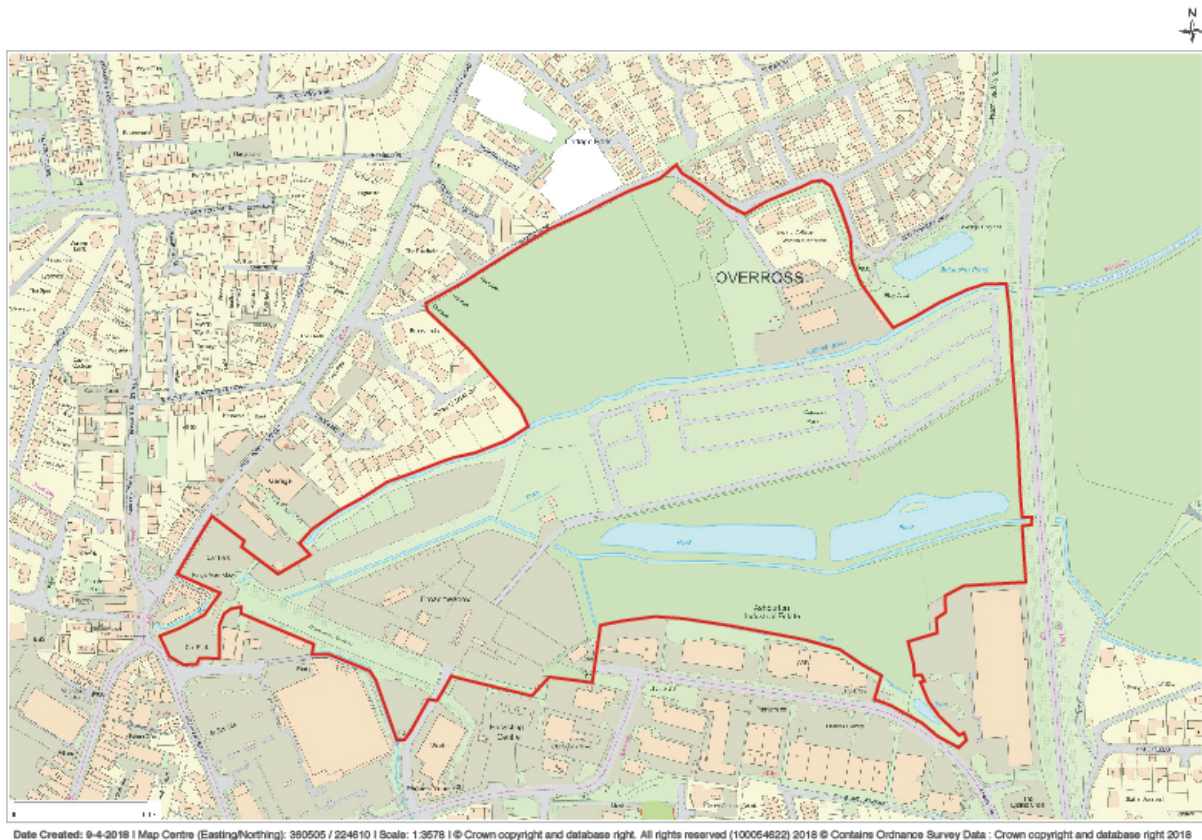


BROADMEADOWS AND TANYARD IN DETAIL

1 The Basic Site or Sites

1.1 The map of Ross-on-Wye as a whole shows clearly an extremely large area of undeveloped or poorly used land stretching from the eastern edge of the town centre out to the A40; a whole 'wedge' out of the town. This land is shown on Map 1 below. It totals just over 18 hectares.

