

ROSS-ON-WYE TOWN COUNCIL



{ PrintDate }

{ MERGEFIELD Name_of_Group }

Dear Sir/Madam

FORMAL NOTICE OF CONSULTATION ON THE REGULATION 14 STAGE ROSS-ON-WYE NEIGHBOURHOOD PLAN

In accordance with the requirements of Paragraph 1 of schedule 1 of the Neighbourhood Planning (General) Regulations 2012, I am writing to let you know that the Ross-on-Wye Neighbourhood Development Plan will be out for Regulation 14 Consultation from Friday 9th November 2018 until Friday 21st December 2018.

The Regulation 14 version of the Neighbourhood Plan, together with background evidence, is available on the Ross-on-Wye Parish Council website from 9th November 2018.

Copies of the Neighbourhood Plan are also available to view in hard copy at Ross Town Council Offices (address as below), The Larruperz Centre, Grammar School Close, Ross on Wye, or The Ross Library, Cantilupe Road, Ross-on Wye

Comments on the plan should be sent to finance@rosstc-herefordshire.gov or by post to The Corn Exchange, 7 High Street, Ross-on-Wye, Herefordshire, HR9 5HL.

Yours faithfully

A handwritten signature in blue ink that reads "Sarah Robson".

Sarah Robson
Town Clerk

ROSS-ON-WYE TOWN COUNCIL



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We would greatly appreciate it if you could make as many people as possible with whom you are involved aware of this very important plan for Ross

If you have any queries, please contact me on telephone number 01989 562373.

Yours faithfully

A handwritten signature in blue ink that reads "Sarah Robson".

Sarah Robson
Town Clerk

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We would greatly appreciate it if you could find some way to make all the parents of your children aware of this very important plan for Ross.

If you have any queries, please contact me on telephone number 01989 562373.

Yours faithfully

A handwritten signature in blue ink that reads "Sarah Robson".

Sarah Robson
Town Clerk

THE ROSS-ON-WYE NEIGHBOURHOOD DEVELOPMENT PLAN

Comments on Regulation 14 Draft for Public Consultation

See <http://bit.ly/HC-NDP-Consultees> for Statutory Consultees. Only registered voters in the Ross-on-Wye are eligible to vote in the final (Regulation 16) referendum but any and all interested parties are invited to comment using this form or the associated online area: <http://bit.ly/RossNDPreg14comments>. If you are responding by email then please use Reg14Form@rossneighbourhoodplan.org.uk.

* Sufficient to identify the point precisely

** Steering Group use only

Name and contact details including post code	Page Clause Para*	Comment If your comment is in a separate file then please put its filename in here	Proposal If your proposal is in a separate file then please put its filename in here	Resolution**

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
1	Individual	p95, 6	Purpose, weight and source of projects not clear.	Improve clarity and rationale	Agreed. Explanatory text to be added to the plan
2	Individual	p86, Para 5A,5	I am strongly opposed to the proposed housing development at the Ryefield Centre having road access only along Ryefield Road. Ryefield Road is a narrow road with a difficult junction with Gloucester Road and already serves a large number of houses along Weston Grove and North Road and hence already carries a large volume of traffic relative to the nature of the road, Increasing this by 12 houses will greatly increase the problem, potentially to breaking point. The alternative of routing traffic past the Larrupurtz Centre seems much more sensible given that this route already successfully handle periodically heavy traffic from the Larrupertz Centre.	Route traffic from the proposed new development at the Ryefield Center exclusively past the Larrupertz Centre onto Grammar School Close. Provide only pedestrian access to Ryefield Road in exactly the same way as was done for the earlier development at Beechwood.	Agreed. Potential for access off Grammar School Close to be added to the plan.
3	Stansgate Planning, on behalf of Landowner	p87, 5B.1, Broadmeadows/Tanyard	Support this policy		Support Noted

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
4	Stansgate Planning, on behalf of Landowner	p89, 5.4.9	Object to the second bullet of paragraph 5.4.9 which reads "The masterplan to be based on the principle of financial equalisation between all parts of the site." This bullet point should be omitted because the NDP is a land use document and financial commitments and arrangements should be avoided in such a document. Furthermore, there is no indication what financial equalisation means for a masterplan, doubt whether all landowners will sign up to an equalisation document, how it will be implemented in practice and phasing and legal complexities may jeopardise the delivery of the masterplan.		Agreed. Clarification on these issues to be added to the plan
5	SUBMISSION ON BEHALF OF NATIONAL GRID	p76, 5	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, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus. <u>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</u>		Noted with thanks.

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6	Individual	p84, 5A.4, Chase Hotel	<p>We noted in last week's Ross Gazette that the owner/owners of the Chase Hotel had once again applied for development in the Chase grounds under the SHLAA Neighbourhood Development process in 2016, (though that had been intended solely for rural areas of the county), for up to 21 properties to be built on two site within the Chase Hotel grounds.</p> <p>On visiting our local library and inspecting the proposal we wish to make the following comments and proposals. The grounds and the ancient trees within the Chase hotel are in a conservation area and the grounds and lakes are recorded by Herefordshire Council as an 'unregistered park or garden' though it is not open to the public, (which is a shame), but the grounds are of historic interest.</p> <p>We are so lucky to have this wonderful secret nature reserve in the centre of our Market Town.</p> <p>The grounds are home to small deer, badgers, squirrels, foxes, (who raised two rubs this year) hedgehogs, herons, pheasants, owls, and kestrels have been seen hunting over the grounds, as have buzzards. Rooks set up a nest in one of the large pine trees and fed their chicks throughout the spring. Canada Geese come back regularly each year in spring and nest on the lake, this year they raised seven young and used the vegetation within the wild part of the grounds to feed their young. There is also a colony of bats using, we</p>		No longer any proposal for the Chase Hotel site in the plan.

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7	Individual	p19, 1.3.7	Approval, but project suggestion for TIC.	include as a project proposal under "Overall Objective 3: Protect, enhance and diversify the local economy" (p98)	Agreed.
8	Individual	p74, 4.30, Cleeve Orchard	Summary (noting rationale): I am against the proposed Green Space development for Cleeve Orchard as a long-term resident of Ross-on-Wye and – declaring an interest – a part-owner of the land. Incidentally, my father's ashes were scattered there in 2003 as per his wishes and there is a small plaque on one of the trees.		Agreed. This representation will be added to the Local Green Space Report.

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9	Individual	p76, 5	<p>I am writing to confirm my agreement that the proposed development of 35 houses on 1.25 ha of open countryside at Greytrees is not included in the Neighbourhood Development Plan. My reasons for opposing this development are as follows:</p> <p>The field is in the Wye Valley Area of Outstanding Natural Beauty that defines the edge of the settlement boundary between Greytrees and Netherton/Brampton Abbots.</p> <p>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."</p> <p>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.</p>	<p>I am writing to confirm my agreement that the proposed development of 35 houses on 1.25 ha of open countryside at Greytrees is not included in the Neighbourhood Development Plan.</p>	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
10	Individual	p76, 5	<p>continued...</p> <p>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.</p>	<p>I am writing to confirm my agreement that the proposed development of 35 houses on 1.25 ha of open countryside at Greytree is not included in the Neighbourhood Development Plan.</p>	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
11	Individual	p76, 5	<p>continued...</p> <p>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.</p>	<p>I am writing to confirm my agreement that the proposed development of 35 houses on 1.25 ha of open countryside at Greytree is not included in the Neighbourhood Development Plan.</p>	Noted.

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12	Individual	p40, E9	<p>It is important for any town to have areas for a balanced expansion otherwise the town will stagnate. Whilst doing this, the valuable green spaces within the town confines must be valued and not be lost. It is also slightly complicated but the lack of clarity from the County Council over their development plans for their land to the east of Ross and for any long term alternative plan for Ashfield Park (not Ashton) Primary School. Whilst any potential housing development is currently linked to long term County Council Plans it will be easy for those considerations to get lost with any new members and or officers of the County Council.</p>	<p>"the valuable green spaces within the town confines must be valued and not be lost"</p>	<p>Agreed. Minor amendment to be added to the plan to highlight open spaces within the town.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
13	Individual	p80, 5A.1 p5A.3	<p>Whilst understanding the rationale for the Development Plan proposing that both the Stoney Stile site and Cleeve Lane sites should be available for development it seems to go against the concerns earlier in the report about other factors:- The road access to these two sites is particularly bad. The traffic problems created by the difficult vehicle access along Copse Cross Street; the problems driving in either direction along Alton Road and Alton Street negotiating the parked cars, the large lorries and tractors and the lack of footpath access for pedestrians; the difficulty created by parked cars along Archenfield Road; the dangerous blind pull outs from Cleeve Lane and to some extent Chase View Road must be addressed prior to any consideration of development. Has any consideration been given to the problems of land drainage on the Stoney Stile site? Our garden has been flooded once in the past seven years. Due to the lack of public transport, the lack of designated parking for households without a parking space and the increase in transport over the period of the development plan, combined with the speed that drivers use on these roads will ensure an accident waiting to happen. Has there been any consideration or consultation with the emergency services and their ability to access this part of town?</p>	<p>Whilst we do not agree that Stoney Stile should be available for any housing the proposed one with allotments is a reasonable compromise. However, any development on the site should not be considered until the Primary School situation is resolved. Can this restriction be placed within the Neighbourhood Plan? Once the school site is resolved this will provided another housing option for this side of the town thus lessening the need for the Stoney Stile site other than for allotments.</p>	<p>Agreed. Clarification about access requirements to be added to the plan.</p>

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14	Individual	p70, 4.28	We welcome the awareness of the need for more allotment sites for the town. This will to some extent also help to provide green corridors and help to address the bio-diversity aims of the Plan.		Agreed. Further text will be added to reinforce the need for further allotments.
15	Individual	p62, 4.22	Within the section on cycle routes and pedestrian access could there be more emphasis on the state of the pavements, the width of the same, the responsibility of the council or residents to resolve overhanging greenery and clearing footpath obstructions. The combination of parked cars, narrow poor pavements and the speed vehicles travel will lead to accidents. We know that people do not obey the law – just look at the regular parking on double yellow lines?		Agreed. Include as project in Overall Objective 4
16	Individual	p58, 4.20, p89, 4.4.9, p93, 5B.2	The difficulties of vehicles leaving Ross either by the Labels roundabout or the Wilton roundabout will also need to be addressed before any further development can be considered.		Add problem in 1.3.8
17	Individual	p20, 1.4.2:4 p59, 4b p99, P31	Ross Town Trail - Consider extensions - and adding as a project for grant aid / S106/ CIL	Extension Proposals being discussed with HC officers - include detail as available.	Agreed. Add in to project list.
18	Individual	p43, 4.8.4	Extract from longer letter: Welcome pre-app protocol	use should aid planning in future	Noted with thanks
19	Individual	p80-93, 5.3	Extract from longer letter: Sensible sites selected for development, infill within town boundary	previous proposed Brampton Road development to remain excluded	Noted with thanks
20	Individual	p45, 4.16	Extract from longer letter: Support given to use of space over shops	make full use of existing buildings to retain character and enable town to thrive and grow	Noted with thanks

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21	Individual	p32, 4.2, EN7	Extract from longer letter: Please to see development within settlement boundary	enforce to protect landscape	Noted with thanks
22	Individual	p36, 4.4 EN7	Extract from longer letter: landscape setting of vital importance	previous proposed brampton Road development would damage lanscape - pleased onot included	Noted with thanks
23	Individual	p87, 5.4, 5B.1	Extract from longer letter: Broadmeadows site	ensure access off main road @ Morrisons is enhanced. Currently an eyeore and detrimental to the town as a whole	Agreed. Access issues will be clarified and amended in the next version of the plan
24	Individual	p76, 5	Extract from longer letter: Optimistic that development will not take place at Brampton field		Noted
25	Individual	p81, 5A2	Extract from longer letter: Merrivale lane site for development - useful green space - please do not build on it	far better build on Broadmeadows /Tanyard which is an eyesore	Agreed. Access issues will be clarified and amended in the next version of the plan
26	Individual	p82, 5A.3	Extract from longer letter: Stoney Stile site objection. Road access would be difficult		Agreed. Text will be added to clarify the access situation.
27	Individual	p76, 5	Extract from longer letter: Confirm opposition to Brampton Road field development		Noted

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28	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: 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.		Noted.
29	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: Herefordshire Local Plan Core Strategy 2011-2031 lists Ross-on-Wye as a market town that will need to provide at least 900 homes between 2011 and 2031. Furthermore, the Plan classifies Ross-on-Wye as a secondary centre in the retail hierarchy and expects it to accommodate up to 10ha of employment land during the same time period.		Noted.

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30	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: The transport implications of the identified quantum of development was considered at the time of submission of the Herefordshire Local Plan and was subsequently accepted by Highway Agency (now Highways England) based upon evidence available at the time that was developed during 2012. A need for highways mitigation in the Ross area was not apparent based upon this evidence therefore no requirements were identified in the Infrastructure Development Plan (IDP) that formed part of the Local Plan.		Noted.
30	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: In the intervening period traffic conditions have changed and more recent evidence in the form of a Transport Assessment undertaken in support of developments within the area of Ross-on-Wye is available. In this regard as a point of reference we note evidence submitted in support of the proposed Model Farm development near Rosson-Wye (ref planning application P173600/O).		Noted.

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31	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: Proposals for this development have been granted permission subject to planning conditions including a requirement identified by Herefordshire for the improvement of the A40 / A449 Over Ross Roundabout (Condition 10 of the development consent). This need has arisen due evidence submitted by the applicant during 2017 that considered updated growth factors and traffic surveys supporting the traffic modelling assessment of the A40 / A449 Over Ross Roundabout and nearby M50 Junction 4.		Noted.
32	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: The assessment identified issues at the A40 / A449 Over Ross Roundabout part of the SRN. In particular the A40 South arm, which forms part of the local road highway, was predicted to operate at above capacity in the 2020 evening peak hour with the addition of proposed development traffic. Consequently, Herefordshire Council proposed that mitigation measures would be required and recommend that the approved improvement works should be completed "in advance of the relevant phase of development or otherwise in accordance with a timetable to be agreed in writing with the Local Planning Authority". The form of these works has yet to be agreed in detail and therefore the suitability of the proposals to address the wider implications of all planned growth in Ross-on-Wye is unknown.		Noted.

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33	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: This is relevant to the NDP as a proportion of allocated development sites contained within it have yet to come forward. We note further that the NDP confirms that the local plan requirement should consider 15% housing growth above 900 dwellings. Taking into account updated evidence on delivery of sites that the expected total supply outlined within the NDP area is now for 1056 dwellings, this is an increase on the original development quantum.		Noted.
34	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: In light of the changing evidence which has identified that development traffic will affect the SRN, and given proposed levels of development, a cumulative assessment of all forecast traffic within the NDP area over the plan period is necessary. This will need to consider the potential implications for the SRN and the suitability of specific mitigation proposed at the A40 / A449 Over Ross Roundabout to accommodate wider planned growth. This principally has implications for the IDP which may need to be updated and the NDP should therefore recognise the evolving transport evidence, issues and implications for development proposals within the town.	... need to consider the potential implications for the SRN and the suitability of specific mitigation proposed at the A40 / A449 Over Ross Roundabout to accommodate wider planned growth. This principally has implications for the IDP which may need to be updated and the NDP should therefore recognise the evolving transport evidence, issues and implications for development proposals within the town.	Noted.

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35	Highways England	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: Notwithstanding these points there are no specific polices contained within the NDP that give rise to further concern for Highways England. We are committed to work with Herefordshire Council to consider the technical needs arising from such assessment work and support Herefordshire in the development of any such necessary infrastructure proposals.		Noted.
36	Individual	p58, 4.20, p89, 4.4.9, p93, 5B.2	Extract from longer letter: Simple measures for traffic management to facilitate local traffic access to the dual carriageway at the labels roundabout would be welcome. Improve pedestrian access across dual carriageway near the labels roundabout. Carry out measures to reduce parked car risks to children crossing roads to JKHS at peak times. Reduce inappropriate car parking/ turning in residential areas close the JKHS at peak times. Improve footpaths and cycle lanes.	Formally widen ledbury road access to dual carriageway adding 2 clear lanes for access on to the roundabout to reduce delays at peak time. Add traffic calming measures to the dual carriageway so that through traffic choose the best lanes. Straightening the entrance into ledbury road from the roundabout and also making pedestrian access across the dual carriageway near the labels roundabout. Improve footpaths and cycle lanes.	This is not an issue for a NDP.
37	Individual	p10, 1.2.1	Typo: rThe	The	Amended
38	Individual	p19	I noticed a photo of the JK mosaic has been included – unfortunately there is someone in the shot.	I've attached one from my photo library – still not perfect. I'm happy to go and get a good one if people feel it worthwhile.	Photo replaced

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39	Individual	p84, 5A.4	We are very concerned to read that the Chase Hotel has submitted plans to possibly develop part of its 'green space' site next to Gloucester Road. My understanding was that this was a protected area? Please can you advise on the appropriate way to object to this proposed development.		No longer any proposal for the Chase Hotel site in the plan.

