

With regards to the proposed allocation of this site, Savills (UK) Ltd have been consulted to confirm the ownership of the land and to comment on the supporting text within the Sites Section document.

In respect of land ownership, Savills currently act for the owner of part of the site as our client controls the land shown in the red line on the plan below. The plan also shows the area of additional land which is currently included within the proposed neighbourhood plan allocation. This additional land is currently owned by two other landowners. Our client welcomes the proposed allocation and will endeavour to investigate the potential for the additional areas of land to come forward, pending discussions with the respective landowners.



It is considered that the supporting text to the allocation represents a generally sensible set of parameters within which to develop the site. However, we are mindful of the potential constraints posed by the retention of the trees, which currently occupy the centre of the site and are in a poor condition. To this end it is suggested that the criterion could be re-worded as follows:

“Subject to detailed arboricultural survey and site-specific design considerations, the group of trees around the existing house and the trees in the upper garden to be retained.” [underlined text added]

Such rewording would allow for some flexibility in the design approach in order to maximise the potential of the land.

Lastly, with regards to design, the supporting text currently suggests that plot sizes and shapes, the use of front gardens and building heights should be consistent with that immediate local character. Taken in combination, these requirements would an overly restrictive framework for design which could prevent the implementation of a more modern approach and associated benefits. In this respect, we also note the requirement of the NPPF(Paragraph 60.) that:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”



With this guidance in mind, it is considered that this aspect of the policy should be removed or relaxed and that the reference to the character of the Conservation Area is sufficient to steering an appropriate design response.

Our client welcomes the opportunity to comment on the draft Neighbourhood Plan and we would be happy to clarify any comments raised in this response. If you have any further queries then please do not hesitate to contact us.

With kind regards,

A handwritten signature in blue ink, appearing to be the name "Peter Grubb", written in a cursive style.

Peter Grubb BSc (Hons), MSc, MRTPI
Director – Head of Rural Planning (UK)
Rural, Energy and Projects

LF/P17-2148

1st May 2018

Mrs Sarah Robson
Town Clerk
The Corn Exchange
High Street
Ross-on -Wye
Herefordshire
HR9 5HL

Dear Sarah,

Ross-on-Wye Neighbourhood Plan
Review of potential allocation – Stoney Stile (Land at Archenfield)

I am writing further to your letter and enclosures of 9th April 2018 to Mr John Davies (as major landowner of the site in question) described above, which was received under cover of letter from Jeff Bishop of Place Studio Ltd dated 11th April 2018.

Your letter requests that Mr Davies confirms that he owns the land and also requests feedback on any factual inaccuracies in the draft text and policy for the allocation of the site in the proposed Neighbourhood Plan.

My client is grateful for the opportunity to respond to the Town Council's request and is pleased to note that the representations previously made to the Town Council, by way of letter dated 11th September 2017, concerning the potential designation of the site as Local Green Space, have been taken into consideration and the site is now being taken forward in the draft plan with an allocation for residential development.

With regard to your first point I can confirm that while Mr Davies holds title to the majority of the site a section is owned by others, also land that would be required to implement the most suitable access, from Middleton Avenue is also in the ownership of third parties, namely Herefordshire Housing and 30 Middleton Avenue. My client has an 'in principle' agreement with the owners of 30 Middleton Avenue to achieve a suitable access to the site.

Concerning the factual accuracy of the text relating to the site and the proposed policy the following points are made;

- The footpath crossing the eastern part of the site is not a public right of way, this should be made clearer in the explanatory text as the acronym 'PROW' is not widely understood. Any use of this, or other paths on the site is without the land owner's permission.

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- The only footpath that should be alluded to in the Neighbourhood Plan is the single public footpath shown on the Herefordshire Definitive Map that crosses the site adjacent to its south-eastern boundary linking Hawthorne Lane with Middleton Avenue¹.
- With regard to the proximity of the Wye Valley AONB and the Conservation Area, these matters would be addressed through any planning application at the site with baseline studies assessing the landscape and visual amenity implications of development and any potential impact on the character and setting of the Conservation Area in order to correctly assess the capacity of the site.
- Baseline studies for any planning application would also assess existing biodiversity at the site.
- In the absence of the above work being carried out by the Town Council, the level of development that the site can effectively accommodate, as proposed by the Neighbourhood Plan (15 dwellings) is disputed, especially as the Herefordshire SHLAA assessment previously found the site suitable, available and deliverable for up to 50 dwellings. The Council have not provided evidence to justify limiting the site to the delivery of only 15 dwellings.
- My client has previously commissioned consulting engineers, Robert West, to consider how the site can be satisfactorily accessed. The outcome of this work evidenced that access from Hawthorne Lane is not a possibility, it is not an adopted road², lacks footpaths and has a lack of visibility with Archenfield Road, which without extensive additional land, which would not be likely to be forthcoming, could not be overcome. However, access from Middleton Avenue would be relatively easy to achieve and would meet all Highway requirements, and was generally accepted at a previous pre-application enquiry with Herefordshire Council.
- It is requested therefore that reference to access from Hawthorne Lane be deleted from the policy as land to provide the visibility splay improvements required by the policy is outside my clients control.
- Access from Middleton Avenue should not be predicated on the re-location of Ashton Park Primary School if it can currently be adequately achieved to the satisfaction of the Highway Authority.

1

https://www.herefordshire.gov.uk/info/200136/travel_and_transport/716/highways_and_public_rights_of_way_map/1

2

https://www.herefordshire.gov.uk/info/200136/travel_and_transport/716/highways_and_public_rights_of_way_map/1

- My client objects to part of the site being allocated for open space for allotments as any proposal would bring forward the required amount of open space commensurate with the level of development proposed. Moreover, the Town Council have not yet published any evidence as to why additional public open space or allotments are required in the town at this particular location.
- The Town Council have yet to publish their Character Area evidence for comment, so the design details of 'Character Area 9' are as yet unknown and further comment is reserved.
- My client also queries why the delivery of new homes at the site should be delayed until 'late in the plan period'? As the site is 'suitable, available and achievable' in the Herefordshire SHLAA it can contribute to Herefordshire Council's five-year housing land supply and as such should be allocated in the Neighbourhood Plan for delivery in the first five years of the plan.

My client reserves the right to comment on the other proposed allocations in the Neighbourhood Plan and the accompanying evidence base, as yet unpublished, that supports the plan at the Regulation 14 public consultation stage.

I would be most grateful if you could please confirm receipt of this letter and advise on the likely timescale for the next stages of Neighbourhood Plan preparation at your earliest convenience, meanwhile should the Town Council require any further information about the site, or wish to meet to consider further, or in more detail, the matters contained herein, please do not hesitate to contact me,

Yours sincerely,



LOUISE FOLLETT
Principal Planner

Louise.Follett@pegasusgroup.co.uk

Cc Robin Davies