Map 1: The Site



1.2 There are six main parts to the site as follows:

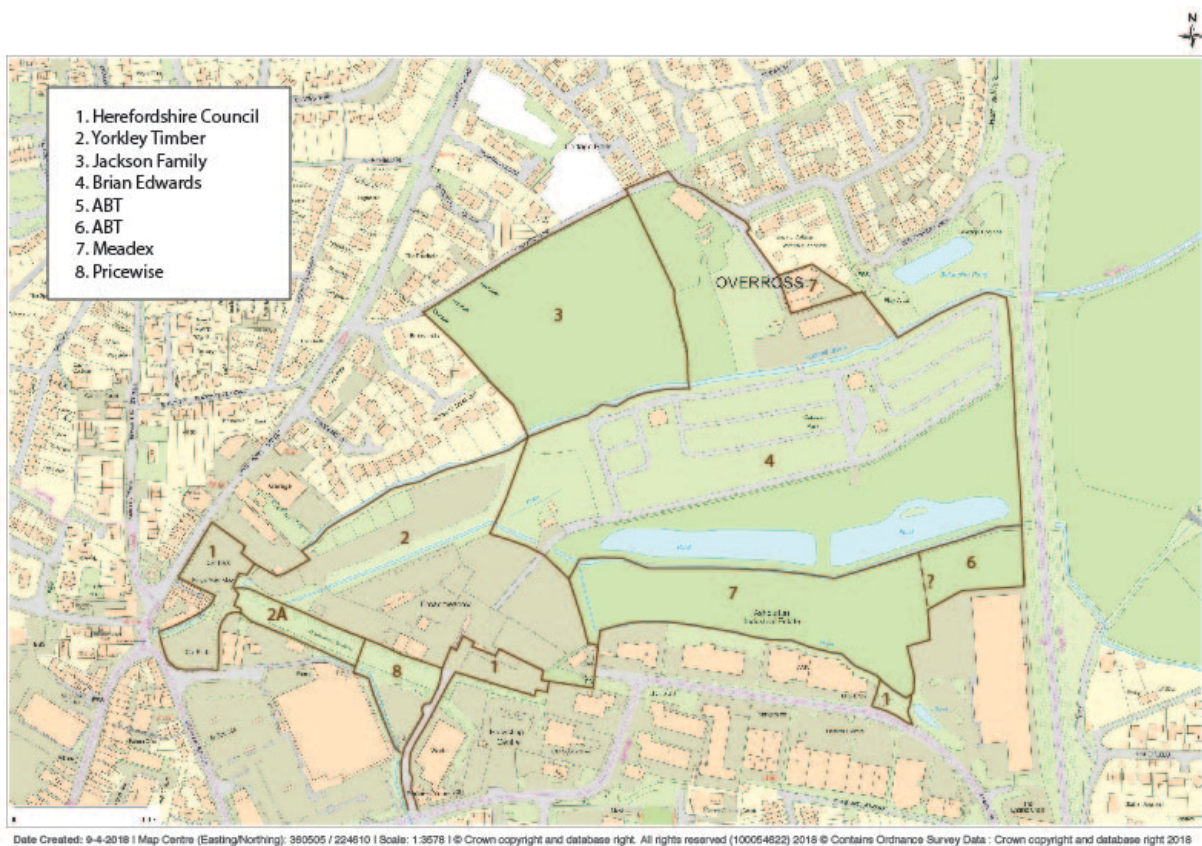
- **Broadmeadows:** This is mainly the (titled) area to the west. It is poorly used at present by coach companies for storage and maintenance and various small industries. This is all of poor quality, probably adding to any pre-existing pollution and incompatible with what is a very important edge of town centre area. It now includes the areas noted in 1.3 below.
- **King's Acre:** This part of the site (titled) to the extreme west is in two parts, upper and lower, both currently used as public car parks.
- **Tanyard Lane:** This is the area to the north (titled Overross on Map 1). The majority of the area is a large undeveloped field. In the 2017 SHLAA call for sites, the kennels site to the east was put forward for development. The remaining area comprises two yards linked to the caravan park (see below) and including a small industrial use (Meadex).
- **Caravan Park:** This is a continuation eastwards of the Broadmeadows area. It is currently used, seasonally, as a caravan and camping park.
- **Open Space and Balancing Ponds:** Map 1 shows the ponds. The open area to the north (up to the caravan park) is open green space with public access.

- **Below Ashburton:** The title Ashburton Estate on Map 1 refers to the estate immediately to the south. It does, however, also serve to identify the final area of land, currently unused.