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40	Defence Infrastructure Organisation	p36, Policy EN7, and 4.4.5 and Figure 10	<p>See Ross NDP R14 Letter_MOD_1212.pdf, for full text: Objection to the inclusion of MOD Ross Ranges within Policy EN7 "Additional Area of Protection".</p> <p>The MOD wish to object to the operational area of its land being included within Policy EN7 'Additional Area of Protection' hatched in green within 'Figure 10: Ross-on-Wye Landscape Map', in order to protect national Defence interests. For ease of reference, please see attached a plan showing the extent of the MOD operational land, both freehold and licenced. It should be noted that whilst all of the MOD freehold land is within the proposed Policy EN7 Additional Area of Protection only a small, but important, triangle of licenced land to the east is affected.</p> <p>It should be noted that for the operational Crown land, whilst the MOD is required to act in accordance with and take into account the requirements of planning legislation, ultimately it is operational Defence requirements that dictate the use and development of this land.</p> <p>Furthermore, Paragraph 95 of the National Planning Policy Framework July 2018 (NPPF) states: <quoted></p> <p>A neighbourhood plan, by its nature has a very local focus. Paragraph 003 of the National Planning Practice Guidance states that neighbourhood planning: <quoted></p> <p>There is conflict here between the purpose of neighbourhood plans and</p>	<p>See Ross NDP R14 Letter_MOD_1212.pdf, for full text: Taking the above into account, the MOD objects to the inclusion of MOD operational land within the 'Additional Area of Protection' in Policy EN7 and Figure 10: Ross-on-Wye Landscape Map' and respectfully asks that Ross-on-Wye Town Council remove the MOD operational land within the Parish from the proposed designation.</p>	<p>Agreed. Text to be added to the plan, and a change made to the map, to highlight this issue and its resolution.</p>

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41	Individual	p45, 4.10.2	Conservation area 'at risk' . Part of the original listing were the trees, the continued felling and removal <u>without</u> replanting will increase this risk.		Beyond the scope of this plan.
42	Individual	p58/9, all parts	No mention is made anywhere of air quality in the tow, but it could be improved with tree planting.		Beyond the scope of this plan.
43	Individual	p94, 5B.3	Peterchurch school proposal states "The council's figure for expected primary age children is 18 per 100 homes,"	This may be a useful note to add to 5.4.28 as it would predict a demand for an additional 162 places through the plan period.	Noted.

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44	Individual	p74, 4.30, Cleeve Orchard LGS	<p>Extract from letter: Cleeve Orchard does not satisfy the legislation criteria for Local Green Space designation for the following reasons:-</p> <p>1) Small Area. Cleeve Orchard is not a small area, it is an extensive area of some 6.1 acres. Furthermore, a visual inspection of fig.18 - map of Proposed Local Green Spaces - shows that Cleeve Orchard is approximately equal in area to the total area of all of the other five proposed Local Green Spaces combined!</p> <p>2) Recreation. Cleeve Orchard is not, and has never been a place of recreation. Cleeve Orchard is private property, and has never been open to use by the public: for sports, or camping, or for any use whatsoever. Trespassing was always discouraged. It can not therefore be considered to have ever served the local community in any way shape or form.</p>	Remove LGS designation proposal	Noted. This representation will be included in the LGS report.

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45	Individual	p74, 4.30, Cleeve Orchard LGS	<p>3) Wildlife. Cleeve Orchard is not a significant habitat for wildlife. Adjoining the orchard, extending along the north side, is natural, wild and completely untended woodland. This untended woodland, not the Orchard, would be the home of such minor numbers of common birds and possibly small mammals, as there may be.</p> <p>4) Archaeology. Cleeve Orchard does not contain any features of archaeological interest, or of historical significance. The Orchard is a modern commercial cider orchard which consists of cider apple trees; all of them planted by Bulmers in 1950's. The trees are all of a uniform size since the young saplings were grafted on to the same type of crab-apple root stock. The Orchard is therefore modern - the trees are uniform in shape and size - so unlike the traditional, and now rare, non root-stock orchards. Traditional cider orchards consisted of trees which were grown from seed and therefore had their own natural cider apple roots.</p>	Remove LGS designation proposal	The full report on Local Green Spaces will include any objections. It is the Examiner of the plan who will assess all evidence and decide the final result.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
46	Individual	p74, 4.30, Cleeve Orchard LGS	<p>4) cont... This natural growth gave rise to considerable variation in both the size, and indeed the shape of the trees when mature. Hence, because of its modernity, Cleeve Orchard is therefore devoid of any historical or indeed botanical significance.</p> <p>Fig.10 - Proposed Local Green Spaces - in the Draft Neighbourhood Plan, crosshatches Cleeve Orchard on the map. The legend in fig. 10 indicates cross-hatching for a 'Traditional Orchard'. This labelling is therefore very misleading since Cleeve Orchard is definitely not traditional; as explained previously, it is decidedly modern.</p>	<p>In conclusion, on account of the preceding explanations, it follows that Cleeve Orchard does not fulfill the requirements of the legislation to warrant designation as a Local Green Space. Hence, with respect, I submit that the final approved Ross Neighbourhood Plan should not therefore include the designation of Cleeve Orchard as a Local Green Space.</p>	<p>The full report on Local Green Spaces will include any objections. It is the Examiner of the plan who will assess all evidence and decide the final result.</p>
47	Sport England	General	Detailed comments - from email follow	Detailed comments - from email follow	Agreed. An additional section to be added to the plan specifically addressing sport provision.
48	Sport England	p29, EN9	<p>Sport England generally supports policy EN9 which seeks to protect Green Infrastructure, which includes sports and recreation facilities, including playing fields. However, the wording of the policy is not consistent with para 97 of the NPPF which sets out the relevant tests to justify loss of open space, sports and recreational buildings or land.</p>	<p>The wording of the policy should therefore be revised to address para 97 of the NPPF. Sport England supports the requirement for new development to contribute to green infrastructure network within Ross, to address the needs of the development. The need for sports facilities should be evidenced in assessments of need as set out above [in file].</p>	<p>Agreed. Text will be added here (and later) to highlight the link to para. 97 of the NPPF.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
49	Sport England	p40-41, EN9, Figure 12 (Green Infrastructure map)	In respect of Figure 12 (Green Infrastructure map) Ashfield Primary School appears to have been omitted?	Sport England considers that the school playing field should form part of the green infrastructure identified on this map.	Agreed. School playing fields not shown to date so will be added to the map.
50	Sport England	p27 et seq, Policies	Whilst it is understood that various sports facilities are included in the above green infrastructure designation, the neighbourhood plan does not include a policy to specifically promote the development of sport and recreation facilities to meet local needs. There has been section 106 money secured for investment at Ross Sports Centre, an important multi-sport hub for the local community	Sport England recommends the inclusion of a policy to positively promote the development of sport and recreation facilities at sites such as this, referencing the potential improvements that could be made to existing facilities.	Agreed. An additional section to be added to the plan specifically addressing sport provision.
51	Sport England	p59, policies A1, A2 & A3	Sport England supports policies A1-A3 which promote active travel choices by walking and cycling. This presents an opportunity to link new developments with the existing infrastructure of Ross to make active travel the easy and attractive choice for movement.		Agreed. Text will be added to include this point.
52	Sport England	p67, policies SC1 & SC2	Sport England generally supports policy SC1 which seeks to protect existing community facilities against adverse proposals that would lead to their loss. In respect of sport and recreation facilities that would be included within this policy, the policy wording does not reflect the guidance in paragraph 97 of the NPPF, and should be amended accordingly.	Policy wording does not reflect the guidance in paragraph 97 of the NPPF, and should be amended accordingly.	Agreed. Text will be amended to address this issue.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
53	Sport England	p67, policiesSC1 & SC2	<p>The policy omits part a) of paragraph 97 relating to cases where the facility is demonstrated to be surplus, and omits part c) of the paragraph which relates to alternative sports and recreational facilities the benefits of which outweigh the loss.</p> <p>Whilst part b) of the paragraph is partially covered to refer to equivalent replacement provision, the policy wording does not require this to be equivalent in quantity and quality in a suitable location.</p>	Policy wording does not reflect the guidance in paragraph 97 of the NPPF, and should be amended accordingly.	Agreed. An additional section to be added to the plan specifically addressing sport provision.
54	Sport England	p67, policiesSC1 & SC2	<p>The viability test in the policy is not consistent with paragraph 97 of the NPPF which does not include a viability test, and so the policy should be amended to address this.</p> <p>Sport England supports the reference to requiring need developments to contribute towards enhancing existing facilities. This provides an opportunity to cross refer to potential investment in sport and recreation facilities, including at Ross Sports Centre.</p>	Policy wording does not reflect the guidance in paragraph 97 of the NPPF, and should be amended accordingly.	Agreed. An additional section to be added to the plan specifically addressing sport provision.
55	Sport England	p67, policiesSC1 & SC2	The same point applies in respect of policy SC2 which could more explicitly reference investment in local sport and recreation facilities with reference to the evidence base referred to above.	Policy wording does not reflect the guidance in paragraph 97 of the NPPF, and should be amended accordingly.	Agreed. An additional section to be added to the plan specifically addressing sport provision.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
56	Sport England	p 93, 5.4.26 & 5.4.27	Sport England shares the concerns set out in paragraphs 5.4.26 and 5.4.27 in respect of the development of land to the East of A40, in terms of the barrier effect of the A40 to movement by walking and cycling to the existing social infrastructure within Ross. Addressing this through an overall masterplan approach is critical to ensuring that the other policies regarding active travel are implemented successfully.		Noted.
57	Sport England	p94, 5B.3	In relation to future school provision (5B.3), it is recommended that the explanatory text includes reference to the provision of new school playing fields to meet the needs of the school, and to promote securing community use of the school's sports facilities. The potential to secure the benefits of co-location with other community facilities is supported as this would promote active travel by linking trips with other social infrastructure.	include reference to the provision of new school playing fields to meet the needs of the school, and to promote securing community use of the school's sports facilities	Agreed. Text will be added to the plan to assure this.
58	Environment Agency	General	extracts below	extracts below	

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
59	Environment Agency	p28, Ob1 General	... we would therefore expect greater consideration of flood risk within the next iteration of 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.	greater consideration of flood risk within the next iteration of the NP. 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.	Agreed. Text will be added to the plan to address this point both generally and in relation to specific sites.
60	Environment Agency	p28, Ob1 General	We would also expect a specific Water Management Policy that addresses matters relating to flood risk along with groundwater impacts and waste water.	expect a specific Water Management Policy that addresses matters relating to flood risk along with groundwater impacts and waste water.	Agreed. Text will be added to the plan on this issue.
61	Environment Agency	p87 - 92, 5B.1	We would raise concern in relation to the 'Broadmeadows/Tanyard' site (5B.1). It is unclear of the precise status of this site within the NP although we note (Section 5.2.1) that this is one for which 'all necessary information is not currently available'.	To demonstrate that this is suitable site to deliver housing/employment we would expect a robust assessment of all sources of flood risk.	Agreed. Text will be added to the plan on this specific issue.
62	Environment Agency	p93, 5B.2	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.	Agreed. Text will be added to the plan on this specific issue.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
63	Environment Agency	p84 - 85, 5A.4	(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).	No longer any proposal for the Chase Hotel site in the plan.
64	Environment Agency	p81, p84-85, p86, 5A.2, 5A.4 & 5A.5	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 potential impact on groundwater resources/ water environment including rivers from land-use redevelopment including Brownfield redevelopment sites ... to be considered with a flag to more detail as a part of the development (planning application) process.	No longer any proposal for the Chase Hotel site in the plan.
65	Environment Agency	p26, & SEA report	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	As stated above we would recommend a Policy be included in the next iteration of the NP to address water management issues, including flood risk, waste water and the potential impact on controlled waters.	Agreed. Text will be added at several places to address this point.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
66	Environment Agency	p 29, EN10/P13	Specifically we note that the only Policy related to the natural environment is 'Ensuring the use of permeable surfacing of house drives and front gardens and in employment areas and car parks' (Page 29 EN10/P13). 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'.	Noted.
67	Environment Agency	p46, EN3/4	Relates to new housing - 'Encourage housing development on empty, derelict or underused land where this does not result in damage to local character, over-development or the loss of important biodiversity assets'. There is no further elaboration on this policy and there is simply reference back to the infill development policies.	It is therefore necessary to highlight that if the derelict/under-used land has been subject to potentially contaminative uses, it is essential that appropriate desk study, land investigation and remediation is undertaken. A sensitive approach will be required due to the presence of SPZ1. Careful consideration of foundations and drainage would also be required.	Agreed. Text to be added to the plan to address contamination.
68	Individual	p68, 4.26.3	A whole page is devoted to the Foreword but one paragraph to the provision of new health facilities. There are no proposals to provide health facilities to cope with the increased population for which the existing health facilities are totally inadequate.	At least one new GP surgery is required in the north of the town.	Agreed. A new section will be added to the plan but without a policy.
69	Individual	p47 & p81, 4.11.4 & 5A.2	The plan will be out of date before it is published. The present planning application for this site is for 10 dwellings.	Remove estimates of quantity of dwellings.	The plan will not change until or if the application for the site is approved.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
70	Individual	p82, 5A.3 p100, P38	<p>Whilst the plan is in draft form with potential sites for building being noted we find it very alarming that this morning (20th December) the Stone Stile site is already being surveyed. The timing is interesting to say the least. Add this to the planning submission for one other site on the proposed development list it does make one wonder whether or not deals have already been done.</p> <p>Is this one of the reasons that there has been limited response to the draft plan - namely that decisions had been made for some time - builders have taken note and thus any proposed timescale in the neighbourhood plan are of little</p>	A review to ensure that many more green spaces are retained to ensure that quality of life for all Ross residents.	As the site owners have objected to what is in the plan, it is possible that they are intending to put in a planning application with their own (different) aspirations and have this determined before the plan is made. If that is the case and the application is approved, the allocation would be removed from the
71	individual	p87, Clause 5.4,	<p>Why have the Meades Sawmills site and old Ross Laundry site not been included?</p> <p>A footpath from Tanyard Lane to the Ledbury Road was a condition made to the Chase View Development, but not enforced!</p> <p>A road entrance was originally planned on the outline planning phase 2.3 and 4 on the Tanyard Lane and Chase View Development. This would open up the area for children and parents to the schools bus stops etc.</p>	<p>Include sawmills and laundry site with Broadmeadows / Tanyard.</p> <p>Include a footpath from Tanyard Lane to the Ledbury Road.</p> <p>Reinstate the road entrance as originally planned on the outline planning phase 2.3 and 4 on the Tanyard Lane and Chase View Development.</p>	Agreed. Text will be added to the plan on these specific points.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
72	individual	p88, Clause 5.4, Para6	A new flood prevention scheme was built several years ago at an approximate cost of thirteen and a half million pounds. There is as yet no regular maintenance scheme, one needs to be in place urgently and rigorously implemented throughout the whole year.	Initiate regular maintenance scheme urgently and rigorously implement it throughout the whole year.	Noted.
73	individual	p89, Clause 5.4. Para9	Tanyard Lane from Overross road to the Chaseview Development site is an unadopted public roadway and due to the increased usage of pedestrians, children prams, the road needs radically improving and widening with a footpath clearly marked for pedestrians . HGV's and cars already using the lane for several businesses as they have done so since the 19th century.	Improve and widen, with a footpath, Tanyard Lane from Overross road to the Chaseview Development site.	Agreed. Text will be added to the plan to address these points.
74	individual	p62, Clause 4.22 Para1	Public footpaths Policy ,Walking and Cycling re Tanyard Lane, Ledbury Road to Chase View development site is an unadopted public road which needs urgently updating with development and footpath, Tanyard Lane - Overross through Meades Sawmills site and old Ross Laundry site as per condition of Chase View development site to access John Kyrle school and bus stops.	Update, with a footpath, Tanyard Lane from Overross road to the Chaseview Development site to enable access from site to John Kyrle school and bus stops.	Agreed. Text will be added to the plan to address these points.
75	individual	p90, Clause 5.4 Para14	Flooding of Broadmeadows is totally unaffected by the River Wye. In the severest of floods, back- up only reaches the northern side of the Greytree culvert at the Mill Pond.	Amend text to reflect local knowledge.	Agreed. Text will be added to the plan to address this point.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
76	individual	p93, Clause 5B. Para2	Land East of A40. Development should not begin here until a rigorous reappraisal and implementation of the maintenance of the flood alleviation scheme has taken place. Also, access by foot, cycle and vehicles to the town centre should be implemented.	Ensure a rigorous reappraisal and implementation of the maintenance of the flood alleviation scheme has taken place. Also ensure access by foot, cycle and vehicles to the town centre is implemented.	These points would have to be considered in the development of a masterplan; it is not a role for this plan.
77	individual	p81, 5A.2	There is a severe road safety issue concerning this site	The site should be withdrawn for housing until serious traffic management problems in this area are resolved.	Addressing traffic issues is a task for those preparing any planning application.
78	individual	p76, 5	A concise and considerate plan to take Ross on Wye forward to the future. I am pleased with the Designated Neighbourhood Plan Boundary and allocation of sites. Clearly a lot of hardwork has gone into this report!		Noted.
79	individual	p76, 5	Overall I am very impressed with the plan. Particularly pleased with the development strategy and the sites allocated for potential development, especially the exclusion of the land at greytree from the plan.		Noted.
80	Neighbourhood Planning, Planning Services, Herefordshire Council,	General	Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements.		Noted.
81	Neighbourhood Planning, Planning Services, Herefordshire Council,	p14, Fig 6	Shows the neighbourhood area and not the conservation area		Agreed. The map will be amended to clearly show the Conservation Area.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
82	Neighbourhood Planning, Planning Services, Herefordshire Council,	p21, 1.4.6	First bullet – the 5YHL:3 figure is 4.55 at April 2018		Amended
83	Neighbourhood Planning, Planning Services, Herefordshire Council,	p33, 4.2.1	The description of the settlement boundary is confusing here. It implies that the settlement boundary will be amended after the developments are completed?	The description of the settlement boundary will need rewording to ensure clarity. The settlement boundary will need to be drawn on Fig 9 so it is clear, this should include the sites with planning permission and the sites put forward as allocations within the NDP. The map is currently confusing for the decision maker	Agreed. This will be addressed through changes to the plan and the supporting evidence report to be in line with Herefordshire guidance.
84	Neighbourhood Planning, Planning Services, Herefordshire Council,	p43, EN11	Is not a land use policy. Pre-app consultation with the community is encouraged within the NPPF but can't be insisted upon.		Agreed. Further text arguing the validity of this policy, and precedent for it, will be added to the plan.
85	Neighbourhood Planning, Planning Services, Herefordshire Council,	p47, 4.11.1 to 4.11.3	Need updating prior to submission of Reg16 version	[update] prior to submission of Reg16 version	Housing numbers will be updated in final plan.
86	Neighbourhood Planning, Planning Services, Herefordshire Council,	p50, Policy H3	Planning policy should not stifle competition by providers		Agreed. The plan text will be amended to address this point.
87	Neighbourhood Planning, Planning Services, Herefordshire Council,	p58, Objective 4 text	The objectives and policies are difficult to read against the light coloured background – still may not meet the DAA for digital accessibility		Agreed. Colouring will be amended to reflect DAA standards
88	Neighbourhood Planning, Planning Services, Herefordshire Council,	p72, Policy SC4	Policy H19 has not been saved from the UDP, this reference needs updating or removing	Policy H19 reference needs updating or removing	Agreed. Remove mention.

