

ROSS-ON-WYE NEIGHBOURHOOD DEVELOPMENT PLAN

**Local Green Spaces Report
Submission Version 2019**

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Appendices

Appendix 1: Copy of Local Green Space item placed in local newspaper

Appendix 2: Copy of the template form and example accompanying cover letter sent to residents near to potential Local Green Spaces

Appendix 3: Example of notification letter sent to landowners

Appendix 4: Full schedule of responses from landowners.

1. Introduction

The Local Green Space (LGS) designation was introduced in national planning policy, as part of the Government's commitment to promoting healthy and safe communities (NPPF, 2018, Section 8, para. 99-101). Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them. Once a site is designated as a Local Green Space, it is protected against inappropriate development except in 'very special circumstances' (para. 143).

The designation of Local Green Space must be complementary to the objectives of sustainable development, and to sufficient investment in homes, jobs and other essential services. It must also be consistent with national and local Green Belt policy.

National policy states that blanket designation of all green space is not appropriate. For a Local Green Space to be eligible for designation, it must be:

- In reasonable proximity to the community which it serves;
- Demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife, and
- Local in character and not an extensive tract of land.

Proposed designations must be supported by evidence that the green area is special to the community.

National planning policy and guidance (Section 8 of the NPPF, and paragraphs 005-022 of National Planning Practice Guidance) identifies a number of specific exceptions where designating Local Green Space is not appropriate:

- **Education sites:** The NPPF (para. 94) places great weight on the importance of ensuring a sufficient number of school places is available to meet the needs of existing and new communities, and therefore on the need to create, alter or expand schools. Because of this, it is very unlikely that green spaces within school grounds, including playing fields, are suitable for Local Green Space designation.
- **Highway land/verges:** Land adjoining highways may need to be utilised or reconfigured for highway works, and is often subject to permitted development rights for this, making it unsuitable for designation,
- **Sites with planning permission:** A green space within a site with extant planning permission cannot be designated until the development is complete.

Some open spaces are already protected by other designations such as Site of Special Scientific Interest (SSSI), or Area of Outstanding Natural Beauty (AONB) etc. If this is the case, consideration should be given to whether any additional local benefit would be gained by designation as a Local Green Space. For sites such as this, the added value of Local Green Space designation needs to be demonstrated over and above the existing designation.

2. Process

The process undertaken to date, to identify Local Green Spaces for designation in the Ross-on-Wye Neighbourhood Development Plan, is outlined below:

Stage	Explanation	Notes
Initial List [During 2016]	NDP steering group put together initial list of potential LGS based upon their own judgments and feedback from consultation events.	Sites on this initial list are included in this report (other than those patently failing to meet national criteria).
Local community consultation and evidence collection [During 2016]	Item placed in local newspaper / website, covering a drop-in session during which people discussed and suggested potential LGS. Letters sent to those living in the vicinity of potential LGS, together with a form to fill in to ask for comments and statements of support or otherwise.	See Appendix 1 for a copy of the item placed in local newspaper. See Appendix 2 for a copy of the template form and accompanying cover letter sent to nearby residents.
Assessment of responses [During 2016]	All responses were analysed, and recommendations were then made as to which nominations were demonstrably special and why.	
Additional LGS nominations and evidence collection [Early 2017]	Additional LGS were identified by the community and considered for designation against the same criteria. Further evidence collected to determine level of local support for designation.	
Shortlisting [July 2017]	Shortlist of potential LGS made, and site visits undertaken.	
Landowners notified [26 th July 2017]	Landowners of the shortlisted LGS were formally notified in writing, and asked to comment.	See Appendix 3 for copy of template letter send to landowners. See Appendix 4 for full schedule of responses from landowners.
Regulation 14 Consultation [November - December 2018]	List of recommended LGS produced for inclusion in Regulation 14 consultation. Landowners of recommended Local Green Spaces were contacted again and asked for comment.	See Appendix 4 which also includes responses from landowners made during Regulation 14 consultation.
Submission to Herefordshire Council (2019)		

What follows is a collation and summary of the evidence received for each nominated space, together with an assessment of each against the criteria set out in paragraphs 99-101 of the NPPF.

3. Summary of Recommendations


The table below provides a brief summary of recommendations based on the information and evidence gathered. The colour coding system described below is also used throughout Section 4.

Key


	Do not designate as a Local Green Space
	Recommended for Local Green Space designation

Site No.	Site Name	Recommendation
LGS1	Bluebell / Primrose Close	Recommended for LGS designation
LGS2	Cleeve Orchard	Recommended for LGS designation
LGS3	Deanhill Park	Recommended for LGS designation
LGS4	Roman Way Park	Recommended for LGS designation
LGS5	Falaise Close	Recommended for LGS designation
LGS6	Duxmere Drive	Recommended for LGS designation
LGS7	Mayhill Playground	Do not designate
LGS8	Land to the north of A40, Greytree	Do not designate
LGS9	Merrivale Lane	Do not designate
LGS10	Stoney Stile	Do not designate
LGS11	Fernbank Road	Do not designate
LGS12	Redwood Close	Do not designate
LGS13	Land at Eastfield Road	Do not designate
LGS14	Merrivale Crescent / Lakeside Drive	Do not designate