1.3 Since the start of the Regulation 14 consultation, the ownerships of two areas of land – 2A and 8 on the map below – have changed. 2A can now be considered part of the Yorkley Timber land so is included in the proposals in the main plan. The new owners of 8 (Pricewise) have not yet (February 2019) made clear their intention, or not, to be part of the overall group of landowners involved in the future of the area as a whole. However, their land forms an obvious if small part of the overall Broadmeadows and Tanyard area, so it is included here and will need to be included in the overall masterplan and subject to the criteria in the main plan.

1.4 The ownerships of all these areas of land are shown on Map 2 below.

Map 2: Ownership



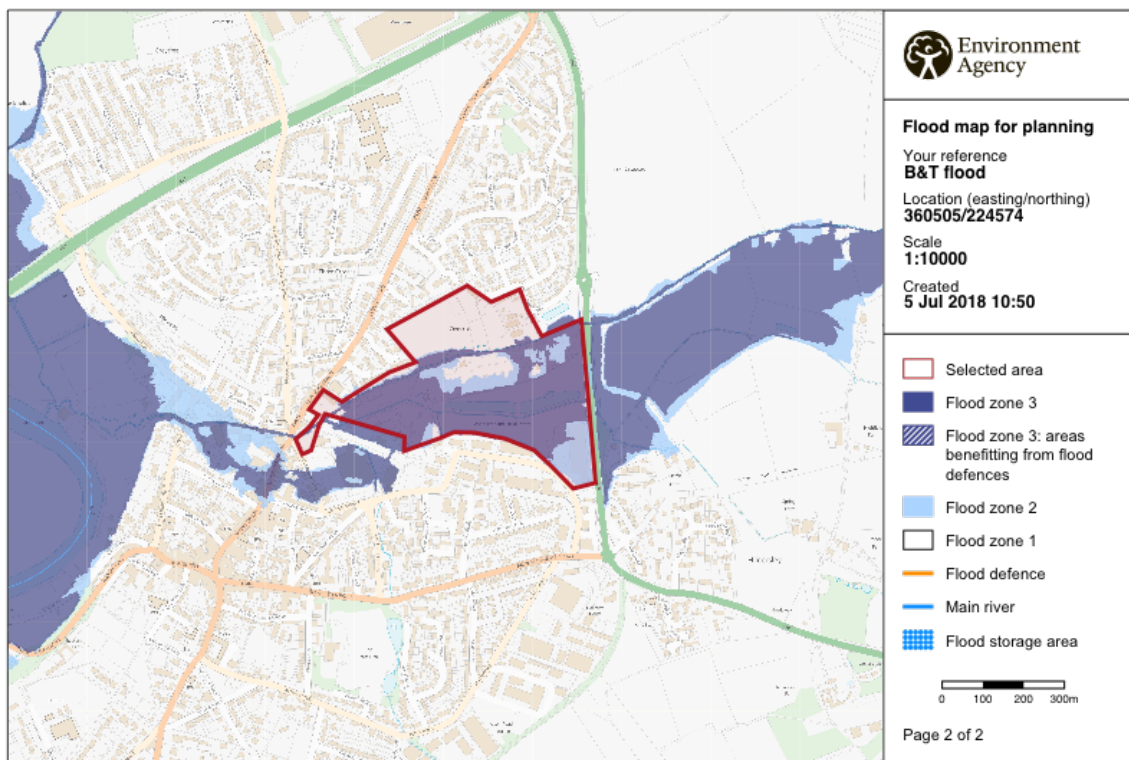
1.5 There are very simple reasons why any modern development has not taken place as yet on the majority of this land; reasons that are critical to address if development is to take place:

- The main area of Broadmeadows is flat land cut through by three watercourses converging at the site of the former millpond at King's Acre on the west of the site; the main watercourse being the Rudhall Brook. A fourth watercourse, Smallbrook, forms the SW boundary of the site and also converges at the site of the former millpond. This means that the site had always been subject to flooding both as a result of run-off from land to the east and (sometimes separately) back-up from rising water levels on the river Wye to the west. Much of this land is currently in Flood Zone 3 (see map 3 below). Revisions have been made to this zoning as a result of recent mitigation measures and there have been no incidents since then of flooding due to back-up from the river Wye. The site was also

cut off by the railway line, closed in the 1960s. Road access is also currently very limited, the only access being from a narrow and unnamed road to the immediate east of the Morrison's store. The Morrison's store is also one factor in making the site virtually invisible from the town centre.