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89	Neighbourhood Planning, Planning Services, Herefordshire Council,	p79, Figure 20	Map should also include extant permission with shading	Map [to] include extant permission with shading	Agreed. Map to be amended.
90	Strategic Planning, Planning Services, Herefordshire Council,	p27..., Policies	[See file for detail but unless detailed below were deemed conformant or n/a]		Noted.
91	Strategic Planning, Planning Services, Herefordshire Council,	p43, EN11	Not a conformity issue but this does not appear to be a land use planning policy but is a policy regarding the DM process.		See response to comment 73 above.
92	Strategic Planning, Planning Services, Herefordshire Council,	p50, H3	Equivalent CS policy = H1 Not an issue of significant conformity but CS policy H1 does not indicate that priority should be given to any specific provider. Being so specific is unlikely to accord with NPPF.		See response to comment 75 above.
93	Strategic Planning, Planning Services, Herefordshire Council,	p63, A3	Not primarily a land use policy		Agreed. The plan will be amended to address this issue.
94	Strategic Planning, Planning Services, Herefordshire Council,	p64, A4	Not a conformity issue but it is unclear what is meant by this policy or how it will be implemented		Agreed. This will no longer be addressed as a policy.
95	Strategic Planning, Planning Services, Herefordshire Council,	p68, SC1	Not convinced this is required given SC1 of the Core Strategy can be argued to provide greater protection.		Agreed. This will no longer be addressed as a policy.
96	Strategic Planning, Planning Services, Herefordshire Council,	p72, SC4	Reference to UDP policy H19 is out of date. H19 is not a saved policy. Policies should conform with Core Strategy policies OS1-OS3.		Agreed. Remove mention.

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97	Strategic Planning, Planning Services, Herefordshire Council,	p73, SC5	Ensure evidence exists to demonstrate these areas meet appropriate definition.		Agreed.
98	Strategic Planning, Planning Services, Herefordshire Council,	p76, 5A.1 - 5A.5	No specific site based comments but recognition that the plan aims to achieve the Core Strategy housing target is welcomed.		Noted.
99	Strategic Planning, Planning Services, Herefordshire Council,	p87, 5B.1	Provides good summary of constraints identified with this area but not clear regarding future proposals. Given the constraints and potential impacts upon potential viability may be best to set some overall principles of development of this area but not include it as a specific proposal/allocation.		Agreed. Text will be added to address these points.
100	Strategic Planning, Planning Services, Herefordshire Council,	p93, 5B.2	Longer term potential of this area is recognised, agree that this is best considered as part of a future strategic review.		Noted.
101	Strategic Planning, Planning Services, Herefordshire Council,	p94, 5B.3	Recognition of the issue is noted but may be best to consider such issues as part of strategic review.		Noted.

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102	Development Management, Planning Services, Herefordshire Council,	p55, 4.17.1	<p>Para needs amendments.</p> <p>The evidence base needs to be referred to and the wrong road number is referred to "Ross-on-Wye has no further retail capacity during the current Local Plan period (i.e. until end March 2031). The evidence to support this contention is contained within the Evidence Base to the Herefordshire Local Plan Core strategy 2011-2031 (i.e. the Town Centre Study Update 2012 prepared by Drivers Jonas Deloitte):- https://www.herefordshire.gov.uk/directory_record/2115/town_centre_study_update_2012</p> <p>There has also been an expediential growth in internet retailing since 2012 and the fragility of Town Centres (including Ross-On-Wye) is well established.</p> <p>There is continual pressure for out-of-centre retailing at Ross-On-Wye especially along the A449 and A40. Further retail development (especially large-scale) will normally be resisted due to potential significantly adverse impacts on the vitality and viability of Ross-On-Wye Town Centre."</p>	<p>I think the policy should say:-</p> <p>Further edge-of-centre and out-of-centre retail development (especially) large scale will normally be resisted due to significant adverse affects on the vitality and viability of the Town Centre. If applications are forthcoming all schemes with a gross floorspace of 400 sq metres (or more) must be accompanied by a Retail Impact Assessment in addition to the normal sequential testing.</p>	Agreed. Text will be added to include the text suggested.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
103	Development Management, Planning Services, Herefordshire Council,	p82, 5A.3 and p83, 5.3.9	<p>Is there any evidence to support the statement in para 5.3.9</p> <p>The first bullet point of the policy is unreasonable. Yes there is a highway issue and a Transport Assessment should be required to demonstrate that the proposed access arrangements are satisfactory but can one really say that they would only be satisfactory if the School closed? Has the Highway Authority actually made such a definitive statement?</p> <p>Is there any empirical evidence to demonstrate the need for more allotments. This area of Ross is characterised by properties with gardens in which people can grow their own food (if they so wish). In my view the entirety of the site is suitable for housing development. The real issue is access and the policy should require a TA demonstrating that any proposed access arrangements are satisfactory.</p>		Agreed. Text will be added to address these points.
104	Transportation and Highways, Herefordshire Council,	p10, 1.2.1	Typo in fourth sentence		Amended
105	Transportation and Highways, Herefordshire Council,	p14, Figure 6	Conservation Area boundary is missing from the map		Agreed. Map to be amended.

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106	Transportation and Highways, Herefordshire Council,	p17, 1.2.14	Not strictly correct, the principle frequent bus services in Ross (32 and 33) terminate at railway station in both Hereford and Gloucester. There are hourly services to both of these 6 days a week and even a two hourly service. As a commercial service it is down to the bus and rail operators to coordinate their services. Previous attempts to provide a frequent and regular commercial service to Ledbury have failed to attract enough patronage to make them viable.		Agreed. What is in the text is based on community views. Text will be amended to clarify this.
107	Transportation and Highways, Herefordshire Council,	p19, 1.3.6	Second bullet – accident stats do not support this It is a concern that current public perception is poor as there are regular services to Hereford and Gloucester which then connects further afield. There is also the circular bus service. Parking is being reviewed as part of the HC design guide review		Agreed. Text will be added to address these points.
108	Transportation and Highways, Herefordshire Council,	p19, 1.3.8	Tanyard Lane – there have been developer interested in this site in the past		This is made clear in the detailed evidence report.
109	Transportation and Highways, Herefordshire Council,	p40, 4.6.1	Town and Country trail should also be included as shown on figure 12		Agreed. Map to be amended
110	Transportation and Highways, Herefordshire Council,	p42, EN10	A change to driveway and parking areas should meet HC design guidance		Agreed. Text will be added here (and later) to link to the HC design guidance.

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111	Transportation and Highways, Herefordshire Council,	p42, 4.7.3	Drainage from a site should not drain on the highway causing issues with flooding and highway degradation. Furthermore drainage from the site should not use highway gullies to discharge.		The text addresses this issue.
112	Transportation and Highways, Herefordshire Council,	p49, 4.13.2	It should be minded that when dealing with home working, parking should meet HC design guidance, especially if the home working changes into business use.		See 99 above.
113	Transportation and Highways, Herefordshire Council,	p51, 4.15.3	Proper car free developments must provide details to prove that in long term the car free element will not change Sustainable means of travel should be provided with secure, covered and individual cycle storage being provided		Agreed. Text will be added to address the issue of car parking in the town centre and elsewhere.
114	Transportation and Highways, Herefordshire Council,	p52, H5	Amend wording to read: 'Individual applications will need to assess the suitability of pedestrian and cyclist access to the property' Any parking for both vehicular and cycling must meet HC design guidance.		Agreed. Policy wording will be amended to take account of this issue.
115	Transportation and Highways, Herefordshire Council,	p52, 4.16.4	Should include vehicle charging here	Should be 4.17	Text to be checked for repeats.
116	Transportation and Highways, Herefordshire Council,	p52, 4.17.1	If out of town retail units are proposed justification should be provided. Active travel measure that encourage walking and cycling, including facilitates to correct to Ross Town Centre, this includes crossing the A40 (Trunk and de-trunked sections)	Should be 4.18.	Noted

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
117	Transportation and Highways, Herefordshire Council,	p58, 4.20.1	<p>Herefordshire Council's Highway design guide for new development should be used in designing any new developments.</p> <p>Depending on the level of the development Transport Assessments or a transport Statement will be required meeting DFT guidance.</p> <p>Access strategies and Active travel strategic should also be provided.</p> <p>Pre-application consultation should be entered into for larger development or developments which will result in significant impact on the highway network.</p> <p>Consultation with Highways England should be undertaken when dealing with the A40 and A49</p>		Agreed. Text will be added to address these points.
118	Transportation and Highways, Herefordshire Council,	p58, 4.20.4	<p>Developments will look to mitigate the impact. Developments can be used to improve bus facilities and on larger developments help to promote bus services. The provision real time information is now included in the standard HC bus stop specifications.</p>		A note about real time information will be added.
119	Transportation and Highways, Herefordshire Council,	p61, Policy A1	<p>Amend title to Active travel measure</p> <p>Amend 'delivering sustainable movement' to ' encouraging active travel, such as walking and cycling</p>		Amended

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120	Transportation and Highways, Herefordshire Council,	p62, Policy A2	<p>first bullet – include 'and cycling</p> <p>third bullet point – this would be very difficult to condition as it is a schools responsibility to draft and action a school travel plan. we can condition travel plans as part of new development, however there should be a limit for this</p> <p>fourth bullet - include</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provision of secure public cycling parking at key locations around the town and public amenities <input type="checkbox"/> Identification of potential additions to the walking and cycling network (eg via new development, public amenities) 		Agreed. Text will be added to address these points.
121	Transportation and Highways, Herefordshire Council, c/o Sam Banks, NDP lead planner,	p62, 4.22.1	<p>Town and Country trail should look to be lit to ensure the route for all seasons. It should also look to be surfaced further enhancing the facility.</p> <p>Extending the Town and Country trail should also be included to link the south of Ross to other areas of the town and promoting active travel modes.</p>		Such detail is outside the scope of policies in this plan but text will be added to link to potential projects.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
122	Transportation and Highways, Herefordshire Council,	p63, Policy A3	<p>All highway signs must meet DFT regulations and guidance. Signs should not be installed on the highways without permission of the highways authority (HC and HE)</p> <p>Note: The Malvern Hills have produced a design guide on how items like signage should be provided within the Malvern Hills</p>		Such detail is outside the scope of this plan.
123	Transportation and Highways, Herefordshire Council,	p64, 4.24.2	<p>No one for RTC has requested up to date data from car parks so this comment cannot be verified. Using 2011/12 data is a poor way of referencing this comment.</p> <p>Car parks in Ross are often busy, however, car parks should not be managed to ensure that they are full as suggested. They form part of a wider package of transport measures to balance disincentive to travel by car against space availability and provision of parking to the local town centre.</p> <p>This type of comment highlights a lack of understanding by the author on this subject.</p> <p>For recent data, the query should be directed to the parking section.</p>		See 83 above.
124	Transportation and Highways, Herefordshire Council,	p64, 4.24.3	<p>Promote parking in car parks on the outskirts of town and walking or cycling into the centre.</p> <p>Look to improve facilities to make it a better option</p>		Such detail is outside the scope of this plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
125	Transportation and Highways, Herefordshire Council,	p66, Policy A5	Concern with the location of the points and trailing cables to vehicles causing issues with disabled and visually impaired people. Development should be designed to mitigate this issue. Provision of ebikes (with secure parking)		Such detail is outside the scope of this plan. Text will be added to address these points.
126	Transportation and Highways, Herefordshire Council,	p68, 4.26	It would be good to include cycling parking as something developers could contribute to thereby encouraging people to walk and cycle to these rather than drive. This could apply to each of these sections 4.26 and 4.30		Such detail is outside the scope of this plan. Text will be added to address these points.
127	Transportation and Highways, Herefordshire Council,	p69, 4.27.2	Parking facilities should be reviewed and meet HC design guidance with active travel modes being promoted		Such detail is outside the scope of this plan.
128	Transportation and Highways, Herefordshire Council,	p80, 5.3	All developments need to assess and mitigate all impacts of development to provide safe connections for all modes of travel. Assessment should include review the impacts of increasing vehicle movements on the town centre. There is also an opportunity here to consider how these sites might be useful in providing active travel links for walkers and cyclists for example by allowing them to avoid junctions and roads that deter people from walking and cycling		Agreed. Text will be added to address these points.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
129	Transportation and Highways, Herefordshire Council,	p80, Policy 5A.1, bullet 6 & Bullet 7 additional	<p>The impact of this site should not be underestimated as the impact of the site should be assessed especially with the increase in vehicle numbers of the adjacent highways network and route north through the town centre. Provision of safe active travel routes should be provided to help mitigate the impact. Cleeve Lane is not an adopted highway.</p> <p>HC highway design guide should be used when designing development sites.</p> <p>And cyclists</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proximity to town centre supports provision of active travel infrastructure and cycle parking to encourage walking and cycling as transport mode of choice 		Agreed. Text will be added to address these points.
130	Transportation and Highways, Herefordshire Council,	p81, Policy 5A.2	<p>Fifth bullet – and cycle</p> <p>The impact of this site should not be underestimated, as the impact of the site should be assessed especially with the increase in vehicle number on the adjacent highway network and route north through the town centre. Provision of safe active travel routes should be provided to help mitigate the impact. HC highway design guide should be used when designing development sites.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proximity to town centre supports provision of active travel infrastructure and cycle parking to encourage walking and cycling as transport mode of choice 		Agreed. Text will be added to address these points.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
131	Transportation and Highways, Herefordshire Council,	p82, Policy 5A.3	Delete access would only be possible from Middleton Avenue if Ashfield Park Primary School is relocated. This would not be necessary, however the impact of the development will need to assess the impact of all routes. The impact of this site should not be underestimated, as the impact of the site should be assessed especially with the increase in vehicle number on the adjacent highway network and route north through the town centre. Provision of safe active travel routes should be provided to help mitigate the impact.		Agreed. Text will be added to address these points.
132	Transportation and Highways, Herefordshire Council,	p83, 5.3.9	Capital letter for Highway Authority Hawthorne Lane is not adopted by Herefordshire Council 'foran' typo – for an	Capital letter for Highway Authority Hawthorne Lane is not adopted by Herefordshire Council 'foran' typo – for an	Amended
133	Transportation and Highways, Herefordshire Council,	p84, Policy 5A.4	<input type="checkbox"/> Proximity to town centre supports provision of active travel infrastructure and cycle parking to encourage walking and cycling as transport mode of choice		Noted.
134	Transportation and Highways, Herefordshire Council,	p85, 5.3.13	The impact on highway network and drainage issues should be reviewed as part of any application.		Noted.
135	Transportation and Highways, Herefordshire Council,	p84, Policy 5A.5	<input type="checkbox"/> Proximity to town centre supports provision of active travel infrastructure and cycle parking to encourage walking and cycling as transport mode of choice Parking and cycling facilities should meet HC design guidance		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
136	Transportation and Highways, Herefordshire Council,	p88, 5.4.3	Third bullet – it is felt that this should be put in bold to highlight a significant issue Sustainable modes of travel should be provided, lining route through the development away from vehicular traffic		Amended
137	Transportation and Highways, Herefordshire Council,	p934, 5.4.27	It is worth noting that the A40 between the junction with the M50 and Gloucestershire boundary is managed by Herefordshire Council and as such is considered detrunked. It is however, considered part of the strategic network.		Noted.
138	Transportation and Highways, Herefordshire Council,	p94, Policy 5B.3	A Transport assessment should be provided to DFT guidance. This should include the impact of moving the school away from the south area, this should include the impact on Ross Town Centre therefore reducing the option of active modes of travel and increasing the use of private vehicles		Agreed. Text will be added to address these points.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
139	Transportation and Highways, Herefordshire Council,	p99, P31	<p>And National Cycle Network Ross on Wye has potential to be on NCN44 originally envisaged by Sustrans as running from Shrewsbury to Cinderford in the forest of Dean via Hereford and Ross on Wye. The Town and Country Trail could well form a substantial part in this NDPs area. The southern route could enter the NDP area via Coughton whilst connecting at the northern end via Tanyard Lane /caravan site and potentially continuing along the line of the disused railway line toward Hole in the Wall/Backney Bridge. The lanes in the Wye Valley from here to Home Lacy are already attractive and well established as recommended cycling routes.</p> <p>Whilst these are long term ambitions they would also rely on benefits from future developments but it may be helpful to identify and protect a line through the town for future development.</p>		Such detail is outside the scope of this plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
140	Environmental Health, Herefordshire Council,	p46, 2b	<p>(Environmental Protection – noise/air) Our comments are with reference to the potential impact on the amenity – in terms of noise, dust, odours or general nuisance to residential occupants that might arise as a result of any new residential development or any new commercial or industrial development. Our department suggests an amendment to Whole Area Plan Sub-Objective 2b to say....loss of biodiversity issues and where the amenity of future occupants will not be impacted by existing agricultural or commercial activity' – this is to safeguard the amenity of future occupants.</p>	Amendment to Whole Area Plan Sub-Objective 2b to say....loss of biodiversity issues and where the amenity of future occupants will not be impacted by existing agricultural or commercial activity' – this is to safeguard the amenity of future occupants.	Agreed. Text will be added to address these issues.
141	Environmental Health, Herefordshire Council,	p80, 5.3	<p>(Environmental Protection – contaminated land) <u>5.3 Allocated Sites</u> Ordnance survey historical plans indicate the five 'allocated sites' (policy 5.3) indicated in purple on 'Figure 20: 'Ross-on-Wye Neighbourhood Plan Development Strategy and Sites' appear to have had no previous historic potentially contaminative uses.</p>		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
142	Environmental Health, Herefordshire Council,	p87, 5.4	<p>(Environmental Protection – contaminated land) <u>5.4 Other Sites Supported by the NDP</u> <i>5B.1 Broadmeadows/Tanyard</i> I can confirm the following with regard to potentially contaminative uses at Broadmeadow and Tanyard Lane (policy 5B.1) indicated in orange in 'Figure 20: Ross-on-Wye Neighbourhood Plan Development Strategy and Sites' <i>Broadmeadow:</i> Ordnance survey historical plans indicate a former coal yard, dismantled railway and garage was situated within the boundary of the allocated site. <i>Tanyard Lane:</i> 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.</p>	<p>With the above in mind, we would recommend we be contacted at an early stage if this site is considered worthwhile to progress.</p>	<p>Agreed. Text will be added to address these points.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
143	Strategic Housing, Herefordshire Council,	General	None received		Noted.
144	Landscape/ Conservation/ Archaeology, Herefordshire Council,	General	Building Conservation – none received Landscape – none received Archaeology – none received		Noted.
145	Economic Development, Herefordshire Council,	General	None received		Noted.
146	Education, Herefordshire Council,	General	None received		Noted.
147	Property Service, Herefordshire Council,	p76, Fig.19, p77, 5.1.4 & 5.1.6	The Property Services Dept. of Herefordshire Council, acting as owner of land at Model Farm, Ross On Wye, supports the principle contained in the draft Ross on Wye Neighbourhood Development Plan: Development Strategy and Sites: 5.1.4 – 5.1.6, (and recognised in Figure 20 as Uncertain Future Development), that identifies the opportunity for future housing growth to the east of the A40.		Support noted.
148	Parks and Countryside, Herefordshire Council,	General	None received		Noted.
149	Waste, Herefordshire Council,	General	None received		Noted.
150	Herefordshire Council	General	If any additional comments are received before the closing date, this will be forwarded separately.		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
151	Pegasus Group - on behalf of Landowner	p34, Para 4.2, Policy EN3	<p>The settlement boundary proposed in Figure 9 and referred to at Policy EN3 currently excludes our client's site (attached at Appendix 1). Figure 19: 'Ross-on Wye Current Built Form and Edges' plan clearly shows our client's site as lying within the existing built edge of the town. The source of the definition of the 'built edge' in Figure 19 is not provided.</p> <p>It is considered that there is currently a discontinuity between the two plans. However, the Ross Neighbourhood Plan (RNP) 'Settlement Boundary' evidence paper clearly states the guidance of Herefordshire Council to those preparing Neighbourhood Plans as follows;</p> <p>'6 - Land within the Neighbourhood Development Plan allocated for housing, employment or other uses, should be included with the (Settlement) boundary</p> <p>'7 - Settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. If land within the boundary is not formally allocated, there will be a requirement to demonstrate that there is enough available capacity within the boundary to enable development to take place'.</p>	That our client's site, allocated as 'Stoney Stile' and shown at Appendix 1, be included within the Settlement Boundary for the Neighbourhood Plan at Figure 9 in accordance with the guidance of Herefordshire Council for NDP's that proposed allocations are included within a Settlement Boundary	Agreed. The map will be amended to address this point.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
152	Pegasus Group - on behalf of Landowner	p34, Para 4.2, Policy EN3	The workability of the proposal to revise the Settlement Boundary on commencement of the construction of a committed or allocated site will be dependent on whether the local planning authority consider the proposed amendments materially affect the policies of the plan. While a non-material amendment can be made at any time without consultation, examination or referendum more substantive changes must follow national planning practice guidance as stated at Paragraph: 085 Reference ID: 41-085-20180222 (revised 22.02.18).	That our client's site, allocated as 'Stoney Stile' and shown at Appendix 1, be included within the Settlement Boundary for the Neighbourhood Plan at Figure 9 in accordance with the guidance of Herefordshire Council for NDP's that proposed allocations are included within a Settlement Boundary	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
153	Pegasus Group - on behalf of Landowner	p32, 4.2, Policy EN3	<p>Wording of Para 4.2, As currently worded Policy EN3 would require exceptional circumstances to be 'elaborated' and 'justified' for sites that are allocated in the Neighbourhood Plan but currently situated outside the proposed settlement boundary as shown at Figure 9.</p> <p>This cannot be the intention of the Neighbourhood Plan and revised wording is suggested opposite.</p>	<p>Suggested revised wording for Policy EN3. <u>NB: This proposed wording is suggested should the proposed change to the Settlement Boundary described above not take place.</u></p> <p>Development will be limited to within the Settlement Boundary as shown on Figure 9, and to those sites allocated by this Neighbourhood Plan where development will also be permitted. Development outside the Settlement Boundary on unallocated sites will be considered against the Policies of the adopted Herefordshire Local Plan and the Ross-on Wye Neighbourhood Plan'.</p>	<p>Agreed. Text will be added to address these points.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
154	Pegasus Group - on behalf of Landowner	p36, Para 4.4, Policy EN7	<p>It is noted that our clients site is situated within the Wye Valley AONB and therefore is subject to Paragraph 172 of the NPPF (2018), the adopted Wye Valley AONB Management Plan (2015 - 2020)* and the Policies of the adopted Herefordshire Local Plan that refer to the Wye Valley AONB.</p> <p>The current AONB Management Plan is not averse to development within the AONB and states at paragraph 9.1.3 that; 'High quality design, including the inclusion of Green Infrastructure, that takes account of landscape character, scale and setting, can help enhance the area'.</p> <p>Herefordshire Council's Urban Fringe Study (2010) defines our client's site as having 'medium' landscape sensitivity at Map 3.6 (attached at Appendix 2).</p> <p>Taking all these matters into account the Council's SHLAA document considers the site to be 'suitable' for development having 'low/minor constraints' once landscape matters, including the AONB were taken into consideration.</p>	The 'Principal Settled Farmland' urban fringe setting of our client's site would be taken into consideration in the design of the site in accordance with the Urban Fringe Sensitivity Analysis (2010) published by Herefordshire Council.	The plan includes evidence and argument for the protection of this area from further development.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
155	Pegasus Group - on behalf of Landowner	p36, Para 4.4, Policy EN7	<p>The fact that our client's site lies within the Wye Valley AONB is therefore not considered to be a constraint to the development of the site or the quantum of development that could come forward at the site.</p> <p><u>*It is noted that the current Wye Valley AONB Management Plan was not published on the Neighbourhood Plan website as an evidence document for the RNP Regulation 14 consultation, instead the time expired 2009-2014 Wye Valley AONB Management Plan was published as evidence.</u></p>	The 'Principal Settled Farmland' urban fringe setting of our client's site would be taken into consideration in the design of the site in accordance with the Urban Fringe Sensitivity Analysis (2010) published by Herefordshire Council.	Agreed. Reference update to be added to latest AONB Management Plan.
156	Pegasus Group - on behalf of Landowner	p38, Para 4.5, Key Views, Policy EN8	It is noted that the four key views identified at Figure 11 do not affect the development of our client's site at 'Stoney Stile'	N/A	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
157	Pegasus Group - on behalf of Landowner	p70, Para 4.28, Policy SC3	<p>It will be the role of the local planning authority to negotiate new open space at allocated sites within the RNP when development proposals come forward in accordance with their adopted and evidenced open space standards. While the desire to secure new allotments on sites of 100 dwellings plus is noted the same requirements should not apply to smaller schemes, especially where other Green Infrastructure requirements may be requested at a site, such as the provision of pedestrian routes to the wider countryside.</p> <p>It is noted that Ross Town Council has not objected but have given support in their consultation response to Herefordshire Council to the principal of development for two Planning Applications at Cawdor Arch Road which result in the loss of existing allotment spaces, (P173190/F and P182617/F) - yet the Town Council continue to pursue the provision of new allotments through the RNP at our client's site.</p>	Smaller development sites in the wider town should not be required to provide allotments.	Agreed. Amended text in the plan will address the issue of allotment provision.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
158	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	Our client supports the allocation of this site for residential purposes and welcomes the findings of the RNP that development at the site is 'possible'. However, our client does not consider that the development of the site should be intrinsically linked to the re-location of Ashfield Park Primary School as currently required by the draft policy for the following reasons;	To re-draft Policy 5A.3 as follows; 'This site is allocated for housing and public open space. The following criteria would apply: . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and	Agreed. Text will be added to address these points where changes are considered necessary.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
159	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	<p>1. The RNP provides no published evidence to demonstrate that Ashfield Park Primary School will be relocating within the plan period.</p> <p>2. The RNP does not allocate the primary school site for a future use, nor is an alternative site allocated for a new primary school in the RNP.</p> <p>3. The Ashfield Park Primary School site it is not being promoted for development by Herefordshire Council through the SHLAA.</p> <p>4. The Primary School's website provides no indication that it is re-locating, indeed it is a popular and thriving local primary school serving the local community.</p> <p>5. The RNP has not published evidence from the Highway Authority to substantiate their requirement to limit the development of the site to the re-location of the primary school as part of the Regulation 14 consultation evidence.</p> <p>6. The matter of safe access into the Stoney-Stile site would be assessed by Herefordshire Council on receipt of any planning application.</p>	<p>To re-draft Policy 5A.3 as follows; 'This site is allocated for housing and public open space. The following criteria would apply: . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and . The proposal shall make appropriate provision for any existing Public rights of Way'</p>	Agreed. Text will be added to clarify this situation.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
160	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	<p>Currently Middleton Avenue, which has a wide carriageway width in comparison to other roads in the vicinity of the site, has unrestricted parking on both sides and is used informally for parking by parents and residents.</p> <p>Access into the site would be achieved from the inside of a bend in the road affording good visibility in either direction. Solutions to ensure safe access and egress into the site would be achieved through negotiations with the Highway Authority in connection with any planning application. Should negotiations with the Highway Authority, as the result of a planning application, prove it absolutely necessary in order to release the site for residential development, our client would be prepared to provide an area of off street parking for the purposes of the primary school on the understanding that on any future relocation of the primary school any parking so provided would revert to housing.</p>	<p>To re-draft Policy 5A.3 as follows; 'This site is allocated for housing and public open space. The following criteria would apply: . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and . The proposal shall make appropriate provision for any existing Public rights of Way'</p>	Agreed. Text will be added to clarify this situation.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
161	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	<p>Our client does not consider that the site should be limited to a 'small amount of housing development' by the proposed policy nor that the 'remainder of the site' should be 'dedicated as allotments'. Concern is raised to the quantum of development at the site being limited to 'in the order of 15 houses'.</p> <p>If the site is considered to be suitable for development by the local planning authority in the SHLAA then best use should be made of the site, including smaller units for those in housing need, with the design of the site taking account of landscape and Green Infrastructure considerations.</p> <p>This is all the more necessary as Herefordshire Council are only able to evidence a 4.55 year housing land supply in their latest housing land supply position statement dated October 2018. Indeed, the October 2018 statement re-iterates at paragraph 2.17 the Council's Interim Statement of 2016 that in light of a lack of a five year housing land supply 'Herefordshire Council positively encourages developers to come forward with proposals for suitable and sustainable housing developments to meet the county's needs'.</p>	<p>To re-draft Policy 5A.3 as follows; 'This site is allocated for housing and public open space. The following criteria would apply: . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and . The proposal shall make appropriate provision for any existing Public rights of Way'</p>	<p>The plan proposals were widely discussed and raised no query from Herefordshire Council. The proposals will not be changed.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
162	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	<p>Ross-on-Wye is a very sustainable higher order settlement, set within the wider Ross-on-Wye rural housing market area. In terms of a location for new residential development it provides access to many shops and services including a secondary school, community hospital, doctors surgeries and supermarkets. It also provides an established community with churches, multiple interest groups and sports clubs.</p> <p>It is necessary therefore for best use to be made of our clients site which is both 'suitable' (SHLAA) and deliverable to help meet the market and affordable housing needs of the Town. Attention is also drawn to the fact that the Town Council have not formally objected to the loss of the existing allotments at the Cawdor Arch Road site (described above), it is therefore considered unreasonable of the RNP to require our client's site to re-provide allotments at the Stoney Stile site when objection has not been raised to the loss of existing allotments elsewhere in the Town.</p>	<p>To re-draft Policy 5A.3 as follows; 'This site is allocated for housing and public open space. The following criteria would apply: . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and . The proposal shall make appropriate provision for any existing Public rights of Way'</p>	<p>The plan proposals were widely discussed and raised no query from Herefordshire Council. The proposals will not be changed.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