- The main field along Tanyard Lane has remained undeveloped primarily because there has not been, nor is there at present, any appropriate road access. Tanyard Lane enters from the west off Rudhall Meadow between two private house gardens. Though used by owners to the east, this is a very narrow entrance that could not be widened. It is also a private road, ownership unknown. The site is not currently visible from most public directions. The lower part of the site (perhaps 10%) is also in Flood Zone 3.
- The land below the Ashburton Estate is surrounded by small watercourses and is also liable to flooding. Access is currently difficult.
- There is known contamination on the Tanyard Lane field resulting from the previous sawmill just to the north (see later) and further contamination may be discovered on the south west of the Tanyard field because that was the location of a tannery. There is almost certain to be contamination on the main part of Broadmeadows given its history of uses.
- Sewerage and water table issues apply across all of the site.

Map 3: Flood Risk



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From here on, this is all described as the **Broadmeadows/Tanyard** site. Where necessary, the land below the Ashburton Estate is simply referred to as the Ashburton land.

2 Planning History

2.1 Virtually the whole area was put forward by Herefordshire Council as a submission to their 2011 SHLAA – identified as site W461. Though the wording is rather vague, the officer report suggests that (a) the Tanyard Lane field would be used for housing as it was allocated

for such in the earlier Unitary Development Plan, (b) Broadmeadows is seen as '*protected employment land*' and (c) Broadmeadows '*could be utilised for further housing(but) only when this land is removed from the flood plain*'.

2.2 However, the online planning history for the site dates back to 2003, and indicates the predominantly piecemeal nature of the approach to development across the site so far.

2.3 Since the Herefordshire Council proposals, only the Persimmon Homes development to the north east has been completed but a further SHLAA submission was made during the 2017 call for sites, this one for the kennels land adjacent to the Tanyard Lane field (no officer report yet available).

2.4 An outline planning application (ref. DS053359/O) made by Persimmon Homes in 2005, for residential and associated development (including linear park and site access) at Tanyard Lane was formally withdrawn on 4th October 2012. This had been described at withdrawal as 'Phase 1'.

2.5 At the former Paragon Laundry Works site to the north of Tanyard Lane, planning application ref. DS033198/F, for residential development, including demolition of existing buildings and associated site works, was withdrawn on 20th November 2004, though demolition has subsequently taken place. The southern part of this land was the site of a sawmill. (This is not part of the overall site. It is mentioned solely because it may be possible in the future to secure access to the Tanyard Lane field through this site, subject to clarification of the ownership of this stretch of the lane.)

2.6 A cycle/footpath, associated with the Persimmon Homes Chasewood View residential development (permission ref. DCSE/2008/0095/F, granted 3rd February 2010) to the east of the Broadmeadows/Tanyard Lane site, was also proposed (102273/F) through the Laundry Works site. This application was withdrawn in December 2011. Details of the cycle/footpath were discharged on 22nd June 2012 but there is no evidence that this has been built out. In 2018, an application was made to remove the condition. The outcome of this is not known.

2.7 The Broadmeadows area of the site (Land at Over Ross Street) was the subject of an application (ref. P132028/F) for the demolition of existing buildings and erection of a class A1 foodstore (Tesco), along with change of use of the Over Ross Garage Showroom to sui generis. The application was refused on 16th July 2014. Reasons for refusal included adverse impact upon the Town Centre and Conservation Area, loss of employment land and the proposal's location within a groundwater Source Protection Zone 2 area. (The Overross Garage site has now been sold separately.)

2.8 The area of land below the Ashburton Estate was not included in the area of SHLAA site W461 as above but it was assessed separately. As suggested, flooding and water issues were raised in the assessment as well as potential historic landscape implications. The conclusion of the assessment was that housing could not be developed unless flooding had been addressed, though employment uses could be considered.

2.9 The caravan park has a long established use. There is no known and relevant planning history for the two parts of King's Acre.

3 Visual Qualities

3.1 The King's Acre land is flat, though there is a slight rise (out of the flood zone) to the upper area. The poor visual quality of the upper car park in particular creates a low quality arrival to the (almost immediately) adjacent town centre and hence to the Conservation

Area. Just to the north, along Ledbury Road, is the Plough Inn, an historically important building. A brook runs along the northern edge of the lower car park but it is barely visible behind shrubs except at the far west. There is very limited greenery on the King's Acre part of the site.

3.2 The core Broadmeadows area of the site is largely flat. The old railway embankment has recently been flattened, exacerbated the problem of the very low visual quality of the back of the Morrison's store as seen from from the main site. There is a large group of trees and shrubs at the very west of the Broadmeadows area adjacent to King's Acre. Along the north west edge of the Broadmeadows area there is a strong line of trees and hedges in the gardens that back onto the site from Brookmead and Rudhall Meadow. This line also becomes a line of intermittent trees and hedges all along the Rudhall Brook out to the A40 and beyond.

3.3 The caravan park land is also almost flat (if slightly higher than Broadmeadows), as is the open space/ponds area to the south and then the Ashburton land. The land then slopes up steeply to the south to the Ashburton Estate. There are a few trees on the caravan park itself.

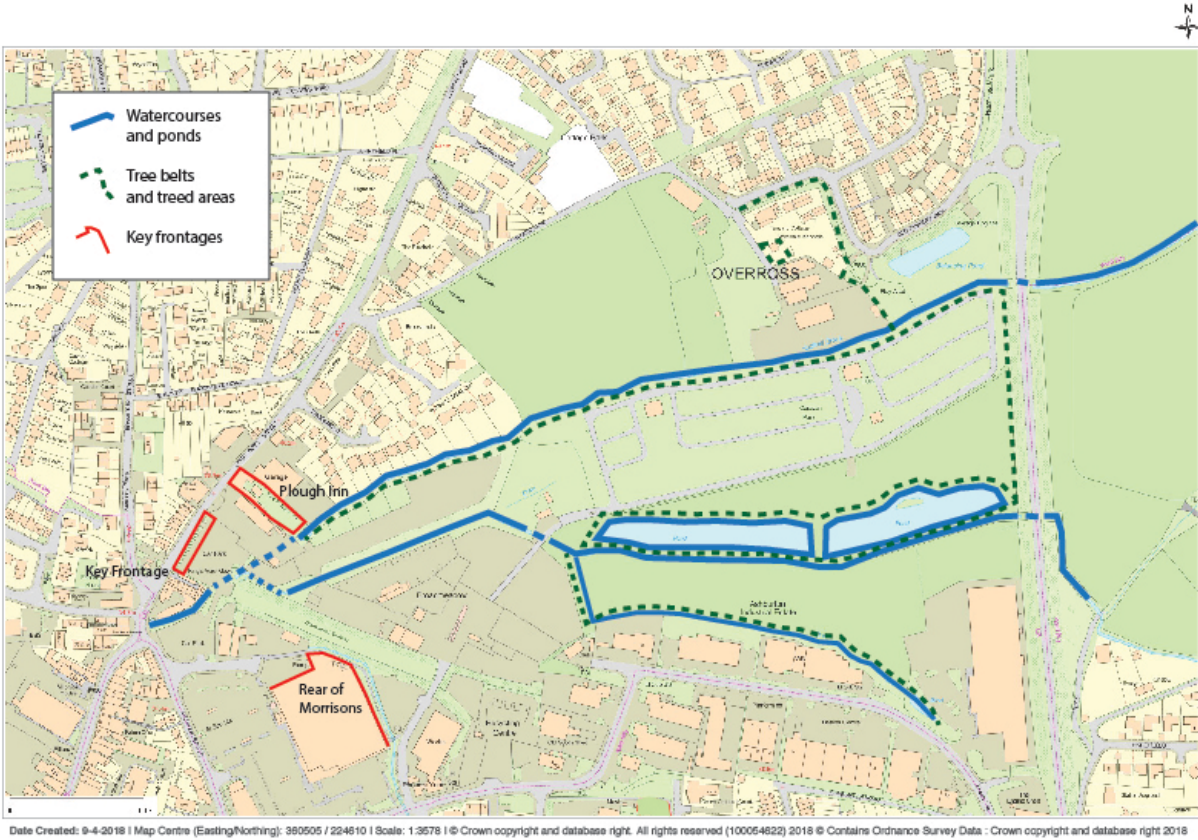
3.4 All of the Tanyard area slopes gently up from the Rudhall Brook. Apart from the tree line along the brook to the south, the main field is very open with minimal hedges around it. The developed area to the east (kennels etc.) contains a few significant trees.