163	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	<p>Our client raises concern to the policy requirement that plot sizes should be consistent with the immediate local character.</p> <p>As stated above best use should be made of the site if it is to come forward. The RNP states at paragraph 1.2.10 that the 2011 census pointed to low average household size in the town of 2.2 along with a high number of older people and an overall ageing population. Paragraph 1.2.12 points to the fact that 'homes at the lower end of the market in Ross cost around 11 times the average annual earnings compared to around 8.9 times nationally'.</p> <p>It is clear therefore, using RNP's own evidence, that moving forward the town will require smaller units to meet both market and affordable housing requirements. Our client's site provides the opportunity to provide such dwellings as part of a mix of size and type of dwellings units at the Stoney Stile site.</p> <p>Our client also raises concern that the draft policy suggests that the site could come forward later in the plan period. The RNP does not provide any relevant evidence to demonstrate why the development of the site should be withheld until 'Late in the plan period'. The RNP would not be 'positively prepared' in accordance with paragraph 11a and 13 of the NPPF if it restricts development without reasonable evidence at an allocated 'suitable' (SHLAA) and deliverable site, this may impact on the compliance of</p>	<p>To re-draft Policy 5A.3 as follows;</p> <p>'This site is allocated for housing and public open space. The following criteria would apply:</p> <ul style="list-style-type: none"> . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and . The proposal shall make appropriate provision for any existing Public rights of Way' 	<p>The plan proposals were widely discussed and raised no query from Herefordshire Council. The proposals will not be changed.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
164	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	<p>Our client also raises concern that the draft policy suggests that the site could come forward later in the plan period. The RNP does not provide any relevant evidence to demonstrate why the development of the site should be withheld until 'Late in the plan period'. The RNP would not be 'positively prepared' in accordance with paragraph 11a and 13 of the NPPF if it restricts development without reasonable evidence at an allocated 'suitable' (SHLAA) and deliverable site, this may impact on the compliance of the RNP with the requirements of 'Basic Conditions'.</p> <p>The Herefordshire SHLAA considers the site to be 'suitable'; 'available' and 'achievable' and therefore 'suitable' for development now.</p>	<p>To re-draft Policy 5A.3 as follows; 'This site is allocated for housing and public open space. The following criteria would apply: . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and . The proposal shall make appropriate provision for any existing Public rights of Way'</p>	<p>The plan proposals were widely discussed and raised no query from Herefordshire Council. The proposals will not be changed.</p>
165	Pegasus Group - on behalf of Landowner	p82 , Para 5.3, Policy 5A.3, Stoney Stile	<p>Subject to agreeing suitable access with the Highway Authority, which can be resolved through the submission of a planning application, there are no further material constraints preventing the site coming forward now to help meet local market and affordable housing need in Ross and to contribute to Herefordshire Council's five-year housing land supply.</p> <p>Indeed, bringing forward the site in the short term can help deliver RNP aspirations with regard to improved Green Infrastructure linkages in this part of the town.</p>	<p>To re-draft Policy 5A.3 as follows; 'This site is allocated for housing and public open space. The following criteria would apply: . Access from Middleton Avenue will be subject to detailed assessment in the context of Ashton Park Primary School, including the completion of a Road Safety Audit; . The proposed layout will be subject to an assessment of landscape impact having regard to the Wye Valley AONB; and . The proposal shall make appropriate provision for any existing Public rights of Way'</p>	<p>The plan proposals were widely discussed and raised no query from Herefordshire Council. The proposals will not be changed.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
166	Individual	p84, 5A.4	<p>Proposed further development of land on the Chase Hotel.</p> <p>I appreciate that money is possibly required to bring the hotel up to more modern standards but there is no necessity to destroy what until now has been an important unique, relatively protected green space in the town within the Ross-on-Wye Conservation Area and the Wye Valley Area of Outstanding Natural Beauty. As previously stated in past planning applications, the allowance of building houses in one part of the grounds is leading to leniency towards new developments which now sadly now appears to be the case.</p> <p>There are other brown sites and green field sites that are far more suitable to potential development to meet the housing number requirements. A large brown site area could be compulsively purchased and redeveloped as houses where the Tesco store going to be. Also the old industrial area off Alton Road that has passed its 'shelflife'. are Once it's been built on, it will be lost forever.</p> <p>There is the opportunity to enhance this area to make more of this valuable open space for the people of Ross. Compared to previous years, the Chase unfortunately contributes relatively little to the town. The land has perhaps become an unnecessary and costly hinderance for the hotel that they want to sell on at any given opportunity.</p> <p>To many visitors and residents to Ross-on-Wye the trees and sub layers are a key valuable visual attraction feature as</p>	<p>... brown sites and green field sites that are far more suitable to potential development to meet the housing number requirement ... where the Tesco store going to be. Also the old industrial area off Alton Road that has passed its 'shelflife'.</p>	<p>No longer any proposal for the Chase Hotel site in the plan.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
167	Individual	p84, 5A.4	<p>Chase Hotel Gloucester Road access and speed control on Gloucester Road</p> <p>The turning out of the Chase onto Gloucester Road is blind due to the parked cars. There have been a couple of accidents recently. Building on the grounds of the Chase will increase traffic at this junction and make it worse. Especially in the early morning or in the evenings, there is a common problem that cars, lorries and often buses ignore the speed limit on that section of Gloucester Road as they go up or down the hill, perhaps as the perception is that it is wider. Narrowing the road by increasing the width of the pavement would help, or other road calming strategies.</p>	<p>Narrowing the road by increasing the width of the pavement would help, or other road calming strategies.</p>	<p>No longer any proposal for the Chase Hotel site in the plan.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
168	Individual	General	<p>Quality High Street Shops and reintroduction of free Parking - The town needs to take a lead and encourage 'higher tier' stores like M&S or Waitrose to the high street to rejuvenate and improve its appeal. There is a lot of wealth around Ross but that money is going elsewhere. If the council made the move to make the parking free again, it would help drive footfall back into town, perhaps paid for by recent increases in business rates. This would also help to relieve pressure on the Morrisons carpark and encourage people to use Sainsburys. No one wants to pay for parking. We also get people parking opposite on Gloucester Road for free rather than in the car parks, going out to the pub and then waking us up lat at night when they return.</p>		This is beyond the remit of this plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
169	Individual	General	<p>Appearance and cleanliness - Ross just looks a bit tired and unloved - like it's lacking a bit of care and attention. Rubbish in the central reservation on the M50 and A40. Old billboards/cable ties on posts and light posts and graffiti. The roundabouts on the A40 could very easily and cheaply be enhanced with easy care bee or wild flowers, as they are in Monmouth. The roundabout at Morrisons needs rebuilding as its damaged and the one at bottom of Gloucester Road has definitely seen better days. The planted areas in town look unkept/misserable for most of the year. It shouldn't be down to volunteers to care for these areas and do the additional litter picking. Also the brick road section of the High Street near Lloyds bank has subsided and previous work has been infilled with tarmac. Looks very messy.</p>		This is beyond the remit of this plan.
170	Individual	General	<p>Trees (in the right place) - The town has sadly lost a few veteran trees recently – the beech on Gloucester Road and the one on the Prospect. Also a tree in the High Street. There should be more emphasism on tree planting within town to replace trees than have been lost and create new avenues to reduce noise and polution and create a better 'feel' to the town that it fits in better with its surroundings.</p>		This is beyond the remit of this plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
171	Individual	General	<p>Pavements and Road Crossing - having pushed our young children around town in a push chair over the last 4 years it becomes quickly apparent that much could be done to improve the lowered edge access pavements for wheelchairs and pushchairs. There is a requirement for safer crossing between the ex Natwest building and the Market Square building. The Cantilupe Road/Gloucester Road junction is dangerous as it is so wide. It ideally needs a refuge island in the middle. This would still allow a turning circle for the buses. Its too dangerous to cross Gloucester Road to avoid the junction. The pavement just up from the ex Edinburgh Woollens is simply too narrow. Shouldn't this be one way or controlled traffic? Some of the paving slabs are loose on the pedestrian area. A crossing near the Aldi access and sort out whether it is or isn't a double yellow outside the laundrette. There is a lack of pavements opposite the childrens play area on Alton Street. Maybe the High Street area can be made pedestrian priority over cars, like in the Netherlands?</p>		This is beyond the remit of this plan.
172	Individual	General	<p>Road cleaning - the road sweeper does a very good job cleaning the pavements on Gloucester Road but why does he have to start so early. Sometimes its 5.30am when wakes us up - there is no reason for this!</p>		This is beyond the remit of this plan.
173	Individual	p10, 1.2.1	Typo in 1.2.1		Amended
174	Individual	p18	The quality of the Conservation Area is declining	Expand what is meant by 'The quality' here	Text will be added to address this point.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
175	Individual	p19	Criticism of the current one-way system was brought up as a significant issue during the initial consultation process.	Include reference to improving the current one-way system (this also related to pg 59, sub-objective 4G)	Agreed. Text will be added to address this point.
176	Individual	p24 - 25	Cut down on the number of sections of text that are written in brackets - there are so many of these that they become quite distracting.		Amended
177	Individual	p41, fig 12	The linear park through the potential Broadmeadow site would also be a potential corridor	Add this into the map	Agreed. Text will be added to address this comment.
178	Individual	p69	Text says: There is no dedicated cinema for Ross-on-Wye. However, there is now a small-scale cinema facility as part of the Labels shopping centre.	Mention this, but also point out that there is no pedestrian access to this cinema. Only safe way to access it currently (even for residents of the town who live a few hundred metres away) is in a vehicle.	
179	Individual	p82	Spelling mistake in the green box - Ashton Park	Should read Ashfield Park	Amended
180	Individual	p82	Text reads: Hawthorne Lane is a narrow private road lacking footpaths.	Should it say 'pavements' instead of 'footpaths'? There is actually a PROW that leads from here, so 'footpaths' could be confusing.	Amended to replace 'footpaths' with 'pavements'
181	Individual	p89	Text says: Clear, direct, safe and lit footpaths and cycle path links to be created from the town centre to and from future developments east of the A40	These are needed for the new developments that are west of the A40 too.	These aspects would naturally be considered in all developments east of the A40.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
182	individual	p91, map 8	Map 8, option 1 does not appear to be compatible with the stated aim (on page 89) of providing 'clear, direct, safe and lit footpaths and cycle paths links'. It is not clear where these would go on the Option 1 map. Simply assuming that people would use the pavements winding through a busy housing estate is not sufficient.	Include provision in this option 1 map for access to the town centre via the 'clear, direct, safe and lit footpaths and cycle paths' that are mentioned elsewhere in the plan. If they are not included at this stage in the process, they will very likely be missed off or ignored. With Map Option 2, presumably the Linear Park/Open Space would also provide the non-vehicular access to town (although this should perhaps be also explicitly shown).	Agreed. Text to be added to address this point.
183	individual	p96, P3	Text says 'Ideally interactive'	Depending on what is meant by 'interactive' - if it refers to electronic options, then longevity might be compromised, in which case other options should be considered too. Therefore, change text to 'possibly interactive'.	Agreed. Text to be added to address this point.
184	individual	p96, P8	Text refers to 'Hedgehog shelters'. Although shelters might be of some use to hedgehogs, their value is unproven. Of considerably greater importance, especially in new housing estates, is the provision of 'hedgehog highways'.	Include reference to hedgehog highways and other measures that are of proven benefit to local wildlife, such as wildlife permeable barriers between gardens and public green spaces, built-in roosting and nesting features in new houses, and high quality green spaces incorporated within the new developments,	Agreed. Text to be added to address this point.
185	Individual	p96, P7	Text says: Promote/encourage wetland planting, including a 'Swan Island'	Explain what a Swan Island is	Agreed. Text to be added to address this point.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
186	Individual	p89	Text says: Adequate public green space and play areas to be provided to a stated, recognised standard within the housing areas and in any public spaces. Adequate" has proven to be barely satisfactory in numerous examples in new housing developments thus far	replace 'adequate' with something far stronger and more meaningful. Relate to the P38 Action Project of "encouraging more/wider use by all" and suggest ways that this could be achieved. For example, see https://webarchive.nationalarchives.gov.uk/20110118142343/http://www.cabe.org.uk/files/green-space-strategies.pdf for more details	Unfortunately, there are no formally recognised standards which could apply.
187	Individual	p90 - 91	The discussion of flooding in the text doesn't mention the possibility of the new developments in this area further increasing the current flood risk, and therefore what steps/techniques need to be used to mitigate this. Nor is there mention of any methods that could be used to reduce pollution and contamination of groundwater sources.	Include the possible use of "Sustainable Drainage Systems" ,or similar, (as opposed to 'conventional drainage systems') to reduce the potential impact of the new developments with respect to surface water drainage discharges and pollution. See www.netregs.org.uk/environmental-topics/water/sustainable-drainage-systems-suds/ for more details.	Agreed. Text to be added to address these points.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
188	Savills	p93. 5B.2	<p>Savills is instructed by Taylor Wimpey to make representations on the Ross-on-Wye Neighbourhood Development Plan 2018-2032 Consultation Draft November 2018 (herein referred to as the 'draft plan'). These comments follow our previous, helpful discussions with the Steering Group in relation to the potential for new housing development at the Marsh Farm, which lies to the east of the A40, directly to the north west of the Model Farm development.</p> <p>As explained in this letter, we broadly support the draft plan's approach to, and emerging policy on, housing development and its treatment of land to the east of the A40. Whilst it is considered beyond the scope of the plan to consider strategic new development beyond the A40, we support the positive direction of travel that the draft plan endorses.</p>		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
189	Savills	p32, EN3	<p>Planning Policy EN3: Settlement Boundary We support the flexibility provided in draft Planning Policy EN3 which would allow for development outside of the defined Settlement Boundary in 'exceptional circumstances'. The draft plan recognises that the A40 boundary to the east of the town is subject to change in the future. In light of the activity to the east of the A40, not least at Model Farm and at the Overross site (which both benefit from planning permission), acknowledging that this boundary is fluid and subject to change is necessary. However, we would recommend that the explanation text for this policy provides guidance on what form of development may be considered 'exceptional' – for example, housing need and requirements within the County. The current wording of the policy is vague, and would be difficult to interpret and meaningful apply should an application for development to the east of the A40 come forward.</p>	<p>However, we would recommend that the explanation text for this policy provides guidance on what form of development may be considered 'exceptional' – for example, housing need and requirements within the County.</p>	<p>Agreed. Text to be added to address these points in general. However, development east of the A40 would most likely be regarded as strategic enough to qualify as an exceptional circumstances. That decision would rest with Herefordshire Council.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
190	Savills	p47, 4.11.1 - 4.11.6	<p><u>Section 4.11 Housing Development</u> It is encouraging that the plan gives consideration to achieving the housing requirement for Ross, in addition to 15% contingency. The composition of meeting this target relies heavily on Herefordshire Council's figures, notably the delivery of the strategic site at Hildersley. We have not scrutinised the composition and reliability of this number of units being delivered, but encourage the Steering Group to ensure that it is robust and accurate. It is appropriate that the Broadmeadows / Tanyard is not relied upon to deliver this housing requirement as, given the complexities of the site (which are made clear in the plan), the likelihood that this site will deliver housing is very uncertain.</p>	<p>We have not scrutinised the composition and reliability of this number of units being delivered, but encourage the Steering Group to ensure that it is robust and accurate.</p>	<p>The next stage plan will include the latest figures provided by Herefordshire Council.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
191	Savills	p77, 5.1.4 - 5.1.6	<p>Section 5.1 Development Strategy. The draft Plan notes that breaking the A40 barrier is 'the obvious future opportunity for significant new development'. Given the technical and environmental constraints to the north, west and south of the town, and general suitability of land to the east, we support this statement. The draft plan however does not explicitly allocate any additional land to the east (because it is considered beyond the scope of the plan), but does establish broad principles and criteria for potential development in this area. Figure 20 'Ross-on-Wye Neighbourhood Plan Development Strategy and Sites' indicates that land to the east of the A40 is an area of 'uncertain future development'. Paragraph 5.1.6 goes on to clarify that the Steering Group assumes that development east of the A40 will be counted in the next plan period and will be considered strategic. We accept the reasons why the draft Plan does not go so far to allocate land to the east of the A40, but notwithstanding this position, we support the endorsement and positive acceptance (subject to detailed considerations) that the draft plan gives to the future development of land to the east of A40.</p>		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
192	Savills	p78, 5.2.1	<p><u>Section 5.2 Development Sites</u> The criteria based approach for 'other sites' which are not allocated in the draft plan is sensible. There is an inconsistency in how the 'Broadmeadows / Tanyard' and 'Land East of A40' sites are presented in Figure 20 – and the Steering Group may wish to consider the same 'question mark' treatment of both sites on this plan. The future of both sites is currently uncertain and therefore their status in the plan needs to be the same, and this needs to be consistent throughout the document.</p>	<p>The future of both sites is currently uncertain and therefore [their] status in the plan needs to be the same, and this needs to be consistent throughout the document.</p>	<p>Agreed. Map to be added to address this point.</p>
193	Savills	p93, 5B.2	<p><u>Policy 5B.2 Land East of A40</u> As per the positive tone elsewhere in the document, this section of the plan recognises that the development of 'all of this land' (which appears to include Marsh Farm) would have major significance. Taylor Wimpey question whether a masterplan is the best approach given that the land is under a series of different ownerships each with different aspirations and that each site has its own constraints and planning history. Nevertheless, if a masterplan is prepared it must be conceptual, loose and recognise the possibility that different parcels could come forward separately. Any masterplan should include the Model Farm development and Taylor Wimpey would welcome the opportunity to work with the Steering Group in its preparation.</p>	<p>Any masterplan should include the Model Farm development and Taylor Wimpey would welcome the opportunity to work with the Steering Group in its preparation.</p>	<p>The point is agreed. However, once the plan is made, the Steering Group will not exist so any discussions would be with the Town Council (and very much welcomed).</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
194	Savills	general	<p>In summary, there is much to support in the draft plan and we encourage the positive scene that it sets with regard to land to the east of the A40 for future consideration of strategic growth options, notably in the review of the Local Plan Core Strategy 2011-2031 (expected in Summer 2019). There are some parts of the draft plan which could be improved, and some suggestions are made for added clarity and consistency above. These are meant to be helpful, and we would be happy to discuss further if necessary.</p> <p>I look forward to receiving confirmation that this representation has been received, and would be grateful if you could ensure that I am notified of all future progress and consultation on the emerging plan.</p>		<p>The submission plan (the next stage) will be notified to all, including all those who commented at this stage.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
195	Pegasus Group	General	<p>Ross-on-Wye Neighbourhood Plan Submission Draft - Regulation 14</p> <p>We wish to register our support to the Neighbourhood Plan and commend the proactive approach of Ross-on-Wye Parish Council in engaging in the planning process in a manner which seeks to identify and deliver upon the aspirations of the community. Accordingly, there is much within the Neighbourhood Plan that is supported. We consider that there are a number of policies that, in large part, meet the basic conditions, as required by Schedule 4B of the Town and Country Planning Act 1990 (as amended). There are, however, parts of the Neighbourhood Plan that we believe fall short of meeting the basic conditions. This is of concern as the Plan will not be successful when it comes to an independent examination unless it can be demonstrated how the basic conditions are met. The purpose of making these representations is, therefore, to draw attention to those parts of the Neighbourhood Plan that we consider do not meet the basic conditions and allow an opportunity to make appropriate amendments prior to the Regulation 16 consultation stage.</p>	Our comments are as follows:	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
196	Pegasus Group	p30, EN3	<p>Planning Policy EN3: Settlement Boundary Development will be limited to within the Settlement Boundary as shown on Figure 9. Exceptional circumstances would have to be elaborated and justified for developments outside this boundary.</p> <p>Figure 9 referred to in Policy EN3 is intended to show the 'Settlement Boundary' for Rosson-Wye. Notably the settlement boundary excludes sites with planning permission, including land at Rossleigh (application numbers: 143708 and 161659) and land off Fernbank Road (application number: 151189) where development has now commenced. These sites should be incorporated into the settlement boundary. They will clearly meet the housing needs of Ross-on-Wye and should form part of the urban area of Ross-onWye rather than open countryside.</p>	<p>[Approved] sites should be incorporated into the settlement boundary.</p> <p>Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>Agreed. Text will be added to the plan to address these issues and include the sites with permission noted.</p>
197	Pegasus Group	p30, EN3	<p>It is of note that land east of the A40 (application number: P140684/O) is proposed for inclusion within the settlement so for consistency all other committed sites on the edge of the settlement should be included. We also believe Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>[Approved] sites should be incorporated into the settlement boundary.</p> <p>Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>Agreed. Text to be added to address the final point.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
198	Pegasus Group	p40, EN9	<p>Planning Policy EN9: Green Infrastructure <i>The Neighbourhood Plan proposes the establishment of a green infrastructure network connecting green spaces across the whole plan area [...] providing good connections for people and wildlife.</i></p> <p>Only land that is publicly accessible or is of recreational value should be identified as green infrastructure. Notably Figure 12 includes private dwellings, including properties along Ashfield Park Road. This is not supported, and Figure 9 should be amended to omit these private properties.</p> <p>It is also of note that Policy EN9 places a requirement on any development proposals on land <u>adjacent</u> to green infrastructure to "demonstrate how it will enhance and maintain green links and support biodiversity". We believe that Policy EN9 should not place any restrictions on land <u>adjacent</u> to designated Green Infrastructure. This will place onerous restrictions of large parts of the urban area of Ross-on-Wye which is entirely unjustified. Policy EN9 should only apply to the areas designated as green infrastructure.</p>	<p>Figure 9 should be amended to omit properties along Ashfield Park Road.</p> <p>Policy EN9 should not place any restrictions on land adjacent to designated Green Infrastructure. This will place onerous restrictions of large parts of the urban area of Ross-on-Wye which is entirely unjustified. Policy EN9 should only apply to the areas designated as green infrastructure.</p>	<p>Agreed. Text will be added to the plan to address these issues.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
199	Pegasus Group	p55, E1	<p>Planning Policy E1: New Employment Development <i>New employment development is encouraged [...] of higher grade jobs.</i> We are in general support of draft Policy E1. It is however of note that paragraph 4.16.2 which supports Policy E1 refers to Broadmeadows/Tanyard, yet it is not clear how Policy E1 is intended to relate to this site. Clarification is therefore required.</p>	Clarification [of intent] is therefore required.	Agreed. Text will be added to the plan to address this issue.
200	Pegasus Group	p66, A5	<p>Planning Policy A5: Provision of Electric Charging Points <i>All new houses where dedicated parking per house is provided will be required [...]charging points for staff and/or users.</i></p> <p>We are concerned that draft Planning Policy A5 will place an overly onerous requirement on new housing developments by requiring a charging point for each dedicated parking space per house. The viability implications of this do not appear to have been assessed, nor the feasibility in terms of electricity capacity. Whilst the provision of charging point should be encouraged the current wording is too onerous.</p>	[Demonstrate] The viability implications of this [do not appear] to have been assessed, nor the feasibility in terms of electricity capacity. Whilst the provision of charging point should be encouraged the current wording is too onerous.	This requirement is not considered to be too onerous and it is considered, as with initiatives such as solar panels, that the cost per property will decrease rapidly.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
201	Pegasus Group	p68, SC1	<p>Planning Policy SC1: Retaining Community Facilities <i>There will be a presumption in favour of safeguarding existing facilities against any adverse proposals that would result in their loss. ...</i> Transport Assessments and Travel Plans will be required.</p> <p>The wording of this policy is currently unclear and requires clarification. Firstly, there needs to be clarification of what uses constitute 'community' to which this policy will apply. Secondly, the opening sentence of Policy SC1 is ambiguous, and should be deleted. Thirdly, new developments should only be expected to contribute towards enhancing existing facilities where they would have a harmful impact, or where there would be a total loss of a facility.</p>	<p>Firstly, there needs to be clarification of what uses constitute 'community' to which this policy will apply. Secondly, the opening sentence of Policy SC1 is ambiguous, and should be deleted. Thirdly, new developments should only be expected to contribute towards enhancing existing facilities where they would have a harmful impact, or where there would be a total loss of a facility.</p>	<p>Agreed. Text will be added to the plan to address these issues.</p>
202	Pegasus Group	p79, Fig20	<p>Figure 20, page 79 As per our comments in relation to draft Policy EN3, we believe that the settlement boundary needs to be amended to incorporate sites where planning permission has been implemented on the edge of Ross-on-Wye. This should include land off Fernbank Road (application number: 151189) and land at Rossleigh (application numbers: 143708 and 161659).</p>	<p>[Approved] sites should be incorporated into the settlement boundary.</p>	<p>Agreed. Text will be added to the plan to address these issues.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
203	Pegasus Group	p84, 5A.4	<p>Section 5.3 – Allocated Sites 5A.4 The Chase Hotel Allocation ...</p> <p>We fully support this policy but propose that the housing figures quoted should be recognised as a minimum number with the final quantum of development to be determined at the planning application stage. We also believe that 'Map 5' should be consistent with the allocation as illustrated at Figure 20 which shows an allocation extending across the grounds of The Chase Hotel. This would allow the allocation to cover the areas proposed for housing but also areas for landscape enhancements and private open space that would be delivered as part of residential development. It is also considered that land immediately to the south of The Chase Hotel building should be included as this is subject to an extant permission for 6 apartments following the approval of application DCSE2007/1391/F on appeal (appeal reference: APP/W1850/A/08/2062377).</p>	<p>[...] propose that the housing figures quoted should be recognised as a minimum number with the final quantum of development to be determined at the planning application stage.</p> <p>We also believe that 'Map 5' should be consistent with the allocation as illustrated at Figure 20 which shows an allocation extending across the grounds of The Chase Hotel. This would allow the allocation to cover the areas proposed for housing but also areas for landscape enhancements and private open space that would be delivered as part of residential development.</p> <p>[...] land immediately to the south of The Chase Hotel building should be included as this is subject to an extant permission for 6 apartments following the approval of application DCSE2007/1391/F on appeal (appeal reference: APP/W1850/A/08/2062377).</p>	No longer any proposal for the Chase Hotel site in the plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
204	Pegasus Group	General	<p>Ross-on-Wye Neighbourhood Plan Submission Draft - Regulation 14 Consultation Representations on behalf of Yorkley Timber Company Limited</p> <p>We are instructed by our clients, Yorkley Timber Company Limited, to respond to the Rosson-Wye Neighbourhood Plan Submission Draft document.</p> <p>Clients are supportive of the proactive approach of Ross-on-Wye Parish Council in engaging in the planning process in a manner which seeks to identify and deliver upon the aspirations of the community.</p> <p>Accordingly, there is much within the Neighbourhood Plan that is supported. We consider that there are a number of policies that, in large part, meet the basic conditions, as required by Schedule 4B of the Town and Country Planning Act 1990 (as amended).</p>	Our comments are as follows:	Noted.
205	Pegasus Group	General	<p>There are, however, parts of the Neighbourhood Plan that we believe fall short of meeting the basic conditions. This is of concern as the Plan will not be successful when it comes to an independent examination unless it can be demonstrated how the basic conditions are met. The purpose of making these representations is, therefore, to draw attention to those parts of the Neighbourhood Plan that we consider do not meet the basic conditions and allow an opportunity to make appropriate amendments prior to the Regulation 16 consultation stage.</p>	Our comments are as follows:	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
206	Pegasus Group	p30, EN3	<p>Planning Policy EN3: Settlement Boundary Development will be limited to within the Settlement Boundary as shown on Figure 9. Exceptional circumstances would have to be elaborated and justified for developments outside this boundary.</p> <p>Figure 9 referred to in Policy EN3 is intended to show the 'Settlement Boundary' for Rosson-Wye. Notably the settlement boundary excludes sites with planning permission, including land at Rossleigh (application numbers: 143708 and 161659) and land off Fernbank Road (application number: 151189) where development has now commenced. These sites should be incorporated into the settlement boundary. They will clearly meet the housing needs of Ross-on-Wye and should form part of the urban area of Ross-onWye rather than open countryside.</p> <p>It is of note that land east of the A40 (application number: P140684/O) is proposed for inclusion within the settlement so for consistency all other committed sites on the edge of the settlement should be included.</p> <p>We also believe Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>[Approved] sites should be incorporated into the settlement boundary.</p> <p>Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>Agreed. Text will be added to the plan to address these issues.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
207	Pegasus Group	p40, EN9	<p>Planning Policy EN9: Green Infrastructure <i>The Neighbourhood Plan proposes the establishment of a green infrastructure network connecting green spaces across the whole plan area [...] providing good connections for people and wildlife.</i></p> <p>Only land that is publicly accessible or is of recreational value should be identified as green infrastructure. Notably Figure 12 includes private dwellings, including properties along Ashfield Park Road. This is not supported, and Figure 9 should be amended to omit these private properties.</p> <p>It is also of note that Policy EN9 places a requirement on any development proposals on land <u>adjacent</u> to green infrastructure to "demonstrate how it will enhance and maintain green links and support biodiversity". We believe that Policy EN9 should not place any restrictions on land <u>adjacent</u> to designated Green Infrastructure. This will place onerous restrictions of large parts of the urban area of Ross-on-Wye which is entirely unjustified. Policy EN9 should only apply to the areas designated as green infrastructure.</p>	<p>Figure 9 should be amended to omit properties along Ashfield Park Road.</p> <p>Policy EN9 should not place any restrictions on land adjacent to designated Green Infrastructure. This will place onerous restrictions of large parts of the urban area of Ross-on-Wye which is entirely unjustified. Policy EN9 should only apply to the areas designated as green infrastructure.</p>	<p>The text will be checked but, as of now, it is considered that the wording is appropriate.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
208	Pegasus Group	p55, E1	<p>Planning Policy E1: New Employment Development <i>New employment development is encouraged [...] rovision of higher grade jobs.</i> We are in general support of draft Policy E1. It is however of note that paragraph 4.16.2 which supports Policy E1 refers to Broadmeadows/Tanyard, yet it is not clear how Policy E1 is intended to relate to this site. Clarification is therefore required.</p>	Clarification [of intent] is therefore required.	Agreed. The relevant paragraph will be removed.
209	Pegasus Group	p66, A5	<p>Planning Policy A5: Provision of Electric Charging Points <i>All new houses where dedicated parking per house [...] to provide electric charging points for staff and/or users.</i></p> <p>We are concerned that draft Planning Policy A5 will place an overly onerous requirement on new housing developments by requiring a charging point for each dedicated parking space per house. The viability implications of this do not appear to have been assessed, nor the feasibility in terms of electricity capacity. Whilst the provision of charging point should be encouraged the current wording is too onerous.</p>	[Demonstrate] The viability implications of this [do not appear] to have been assessed, nor the feasibility in terms of electricity capacity. Whilst the provision of charging point should be encouraged the current wording is too onerous.	See response to comment 180 above.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
210	Pegasus Group	p68, SC1	<p>Planning Policy SC1: Retaining Community Facilities <i>There will be a presumption in favour of safeguarding existing facilities against any adverse proposals that would result in their loss. [...] Transport Assessments and Travel Plans will be required.</i></p> <p>The wording of this policy is currently unclear and requires clarification. Firstly, there needs to be clarification of what uses constitute 'community' to which this policy will apply. Secondly, the opening sentence of Policy SC1 is ambiguous, and should be deleted. Thirdly, new developments should only be expected to contribute towards enhancing existing facilities where they would have a harmful impact, or where there would be a total loss of a facility.</p>	<p>Firstly, there needs to be clarification of what uses constitute 'community' to which this policy will apply. Secondly, the opening sentence of Policy SC1 is ambiguous, and should be deleted. Thirdly, new developments should only be expected to contribute towards enhancing existing facilities where they would have a harmful impact, or where there would be a total loss of a facility.</p>	This policy is judged to be appropriate.
211	Pegasus Group	p79, Fig20	<p>Figure 20, page 79</p> <p>As per our comments in relation to draft Policy EN3, we believe that the settlement boundary needs to be amended to incorporate sites where planning permission has been implemented on the edge of Ross-on-Wye. This should include land off Fernbank Road (application number: 151189) and land at Rossleigh (application numbers: 143708 and 161659).</p>	[Approved] sites should be incorporated into the settlement boundary.	Agreed. The map will be amended to include the other sites.
212	Pegasus Group	p84, 5A.4	<p>Section 5.3 – Allocated Sites 5A.4 The Chase Hotel Allocation</p> <p>We fully support the allocation of land at The Chase Hotel for housing.</p>		No longer any proposal for the Chase Hotel site in the plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
213	Pegasus Group	p87, 5B.1	<p>5B.1 Broadmeadows/Tanyard</p> <p>No policy has been formulated for this allocation at this stage, however whilst Yorkley Timber Company Ltd are supportive of the ambition to comprehensively redevelop the area, this is on the basis that the former Sawmills and Paragon Laundry site are included and an equalisation agreement between the various developers/landowners is signed up to. Only in this situation are the illustrative options proposed for my client's land interests, and in particular the use of the land as open space and attenuation area, accepted. In the absence of an equalisation agreement, my client would wish their land to be considered for a range of alternative uses that would be considered appropriate in this location, having regard to other development plan policies.</p>	<p>supportive of the ambition to comprehensively redevelop the area, this is on the basis that the former Sawmills and Paragon Laundry site are included and an equalisation agreement between the various developers/landowners is signed up to. Only in this situation are the illustrative options proposed for my client's land interests, and in particular the use of the land as open space and attenuation area, accepted.</p> <p>In the absence of an equalisation agreement, my client would wish their land to be considered for a range of alternative uses that would be considered appropriate in this location, having regard to other development plan policies.</p>	<p>The approach in the plan has been widely discussed with all landowners and Herefordshire Council. There will inevitably be changes necessary as proposals proceed but, in general (some wording changes are being drafted), what is in the current plan will remain.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
214	Pegasus Group	General	<p>Ross-on-Wye Neighbourhood Plan Submission Draft - Regulation 14 Consultation Representations on behalf of Villamil Limited</p> <p>We are instructed by our clients, Villamil Limited, to respond to the Rosson-Wye Neighbourhood Plan Submission Draft document.</p> <p>Clients are supportive of the proactive approach of Ross-on-Wye Parish Council in engaging in the planning process in a manner which seeks to identify and deliver upon the aspirations of the community.</p> <p>Accordingly, there is much within the Neighbourhood Plan that is supported. We consider that there are a number of policies that, in large part, meet the basic conditions, as required by Schedule 4B of the Town and Country Planning Act 1990 (as amended).</p>	Our comments are as follows:	Noted.
215	Pegasus Group	General	<p>There are, however, parts of the Neighbourhood Plan that we believe fall short of meeting the basic conditions. This is of concern as the Plan will not be successful when it comes to an independent examination unless it can be demonstrated how the basic conditions are met. The purpose of making these representations is, therefore, to draw attention to those parts of the Neighbourhood Plan that we consider do not meet the basic conditions and allow an opportunity to make appropriate amendments prior to the Regulation 16 consultation stage.</p>	Our comments are as follows:	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
216	Pegasus Group	p30, EN3	<p>Planning Policy EN3: Settlement Boundary Development will be limited to within the Settlement Boundary as shown on Figure 9. Exceptional circumstances would have to be elaborated and justified for developments outside this boundary.</p> <p>Figure 9 referred to in Policy EN3 is intended to show the 'Settlement Boundary' for Rosson-Wye. Notably the settlement boundary excludes sites with planning permission, including land at Rossleigh (application numbers: 143708 and 161659) and land off Fernbank Road (application number: 151189) where development has now commenced. These sites should be incorporated into the settlement boundary. They will clearly meet the housing needs of Ross-on-Wye and should form part of the urban area of Ross-onWye rather than open countryside.</p>	<p>[Approved] sites should be incorporated into the settlement boundary.</p> <p>Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>Agreed. The map will be amended to include the sites mentioned.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
217	Pegasus Group	p30, EN3	<p>It is of note that land east of the A40 (application number: P140684/O) is proposed for inclusion within the settlement so for consistency all other committed sites on the edge of the settlement should be included.</p> <p>We also believe Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>[Approved] sites should be incorporated into the settlement boundary.</p> <p>Policy EN3 should explain certain 'exceptional' circumstances where development will be accepted outside settlement boundaries. This could, for example, include rural exception sites where housing maybe allowed where it meets evidenced need.</p>	<p>Agreed. Text will be added to address the final point.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
218	Pegasus Group	p40, EN9	<p>Planning Policy EN9: Green Infrastructure <i>The Neighbourhood Plan proposes the establishment of a green infrastructure network connecting green spaces across the whole plan area [...] providing good connections for people and wildlife.</i></p> <p>Only land that is publicly accessible or is of recreational value should be identified as green infrastructure. Notably Figure 12 includes private dwellings, including properties along Ashfield Park Road. This is not supported, and Figure 9 should be amended to omit these private properties.</p> <p>It is also of note that Policy EN9 places a requirement on any development proposals on land <u>adjacent</u> to green infrastructure to "demonstrate how it will enhance and maintain green links and support biodiversity". We believe that Policy EN9 should not place any restrictions on land <u>adjacent</u> to designated Green Infrastructure. This will place onerous restrictions of large parts of the urban area of Ross-on-Wye which is entirely unjustified. Policy EN9 should only apply to the areas designated as green infrastructure.</p>	<p>Figure 9 should be amended to omit properties along Ashfield Park Road.</p> <p>Policy EN9 should not place any restrictions on land adjacent to designated Green Infrastructure. This will place onerous restrictions of large parts of the urban area of Ross-on-Wye which is entirely unjustified. Policy EN9 should only apply to the areas designated as green infrastructure.</p>	<p>Agreed. Text will be amended to address the point about green infrastructure.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
219	Pegasus Group	p55, E1	<p>Planning Policy E1: New Employment Development <i>New employment development is encouraged [...] of higher grade jobs.</i> We are in general support of draft Policy E1. It is however of note that paragraph 4.16.2 which supports Policy E1 refers to Broadmeadows/Tanyard, yet it is not clear how Policy E1 is intended to relate to this site. Clarification is therefore required.</p>	Clarification [of intent] is therefore required.	Agreed. Text will be added to the plan to address this issue.
220	Pegasus Group	p66, A5	<p>Planning Policy A5: Provision of Electric Charging Points <i>All new houses where dedicated [...] provide electric charging points for staff and/or users.</i></p> <p>We are concerned that draft Planning Policy A5 will place an overly onerous requirement on new housing developments by requiring a charging point for each dedicated parking space per house. The viability implications of this do not appear to have been assessed, nor the feasibility in terms of electricity capacity. Whilst the provision of charging point should be encouraged the current wording is too onerous.</p>	[Demonstrate] The viability implications of this [do not appear] to have been assessed, nor the feasibility in terms of electricity capacity. Whilst the provision of charging point should be encouraged the current wording is too onerous.	The wording is not considered too onerous.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
221	Pegasus Group	p68, SC1	<p>Planning Policy SC1: Retaining Community Facilities There will be a presumption in [...] Transport Assessments and Travel Plans will be required.</p> <p>The wording of this policy is currently unclear and requires clarification. Firstly, there needs to be clarification of what uses constitute 'community' to which this policy will apply. Secondly, the opening sentence of Policy SC1 is ambiguous, and should be deleted. Thirdly, new developments should only be expected to contribute towards enhancing existing facilities where they would have a harmful impact, or where there would be a total loss of a facility.</p>	<p>Firstly, there needs to be clarification of what uses constitute 'community' to which this policy will apply. Secondly, the opening sentence of Policy SC1 is ambiguous, and should be deleted. Thirdly, new developments should only be expected to contribute towards enhancing existing facilities where they would have a harmful impact, or where there would be a total loss of a facility.</p>	<p>Agreed. Text will be added to the plan to address these issues.</p>
222	Pegasus Group	p79, Fig20	<p>Figure 20, page 79</p> <p>As per our comments in relation to draft Policy EN3, we believe that the settlement boundary needs to be amended to incorporate sites where planning permission has been implemented on the edge of Ross-on-Wye. This should include land off Fernbank Road (application number: 151189) and land at Rossleigh (application numbers: 143708 and 161659).</p>	<p>[Approved] sites should be incorporated into the settlement boundary.</p>	<p>Agreed. Text will be added to the plan to address these issues.</p>
223	Pegasus Group	p84, 5A.4	<p>Section 5.3 – Allocated Sites 5A.4 The Chase Hotel Allocation ...</p> <p>We fully support the allocation of land at The Chase Hotel for housing.</p>		<p>No longer any proposal for the Chase Hotel site in the plan.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
224	Pegasus Group	p87, 5B.1	<p>5B.1 Broadmeadows/Tanyard</p> <p>No policy has been formulated for this allocation at this stage, however whilst Yorkley Timber Company Ltd are supportive of the ambition to comprehensively redevelop the area, this is on the basis that the former Sawmills and Paragon Laundry site are included and an equalisation agreement between the various developers/landowners is signed up to. Only in this situation are the illustrative options proposed for my client's land interests, and in particular the use of the land as open space and attenuation area, accepted. In the absence of an equalisation agreement, my client would wish their land to be considered for a range of alternative uses that would be considered appropriate in this location, having regard to other development plan policies.</p>	<p>supportive of the ambition to comprehensively redevelop the area, this is on the basis that the former Sawmills and Paragon Laundry site are included and an equalisation agreement between the various developers/landowners is signed up to. Only in this situation are the illustrative options proposed for my client's land interests, and in particular the use of the land as open space and attenuation area, accepted.</p> <p>In the absence of an equalisation agreement, my client would wish their land to be considered for a range of alternative uses that would be considered appropriate in this location, having regard to other development plan policies.</p>	<p>The site is not being allocated and there is nothing in what are extremely provisional and purely illustrative proposals to prevent the eventual inclusion in the necessary masterplan of a 'range of alternative uses' that meet all other policies. The inclusion of the sawmills/laundry site is not currently within the scope of this plan (see detailed report).</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
225	Gladman Developments Ltd	General	<p>See letter</p> <p>... Gladman have prepared these representations against the previous Framework. If the final version of the NDP is submitted for examination after the 24th January 2019, Gladman retain the right to comment on the relationship between the Ross-on-Wye Neighbourhood Plan and the 2018 Framework at a later date.</p> <p>...</p> <p>Ross-on-Wye Neighbourhood Plan This section highlights the key issues that Gladman would like to raise with regards to the content of the RNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.</p>	Gladman requests to be added to the Town Council's consultation database and to be kept informed on the progress of the emerging neighbourhood plan.	The submission plan (the next stage) will be notified to all, including all those who commented at this stage.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
226	Gladman Developments Ltd	p30, EN3	<p>Planning Policy EN3: Settlement Boundary</p> <p>Gladman object to Policy EN3 which seeks to limit development to within the identified settlement boundary shown on figure 9. The use of a settlement boundary to preclude otherwise sustainable development from coming forward does not accord with the positive approach to growth required by the previous Framework and is contrary to basic condition (a). The settlement boundary is tightly drawn around the existing built up boundary of Ross-on-Wye and offers little flexibility. Given that there is shortfall of housing across the authority, and that the Ross-on-Wye is required to provide around 700 dwellings through the development of a neighbourhood plan, we consider for the settlement boundary policy to be appropriate it should be significantly more flexible. Gladman suggest it is essential that the policy is caveated, supporting that additional sites adjacent to the settlement boundary will be considered to respond to future needs.</p>	<p>Gladman suggest it is essential that the policy is caveated, supporting that additional sites adjacent to the settlement boundary will be considered to respond to future needs.</p>	<p>Agreed. Text will be added to then plan to address these issues.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
227	Gladman Developments Ltd	p36, EN7	<p>Planning Policy EN7: Landscape Setting</p> <p>Policy EN7 identifies a substantial area of land to the south of Ross-on-Wye which will be kept free from development.</p> <p>As currently worded, policy EN7 could be seen as providing a blanket restriction against development across a substantial part of the neighbourhood plan area. Given that Ross-on-Wye is already significantly constrained by AONB, to impose a restriction on development across an area of land currently free from designation directly conflicts with the objectives of the Framework to significantly boost the supply of housing.</p> <p>Regard should be had to the PPG2 which states;</p> <p>"blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence</p>	<p>Regard should be had to the PPG2 which states;</p> <p>"blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence</p> <p>2 PPG Paragraph: 044 Reference ID: 41-044020160519</p>	<p>The draft Neighbourhood Plan includes evidence and argument that protect this area from further development.</p>