3.5 In the open space area, there is a strong line of hedges and trees alongside the two other stream courses and the extensive tree cover to the green area with the ponds forms an important backcloth looking east from the site.

3.6 The Ashburton land has a reasonable quality hedge and tree line along its border with the industrial estate.

3.7 In addition to the kennels, there are a number of industrial/agricultural buildings at the eastern end of the Tanyard area (one being Meadex) but none to the west on or by the car park areas. Much but not all of the Broadmeadows area contains a number of visually poor and often constructionally poor, and poorly maintained sheds, but the main visual impact is created by the large numbers of parked coaches and vans and a considerable amount of what appears to be dumped and unused material. During four winter months the caravan site is closed and empty of all but the facilities blocks; when full in summer this appearance changes considerably with many caravans and tents.

Map 4: Key Features



4 Access Issues

4.1 There is good road access at present into the two King's Acre car parks. Extending road access from the King's Acre upper car park into the western part of Broadmeadows is technically possible but it would result in the loss of a number of significant trees.

4.2 Access into Broadmeadows is at present solely along the road by the side of the Morrison's store. This is also currently the only (and extremely poor quality) vehicular access to the caravan park. The earlier Tesco proposals suggested an additional road access to the Broadmeadows area via the stub road at the west of the Ashburton Industrial Estate road. This is at a slightly higher level than the main site but access is certainly possible.

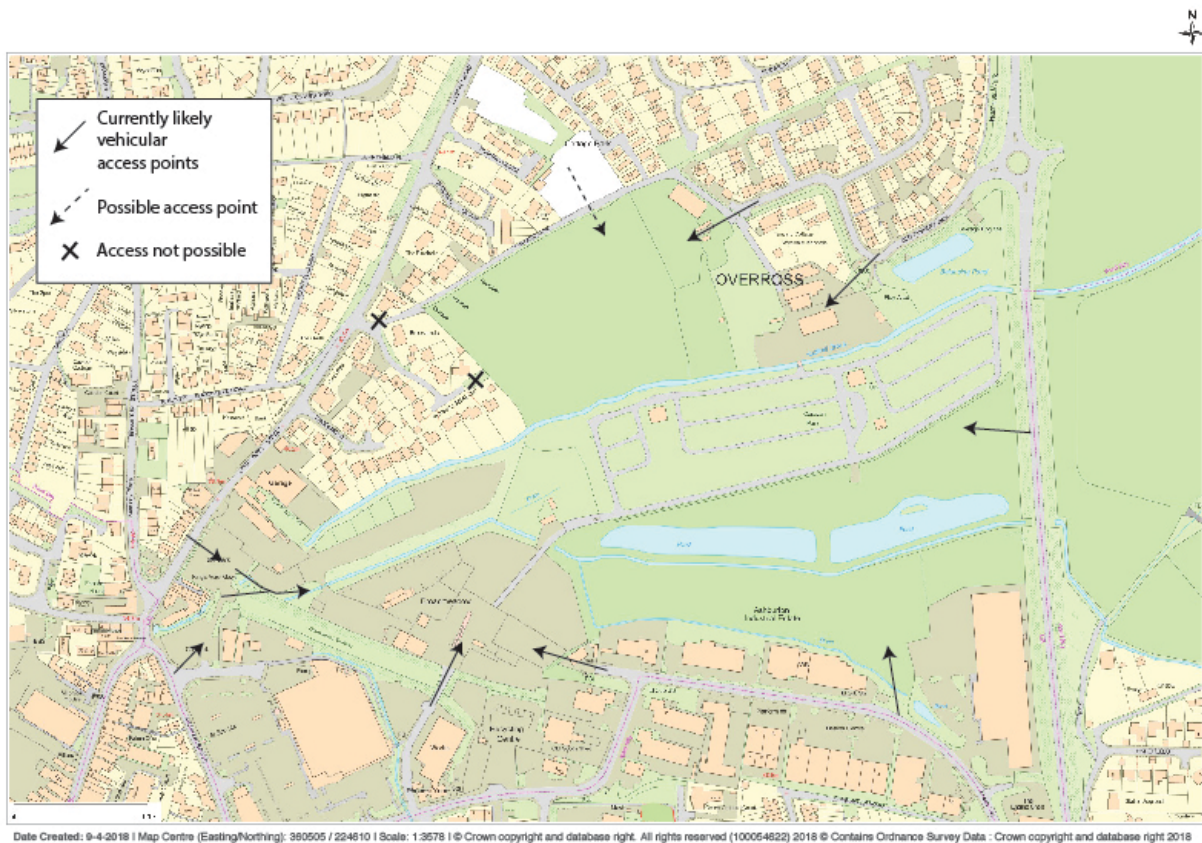
4.3 Tanyard Lane itself is too constricted to be used as a site access for new traffic and its ownership is currently unknown. The layout of the completed Persimmon housing scheme to the east of the Tanyard area includes a cul-de-sac that could, in principle, be used to access that area, subject to being able to cross Tanyard Lane (though this stretch is in known ownership), as well as possible access via a lower road. A proposal had previously been put forward (as above) to develop the former laundry and sawmills site on Ledbury Road for housing and perhaps to include a road through to create a secondary road access to the Tanyard Lane part of the site (as above, subject to being able to cross Tanyard Lane).