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
228	Gladman Developments Ltd	p38, EN8	<p>Planning Policy EN8: Key Views</p> <p>Policy EN8 seeks to protect the identified key views from the adverse impacts of development. Gladman submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of the surrounding area to provide new vistas and views.</p> <p>In addition, as set out in case law, to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contain physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support.</p> <p>Opinions on landscape are highly subjective and therefore it is essential that the Town Council can provide a clear rationale and justification that demonstrates why these views and landscape areas are considered special. The Town Council should revisit this evidence base prior to submitting</p>	The Town Council should revisit this evidence base prior to submitting the plan for examination.	The policy includes the potential for applicants to provide detail of mitigation to any impact on key views.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
229	Rapleys	General	<p>Re: Representations on the Draft Ross-on-Wye Neighbourhood Development Plan.</p> <p>Rapleys LLP (Rapleys) acts on behalf of Lidl UK (GmbH) and is instructed to submit representations in respect of the Draft Ross-on-Wye Neighbourhood Development Plan, currently subject to public consultation until Friday 21st December 2018.</p> <p>This representation statement has been prepared to ensure that the Land interest at Wolf Business Park and the substantial investment that is pending for the site, are appropriate considered as part of the Neighbourhood Plan process.</p> <p>This representation therefore seeks to provide clarification addressing potential policy conflicts to ensure that the Neighbourhood Plan still delivers on Overall Policy Objective 3, 'To protect, enhance and diversify the local economy'.</p>		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
230	Rapleys	p54, Obj 3	<p>Background and Context</p> <p>To provide some background context to proceedings Rapleys submitted a hybrid application (Ref: 182387) in June 2018 on behalf of Lidl seeking permission for:</p> <p><i>'The demolition of the existing Wolf Business Park buildings and the erection of a new Lidl food store (Use Class A1) with associated car park, landscaping and a new access to the proposed and retained employment land with associated works. The erection of new employment premises (Use Class B1, B2 and/or B8) on the retained employment land (total floorspace c. 3,366 sq. m) and associated works'</i></p> <p>In October 2018 the application was formally withdrawn to allow for a clean resubmission that suitably addresses some outstanding items.</p> <p>The pending resubmission is scheduled for early New Year and henceforth a robust response has been provided to ensure that policy makers are fully aware of the ramifications the new plan could have on local investment.</p>		This application is not an issue to be addressed in the Neighbourhood Plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
231	Rapleys	p55, E1	<p>Policy Discussion Policy E1 (New Employment Development)</p> <p>At present, the poor state of the built infrastructure at Wolf Business Park means that site is failing to attract new business which is reflected in the high vacancy rates. Therefore, it is considered that new, purpose built provision, constructed to modern requirements, will provide a more attractive offer to business park occupiers. The business space proposed will also cater for smaller businesses and start-ups.</p> <p>Therefore, evidently the resubmission of application Ref: 182387 will fully support the aims of Policy E1.</p>		See response above