4.4 At present there is no road access to the caravan park area directly off the A40 at the east although this was supported in principle by a Herefordshire Council Highways officer. Work is also underway at Herefordshire Council that may change the status of the A40 at this point.

4.5 Access into the Ashburton area is possible either via the stub road noted above or off the Ashburton Estate Road at the very south east of the site

4.6 There is at present a public footpath that connects from west to east through the green/ponds area, using the road by Morrison's, but it is of very poor quality across the Broadmeadows area. Apart from this, there is no current pedestrian access straight into the town centre, to the housing area to the north or to the industrial estate. Pedestrian access through the former laundry site, if developed, could provide a pedestrian link north, including to John Kyrle High School. Improved road access could also add further links.

Map 5: Access Summary



5 Technical Information

5.1 In relation to Broadmeadows, the following useful information can be gleaned from the earlier Tesco application about technical aspects related to any development:

- Flooding is the key issue. This was dealt with in the Tesco application by channeling all streams together and raising all building datum levels.
- Some contamination was regarded as very likely but only in certain areas. No on-site testing was done and the issue was regarded as minor and potentially addressable.
- The location of the site within a groundwater Source Protection Zone 2 area was highlighted amongst the reasons for refusal, although the technical reports suggested that this could in principle be addressed successfully.
- There were very few ecological issues for the main site other than those linked to the streams but mention was made of wildlife in the adjacent areas, notably the green area with the ponds to the east.
- Water quality, noise and air quality were not regarded as significant issues.

5.2 In relation to the Tanyard area, the following useful information can be gleaned from the earlier Persimmon application about technical aspects related to any development:

- There is likely to be contamination from the site of the old tannery at the south east of the main field, and in adjacent areas.
- There is a possibility of contamination from previous and current uses on parts of the developed area to the east of the main field.
- There are understood to be some underground storage tanks at the south east corner of the site, perhaps also some asbestos in older buildings in that area.
- No significant ecological issues were identified.

5.3 Remediation work on the Tanyard field has been completed in relation to contamination from the old laundry site to the north, though this has not yet (February 2019) been signed off by professional officers.

6 Planning Aspirations

6.1 This large area is not mentioned in any current Herefordshire Council strategic planning documents; the only mentions being in SHLAA assessments. The only guidance received (from officers) during the preparation of the Neighbourhood Plan was that the Broadmeadows area would best be developed as a mixed development project, Tanyard probably as housing. None of it is currently considered appropriate for retail, as per the refusal of the Tesco application, though no recent retail assessment has been produced. (The above guidance was received before the overall site included the caravan park and the Ashburton area.)