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
232	Rapleys	p55, E2	<p>Policy E2 (Resisting out of town retail)</p> <p>Evidently, draft Policy E2 would conflict with the resubmission application given that Wolf Business Park is an out-of-centre location. However, it should be noted that out-of-centre location does not preclude the principle of retail development, subject to addressing the two retail tests and other material considerations.</p> <p>Furthermore, within the explanation text (para 5.4.8) it is noted that Herefordshire Council has not updated their Retail Assessment since 2012. In this context, in October/November 2018, our client has commissioned a new household survey with a view to provide an up-to-date base position for Ross-on-Wye's shopping system. The analysis of new householder survey data revealed that all main three foodstores in Ross-on-Wye are overtrading, therefore they will be able to withstand any (minor) impact by the proposed Lidl foodstore and still continue to overtrade following the development.</p> <p>In addition, the obligations set out under draft Policy E2, namely the sequential threshold, simply mirror those contained under Herefordshire's Core Strategy Policy RW1. Therefore, considering that a full Retail Impact and Sequential Assessment will be submitted in support of the resubmission application, no policy conflicts are envisaged.</p>		This is an issue for Herefordshire Council.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
233	Rapleys	p66, E3	<p>Policy E3 (Town Centre Uses)</p> <p>While draft Policy E3 is not directly relevant to this application, considering that Wolf Business Park is not located within the Town Centre, the core principles of this draft Policy are nevertheless relevant. Specifically, the draft Policy seeks to secure and improve the vitality /viability of Ross-on-Wyre town centre, which the pending investment at Wolf Business Park will do through the facilitation of both new retail provision and further business growth / investment.</p>		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
234	Rapleys	p87, 5B.1	<p>Site Allocations</p> <p>5B.1 Broadmeadows / Tanyard</p> <p>Given that the resubmission application has undertaken a robust Sequential Assessment it is considered prudent to make representations regarding the Broadmeadows / Tanyard site, which is recognised as an allocation within the draft Neighbourhood Plan. To summarise, this site would not be considered sequentially preferable on account of the following:</p> <ul style="list-style-type: none"> · The site is completely hidden from the town centre environment and would not be visible or discernible from the town centre environment to customers frequenting the town centre; · Unviable given existing infrastructure; · No formal road network serves the site; <p>and</p> <ul style="list-style-type: none"> · Not held under single ownership. <p>Furthermore, the Neighbourhood Plan clearly states that the site can only be developed in line with an agreed masterplan for the entire 17 hectare site. The Plan also makes a reference to a number of significant constraints including flooding (Zone 3), land contamination, no suitable access, sewage provision which would render the site unviable to develop for Lidl store.</p> <p>In light of the above, it is deemed that the site is not suitable for the investment that is earmarked for Wolf Business Park. The site is also not available and could not be viably delivered in any event. As such, the site cannot be considered to be sequentially preferable for the</p>		The site is not allocated. All the issues in this comment will be addressed at such time that a masterplan is being developed.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
235	Rapleys	general	<p>Conclusions</p> <p>It is clear that the pending investment at Wolf Business Park represents a significant opportunity for Ross-on-Wye and it is important that the Neighbourhood Plan supports rather than restricts growth and investment. In accordance with the discussion above, Rapleys respectfully request that the Town Council considers pending development when making further modifications to the Plan.</p>	Rapleys respectfully request that the Town Council considers pending development when making further modifications to the Plan.	This is not an issue for the Neighbourhood Plan.
236	Individual	General	<p>Congratulations on a well thought through document. A few comments on specific issues as follows:</p>		Noted with thanks.
237	Individual	p35, EN6 Solar panels	<p>Land covered in solar panels is ugly. It would be good to emphasise a preference for roof mounted panels over ground based.</p>	... emphasise a preference for roof mounted panels over ground based.	As much of the plan area is in the Wye Valley AONB, visual impact of both ground-mounted and roof-mounted panels will be rigorously assessed.
238	Individual	p37, 4.4.1e & p96-p97, P6, P9 and P12	<p>[these] refer to improving or creating better landscapes. As well as the trees, shrubs and woodland already mentioned</p>	<p>it would be of benefit to specifically include creation of meadow areas in new developments and by altering the maintenance (reducing the area of cut) of our existing open spaces. We have a wonderful variety of trees throughout Ross' POSs and we could, at very little cost and effort, create a tree trail/arboretum. The intention to do this could be included in P6 or a similar policy.</p>	This is an issue for planning application stage.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
239	Individual	p40, EN9	With reference to biodiversity, would it be possible to say "enhance opportunities for" or "expand area for" instead of "support". "Support" is a little vague and can easily be got around by less environmentally concerned developers.	[Revise] to say "enhance opportunities for" or "expand area for" instead of "support".	The current phrasing is considered appropriate.
240	Individual	p41, Figure 12	The green open spaces symbol does not cover the area adjacent to and south west of the bandstand. Is this a matter of definition or an oversight?		The area will be added to the important green space on the Green Infrastructure Map
241	Individual	p42, EN10	Permeable surfacing. Might "required" instead of "supported" bring about the intended result more effectively and be easier to insist upon?	[Revise] to say "required" instead of "supported"	The plan cannot require this.
242	Individual	p55, E2	Would it be appropriate to add, "If there are likely to be adverse effects, then no permission"?		This does not need stating.
243	Individual	p87, 5B.1	Broadmeadow/Tanyard; Option 1 seems the better but with the following suggestions:	Improve the facade at King's Acre Car Park by promoting quality building development hard against Millpond Street (with car parking to the rear) and improving pedestrian access at this very off-putting junction (BCP area). This will markedly improve the grim view of the supermarket car park at this point. Connect the two areas of Open Space at their closest point along the stream to ensure a high quality green link between the A40 and the town centre with footpath and cycle way.	The first issue is adequately addressed in the plan, Text will be added to the plan to address the second issue.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
244	Individual	p96, P8 Hedgehogs	Good suggestions but would also be good to make hedgehog connectivity (through fences etc) within proposed developments a requirement of planning permission. No cost to anyone but great benefit to wildlife.	Make hedgehog connectivity (through fences etc) within proposed developments a requirement of planning permission. No cost to anyone but great benefit to wildlife.	This cannot be required in a plan.
245	Individual	General	Otherwise, excellent stuff!		Noted, with thanks.
246	Individual	p80, 5.3	Strategic Housing Land Availability Assessment. The areas identified by Herefordshire Council as Cleeve Field. This area is situated next to a conservation area and any significant development on this field would have a damaging affect on the area. In addition it would redraw the defining line of town to countryside. Current infrastructure i.e. Utilities are already under strain and would require additional major works to sustain a new development, and this would in turn conflict with The Conservation Area.	No development on Cleeve Field	It is considered that all of these issues have been considered in the current text.
247	Individual	p76, 5	I would like to register my objection to the proposed housing development at greytree. I feel that the council should look at improving the infrastructure before building more houses and the area of Greytree is toally unacceptable on all fronts.		This site was not included in the plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
248	The Basement Trust Ltd.	General	<p>There is a general, overall concern from the Basement Trust regarding the lack of consideration given to the social life and welfare of Young People.</p> <p>The plan notes areas of interest to children and schools (eg play areas) then areas of interest to adults (eg employment and many other issues) there is a large gap in considering the needs of those who might be generally thought of as 'teenagers'.</p> <p>The development of housing will bring more children and young people into the area and they will need provision for social and relaxation activities over and above the sporting and outdoor activities that suit many but not all.</p> <p>Some suggestions of 'gaps' might be of interest (eg a cinema) but not on a regular basis for an age group that does not have an income.</p> <p>The development of a larger, vibrant community has to be inclusive of and aware of the needs of its younger residents and provide safe places for them outside of the statutory educational provision.</p>	To consult with current providers of youth activities to see how areas of the plan could be developed to reflect the social and leisure needs of young people. In particular the Basement Trust would consider they have the major expertise in the area of the needs of young people and would offer involvement in this.	This is a difficult issue to address at this stage (some work was done with secondary children and a scout group during plan preparation) but its importance is acknowledged.
249	Individual	General	Please find attached some specific comments on the Ross Neighbourhood Plan consultation. In general I found the document clear and easy to read and wanted to congratulate the team involved for all the work that must have gone into drafting it.		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
250	Individual	p24, 2	I agree very much with the sentiment of the Vision but it is too long to really "sell" Ross both to tourists and businesses.	There should be a short, snappy statement that summarises Ross – for example, old railway advertising for the area depicts it as the "Gateway to the Wye" and I think we need something similar to describe Ross in the 21st century.	The Vision is specifically for the plan. It is not intended as something others might use but they can take from and adapt it.
251	Individual	p52, 4.16.4	The proposal for making better use of over-shop accommodation makes sense, but there is a significant risk regarding parking and traffic as people living in these areas will have cars. Car-free development is a nice idea, but Ross does not have the public transport links or capacity for this to be a reality	Ensure residential parking permits are provided and parking provision is sufficient.	See 102 above
252	Individual	p64, section 4.24	I'm concerned about the proposal for reviewing car parking on the basis that they are underused. This may be because people working in the town park in smaller residential side streets to avoid parking charges.	Support a car parking scheme where local employees benefit from free or reduced car parking in some of the car parks to encourage their use and to incentivise local businesses to come to Ross. When reviewing the use of car parks, ensure that on-street parking is also considered.	This is beyond the scope of a land use plan.
253	Individual	p81, 5A.2	I struggle to see the benefits in building on the paddock on Merrivale Lane, for the gain of what would be a small number of housing units. The traffic in this area is already congested and busy particularly at rush hours and with additional housing this could only get worse. As a local resident I also see the value in having this "green space" in the vicinity	Re-consider the proposal to potentially build on the Merrivale site.	The proposals to include this site were widely discussed and supported by Herefordshire Council.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
254	Individual	p83, 5.3.9	There is a reference to the possible re-location of Ashfield Park Primary School – is there a site that has been identified for this, and if so what is the consequence for the current school site?	I think this needs further clarification in the document.	No site has yet been identified.
255	Individual	p87, 5B.1	With such strong emphasis for the town on tourism, the proposal to potentially build housing on the Broadmeadows camping site will mean that there is no camping facility in Ross-on-Wye, which itself will have a negative impact on tourism.	A suitable alternative site should be identified to ensure that there is still caravanning and camping provision in the area. Or, the housing proposal should be modified to ensure that all or part of the camping site remains.	Agreed. Text will be added to the plan to address this issue.
256	Individual	p93, 5.4.27	I am concerned by the proposals to develop the A40 East site and I agree with the need for a masterplan developed in collaboration with the Ross Town Council. However in addition to considerations around traffic and shopping, it also needs to address amenities such as healthcare and schooling.	The proposed masterplan also needs to address amenities such as schools and medical facilities.	Any masterplan would identify needs for schools, health services, open space etc.
257	Individual	p95 on	Although out of scope of the neighbourhood plan, I think there could be some projects sponsored or supported to ensure that business is encouraged into the town.	Identify and support projects to encourage businesses into the town to fill empty shops. For example, working collaboratively with landlords to ensure premises and rents are fit-for-purpose	It is best to contact the Town Council with further ideas about potential projects.
258	Individual	General	Congratulations on a really fine document. Some minor comments attached.		Noted with thanks.
259	Individual	p66, E3	There has long been an over-supply of retail units in the Town Centre and the 2010 Town Plan suggested that change of use should always be supported.	dit the policy to make clear that there is a presumption in favour of change of use from retail to other uses, especially on the periphery of the town centre.	Change of use as suggested is generally a part of national policy.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
260	Individual	p54, Objective3, Sub-obj. 3f	With the conservation area "at risk" it would be very helpful if the NP included clear guidance on retail frontages to protect the character of the town centre.	Edit 3f to include guidance on retail frontages in line with the conservation area character.	It is considered that the policies in the draft plan address this issue adequately.
261	Individual	p58, Objective4, Sub-obj 4b	Many unmet transport needs in the town are likely only to be met through community transport	Widen remit to include community transport.	This is not an issue for a land use plan
262	Individual	p58, Objective4, Sub-obj. 4k	Current phrasing is ambiguous because "charging" could relate to fees or to vehicles.	Clarify wording	Agreed. The objective will be removed as there is no subsequent linked policy.
263	Individual	p65, Fig 16	Homs Road carpark is now owned by Ross Town Council		Not shown
264	Individual	p99, P26	It would be wonderful to link cycle paths in Ross to the National Cycle Network (at Kerne Bridge) and to the Forest of Dean routes	Include these aspirations in the plan, with the caveat "if possible".	Agreed. ext will be added to the plan to address this issue.
265	Individual	p99, P28	Enviroability already run a Shopmobility scheme. Dementia-friendly facilities are less well developed.	Edit to acknowledge existing provision and the possibility of developing a dementia-friendly town centre.	This will be considered in the next stage plan.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
266	warren benbow architects ltd. representing Camanoe Estates	p84, 5A.4 Chase Hotel	<p>Extract from submission: The current draft of the Ross on Wye NDP only envisages limited development on the site (circa 12 houses) confined to the northern and southern fringes based on the premise that The Chase Hotel would continue in business as a going concern.</p> <p>... Consequently, we would like the NDP to consider the inclusion of the entire site as an "allocation" with a revision of the housing numbers accordingly. In response to this changing situation we have drawn up an indicative draft masterplan based on the input of local RIBA Award winning architects Warren Benbow Architects, Arboricultural Consultant Andrew Cunningham FdSc (Arb), Tech Cert (Arbor.A), M.Arbor.A and Herefordshire Council Principal Planning Officer Roland Close.</p>	... we would like the NDP to consider the inclusion of the entire site as an "allocation" with a revision of the housing numbers accordingly.	No longer any proposal for the Chase Hotel site in the plan.
267	Dwr Cymru Welsh Water	General	<p>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.</p>		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
268	Dwr Cymru Welsh Water	p26, 4...	<p>Lower Cleeve Wastewater Treatment Works (WwTW)</p> <p>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.</p>	<p>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.</p>	Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
269	Dwr Cymru Welsh Water	p76, 5...	<p>Site allocations</p> <p>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:</p> <p>Wastewater treatment – ALL SITES</p> <p>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.</p>		Noted.
270	Dwr Cymru Welsh Water	p80, 5.3, 5A.1	<p>5A.1 – Cleeve Field - <20 units</p> <p><u>Water supply</u></p> <p>There are no issues in providing a supply of water to this site.</p> <p><u>Sewerage</u></p> <p>There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>		Noted.
271	Dwr Cymru Welsh Water	p81, 5.3, 5A.2	<p>5A.2 – Merrivale - <36 units</p> <p><u>Water supply</u></p> <p>There are no issues in providing a supply of water to this site.</p> <p><u>Sewerage</u></p> <p>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.</p>		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
272	Dwr Cymru Welsh Water	p82, 5.3, 5A.3	<p>5A.3 – Stoney Stile - <15 units</p> <p><u>Water supply</u> There are no issues in providing a supply of water to this site.</p> <p><u>Sewerage</u> There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>		Noted
273	Dwr Cymru Welsh Water	p84, 5.3, 5A.4	<p>5A.4 – The Chase Hotel - <12 units</p> <p><u>Water supply</u> There are no issues in providing a supply of water to this site.</p> <p><u>Sewerage</u> 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.</p>		No longer any proposal for the Chase Hotel site in the plan.
274	Dwr Cymru Welsh Water	p86, 5.3, 5A.5	<p>5A.5 – The Ryefield Centre - <12 units</p> <p><u>Water supply</u> There are no issues in providing a supply of water to this site.</p> <p><u>Sewerage</u> There are no issues with the public sewerage network accommodating the foul-only flows from the site.</p>		Noted.
275	Individual	Editorial	Add missing 4.n section references to Contents topics, and correct numbering from 4.16		To be amended.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
276	Historic England	General	Thank you for the invitation to comment on the Draft Neighbourhood Plan.		Noted.
277	Historic England	General	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.		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
278	Historic England	p28, & Character Assessment Portfolio, Pre-App Comm. Eng. Protocol, Appendix 3	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.		Noted.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
279	Historic England	p45, 4.10.2	<p>On a more minor point we note that reference is made in paragraph 4.10.2 to a 2016 statement from Historic England that the Conservation Area is "at risk". Whilst this is no doubt factually correct we should point out that is the local authority who defined the "at risk" status through their completion of the Historic England annual "Heritage at Risk" survey form. The Herefordshire Council survey data did highlight vacancy and the poor condition of some buildings as well as the public realm as contributing to the "at risk" status of Ross on Wye and this was confirmed in the 2018 Survey. The Neighbourhood Plans support for "Living above the Shop" is clearly welcome in this context. There will be an opportunity to complete the survey again in 2019 and the Town Council might wish, after discussion with the Council's conservation team, to contribute to this?</p>	[Amend]	Agreed. Text will be added to the plan to address this issue.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
280	Historic England	general	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.		Noted with thanks.
281	The Basement Trust Ltd.	general	We would hope that the Committee/s involved with the NDP could accept that there is a gap regarding young people in Ross on Wye and look at ways to build the identification and accommodation of their needs into the Plan.	[Include] ways to build the identification and accommodation of [young people] needs into the Plan.	See comment 224 above.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
282	Natural England	general	<p>I am sorry that we missed the consultation response window. In all honesty we have not tended to respond to many of the NDP's being developed in Herefordshire as we just don't have the capacity to get involved with them on an individual basis.</p> <p>That said, I consider the Ross-on-Wye NDP to be an important one for us to comment on if we can, due to its location on the River Wye SAC and in the Wye Valley AONB.</p> <p>Our lead for planning work in Herefordshire is Gillian Driver; however she does not have capacity to respond to this plan at present. I have therefore had a quick look myself and hope that some fairly informal comments from me at this late stage will still be useful to you in shaping the plan.</p> <p>Please take these comments as positively given but fairly informal!</p>		Noted.
283	Natural England	general	It's good to see that the environment in the round features prominently in the plan.		Noted.
284	Natural England	p28, Ob1, 1e & 1g	Particularly welcome the sub-objectives 1e on the protection and enhancement of the AONB landscape and 1g on protecting and enhancing biodiversity, with mention of the River Wye SAC.		Noted.
285	Natural England	p36, EN7	Welcome the references to the AONB Management Plan in Planning Policy ENV7: Landscape Setting.		Noted.
286	Natural England	p38, EN8	The AONB MP should also be referred to in the subsequent policy EN8: Key Views.	AONB MP should also be referred to	Agreed. Text will be added to address this issue.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
287	Natural England	p28, Ob1 General	The NDP group might want to think about 'net gain'; simply put, getting all new developments to deliver environmental benefits as a standard requirement (moving on from 'no net loss'). The 25 Year Environment Plan clearly establishes this as a clear direction of travel and the Government is currently undertaking a consultation on making net gain for nature mandatory https://consult.defra.gov.uk/land-use/net-gain/ so pushing for net gain through the NDP would be very much in line with the direction of travel across the country.	think about 'net gain'; ... https://consult.defra.gov.uk/land-use/net-gain/ so pushing for net gain through the NDP would be very much in line with the direction of travel across the country.	This is an important point but currently beyond the scope of a NDP.
288	Natural England	p44, 4.9	4.9 Natural Environment. We welcome the inclusion of this section.		Noted.
289	Natural England	p76, 5	Housing. We note that the NDP may deliver more housing that what is set in the Core Strategy. We recommend discussing sites within or visible from the AONB with the Wye Valley AONB Unit / Board, as they will be better able to work with the NDP group to understand the implications of development the sites being allocated, and any mitigation that could perhaps be written into the NDP.	We recommend discussing sites within or visible from the AONB with the Wye Valley AONB Unit / Board, as they will be better able to work with the NDP group to understand the implications of development the sites being allocated, and any mitigation that could perhaps be written into the NDP.	Agreed. Text will be added to address this issue.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
290	Natural England	p28, Ob1 General p 76, 5 Annex 3	Unless I have missed it, I can't see anything about drainage other than the section on permeable paving. Drainage to the River Wye SAC is an important issue, particularly above the Wye-Lugg confluence where proposed development could lead to phosphate targets being exceeded and cause issues under the Habitats Regulations. A Nutrient Management Plan was developed for the river and used to inform the Core Strategy as it was developed. Housing/employment developments will need to be in accordance with the Core Strategy policies (SD4) and it might be worth just referring to this in the NDP. Ideally developments in Ross would connect to mains, but if not then they would need to demonstrate that they could deliver high standards of water quality, particularly in respect of their phosphates. It would be worth speaking to Welsh Water with regard to any allocations over and above those set in the Core Strategy. They should be able to confirm whether this can be accommodated in the existing sewerage network and works.	[developments] need to be in accordance with the Core Strategy policies (SD4) and it might be worth just referring to this in the NDP. Ideally developments in Ross would connect to mains, but if not then they would need to demonstrate that they could deliver high standards of water quality, particularly in respect of their phosphates. It would be worth speaking to Welsh Water with regard to any allocations over and above those set in the Core Strategy. They should be able to confirm whether this can be accommodated in the existing sewerage network and works.	Agreed. Text will be added to address this issue.
291	Natural England	p43, EN11	The NDP's policy promoting pre-application discussions could potentially be tweaked to include a plug for pre-applications discussions around drainage, which may need to involve the council, Welsh Water, the Environment Agency and ourselves.	The NDP's policy promoting pre-application discussions could potentially be tweaked to include a plug for pre-applications discussions around drainage, which may need to involve the council, Welsh Water, the Environment Agency and ourselves.	This would be addressed through standard pre-application discussions.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
292	Natural England	p95, 7	The 'Practical Projects' section is a good idea.		Noted.
293	Natural England	general	I hope that these comments are of some assistance in further shaping the Ross-on-Wye NDP.		Noted, with thanks.
294	Wye Valley AONB	p11, 1.2.3	With the first mention of the Wye Valley Area of Outstanding Natural Beauty, it would be appropriate to include the acronym in brackets	Amend 1st sentence to read: "Ross-on-Wye is set in a very attractive landscape, most of which is in the Wye Valley Area of Outstanding Natural Beauty (AONB). Much of the Ross Neighbourhood Plan area is within the AONB.	Agreed. Text will be added to address this issue.
295	Wye Valley AONB	p11, 1.2.3	Final sentence mentions 'the AONB area' which is a tautology; ' the Area of Outstanding Natural Beauty area'... the area of the area of....	Delete 'area' after 'AONB'.	Agreed. Amendment will be made.
296	Wye Valley AONB	p12, 1.2.5	The first sentence gives the impression that "The town is... in the River Wye Special Area of Conservation". This is incorrect.	Amend 1st sentence to read: "The town is located on a bluff above a bend in the river Wye. The River Wye is a Special Area of Conservation."	Agreed. Amendment will be made.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
297	Wye Valley AONB	p12, 1.2.5	The penultimate sentence suggests that Ross invented tourism. This is incorrect. British tourism can be said to have started in Ross with Rev Egerton's trips. During the 16th & 17th Century the Grand Tour of France & Italy was popular with the aristocracy but became less accessible due to European wars and the French Revolution. A trip down the Wye, from Ross to Chepstow, was found to have many of the romantic, picturesque and sublime features (ruins, cliffs, etc.) those 'tourists' were seeking. Guilpin's book on the Wye Tour is recognised as the first guide book (or 'packaged tour') to a British landscape. The Lake District and Snowdonia were also swiftly identified as destinations to tour.	Amend sentence to read: "Ross-on-Wye is in fact accepted to be the birthplace of British tourism."	Agreed. Text will be added to address this issue.
298	Wye Valley AONB	p12, 1.2.5	The tour down the Wye was known as 'the Wye Tour' not the Wye Valley Tour.	Amend final phrase to read: "the Wye Tour".	Agreed. Amendment will be made.
299	Wye Valley AONB	p47, 4.1.1	This paragraph should also mention the context of the AONB.	Amend 3rd sentence to read: "Much of the centre and some other areas, including a stretch of the river Wye, are in a Conservation Area and AONB."	Agreed. Amendment will be made.
300	Wye Valley AONB	p49, 4.1.3	The list of HC documents should include the Wye Valley AONB Management Plan.	Insert additional bullet point "• Wye Valley AONB Management Plan."	Agreed. Appropriate reference to be included.
301	Wye Valley AONB	p36, 4.4.4	The brackets are unnecessary. The River Wye SAC should also be mentioned.	Delete brackets. Amend 1st sentence to read: "There are also several other relevant designations that must be respected, notably the River Wye SAC, SSSIs and Scheduled Ancient Monuments."	Agreed. Amendment will be made.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
302	Wye Valley AONB	p38, 4.5.1	The final sentence is misleading. The AONB is a national designation protected by national and local planning policy. The AONB does not "itself set rigorous parameters about landscape, development, views and so forth." It could be argued that the AONB Partnership does this through the AONB Management Plan. Also NPPF 2018 states [para 172] "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."	Amend final sentence to read: "The valley is an Area of Outstanding Natural Beauty, which has the highest status of protection in relation to conserving and enhancing landscape and scenic beauty."	Agreed. Text will be added to address this issue.
303	Wye Valley AONB	p55, 4.17.1	Reference to "retail development pressure outside of the town centre, notably along the A49" is baffling &/or an error. Presumably this refers to the A449	Amend "A49" to 'A449' (?)	Agreed. Text will be added to address this issue.
304	Wye Valley AONB	p78, 5.2	All the proposed Allocated areas are within the AONB.	[add: All the proposed Allocated areas are within the AONB.]	Agreed. Text will be added to address this issue.
305	Wye Valley AONB	p80, 5.3	All the proposed Allocated areas are within the AONB.	[add: All the proposed Allocated areas are within the AONB.]	Agreed. Text will be added to address this issue.
306	Wye Valley AONB	p81, 5.3.6	The penultimate sentence states "It adjoins the Wye Valley AONB." This is incorrect; the site is in the AONB.	Amend sentence to read: "It is in the Wye Valley AONB."	Agreed. Amendment will be made.
307	Wye Valley AONB	p82, 5.3.7	The first bullet point states "Close to the Wye Valley AONB". This is incorrect; the site is in the AONB.	Amend sentence to read: "In the Wye Valley AONB."	Agreed. Amendment will be made.

ID	Respondent	Page / Clause / Para	Comment	Proposal	Proposed resolution
308	Wye Valley AONB	p82, 5A.3	The first bullet point states "Access would only be possible from Middleton Avenue if Ashton Park Primary School is relocated." The school is called Ashfield Park.	Amend to read: "Access would only be possible from Middleton Avenue if Ashfield Park Primary School is relocated".	Agreed. Amendment will be made.
309	Wye Valley AONB	general	Extract from email: Generally we feel the NDP gives appropriate consideration to the Wye Valley AONB apart from the observations/comments attached. The NDP is a comprehensive document and we fully appreciate the work that has gone in to it. Well done.		Noted.