4. Full Assessment & Summary of Evidence

LGS1 Bluebell / Primrose Close - Key Information	
Site name	Bluebell / Primrose Close
Site number	LGS1
Landowner	Herefordshire Council
Description of green space	Irregular shaped open grass area space, with clear footpaths traversing the site.
Planning context	AONB
Map	
LGS1 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Site is close to residential development.
2. Local in character and not an extensive tract of land	Well contained site.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>11 responses received in support.</p> <p>Beauty and tranquility</p> <ul style="list-style-type: none"> • A quiet area for people to sit and relax, valuable space amongst its built up surroundings and the nearby A40. <p>Landscape value</p> <ul style="list-style-type: none"> • Views of St Mary's Church; • Enables views across to Brecon Beacons and Black Hills. <p>Recreational value</p> <ul style="list-style-type: none"> • Extremely popular with dog walkers; • Children often play here, provides a valuable safe play space away from traffic;

	<ul style="list-style-type: none"> • Important area for socialising and meeting people. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • Birds, bats, mice, shrews, butterflies, birds of prey all spotted.
LGS1 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017.
Landowner support / objection	Herefordshire Council support designation (email received 11 th September 2017) and suggested extending boundary to include the footpath to Honeysuckle / Orchid Close as shown on the map above.
Recommendation	Designate as a Local Green Space in the Ross-on-Wye NDP.
What other protection does the NDP offer?	The space is also identified as part of the green infrastructure network.

LGS2 Cleeve Orchard - Key Information	
Site name	Cleeve Orchard
Site number	LGS2
Landowner	Private Owners: Samuel John Pearson, Andrew Seymour Pearson and Rebecca Mary Wambeek
Description of green space	Working orchard – apple and pear cropping. Public footpath runs west to east across the side.
Planning context	AONB
Map	
LGS2 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	The site is immediately north east of residential development on Cleeve Lane.
2. Local in character and not an extensive tract of land	Adjacent to open fields.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>22 responses received; 21 in full support and 1 in support with reservations. As this site is not within any clear community, the evidence is also partly reliant on informal commentary from a number of dog walkers.</p> <p>Beauty and tranquility</p> <ul style="list-style-type: none"> • Beautiful and historic orchard which changes with the seasons; beautiful when the trees are flowering as well as in the autumn when the mistletoe greens; 'the prettiest walk in Ross'; • Typical of old Herefordshire orchards; • A special green space and haven which is tranquil, peaceful and uplifting to be in; a lovely space to unwind • Adjacent to John Kyrle Walk; • Quiet spot where only significant sound is birdsong.


	<p>Historic Significance</p> <ul style="list-style-type: none"> • Old Bulmer orchard; • Cider production is an important part of Hereford's history • and identity. As the last working orchard in Ross, it holds a rare significance that should be protected. <p>Community and recreational value</p> <ul style="list-style-type: none"> • Well used by walkers and dog walkers. PROW-ZK22 runs across the orchard. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • The site is popular with birdwatchers and subject of a regular bird survey. 57 bird species identified in most recent survey; • Little Owls nesting; • Local suggestions that bats and amphibians can be found in the old barn and seasonal pond; • Badgers and foxes spotted; • Rabbits spotted at dusk; • Important habitat for bees and butterflies.
LGS2 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017.
Landowner support / objection	Landowner objections received 4 th , 5 th and 6 th September 2017. Objections also received during Regulation 14 consultation 14 th and 17 th December 2018 - see Appendix 4.
Recommendation	Designate as a Local Green Space in the Ross-on-Wye NDP.
What other protection does the NDP offer?	The Orchard is also identified as part of the green infrastructure network.

LGS3 Deanhill Park - Key Information	
Site name	Deanhill Park
Site number	LGS3
Landowner	Ross-on-Wye Town Council
Description of green space	Children's playground with play equipment. Open grass and mature trees.
Planning context	AONB
Map	
LGS3 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	The park is in a town centre location, immediately south of Ross- on-Wye Community Hospital, with residential development to the south.
2. Local in character and not an extensive tract of land	The site is clearly bounded and not an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>18 responses received in support.</p> <p>Beauty and Tranquillity</p> <ul style="list-style-type: none"> • Very beautiful, well kept and clean park; • Beautiful trees that change with the seasons and a great place to be in; • Peaceful – a great place to just sit and take in the quietness; • The greenery promotes restfulness and helps bring tranquillity to the area; • The park is peaceful by evening when you can hear the birds and the wind in the trees. <p>Landscape value</p> <ul style="list-style-type: none"> • Great view to the park from Kent Avenue and Alton Street; • The park is made even more special by its view of the church spire.

	<p>Historic Significance</p> <ul style="list-style-type: none"> ● Councillor Joyce Thomas fought to transform the area from a former allotment for the original hospital (opposite the site) into a park for the public to use after the closure of the old hospital facility. Local people donated trees and they remain as memories of former residents. <p>Recreational and community value</p> <ul style="list-style-type: none"> ● Well used and popular with children – one respondent cited their children's almost daily use of the park, another the play area's almost constant use; ● Exciting and innovative children's play area; ● Used by many people; tourists, residents, workers on lunch breaks, local playgroups, families. ● The park is a resource, a 'shared back garden' for the whole community. <p>Richness of wildlife</p> <ul style="list-style-type: none"> ● Variety of birdlife; owls, nuthatch, great spotted woodpecker, ducks, buzzard and tawny owl. A choir of birdsong. ● Hedgehog, badger, shrew, mice and squirrels seen.
LGS3 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017
Landowner support / objection	Landowner supports designation, email received 12 th September 2017.
Recommendation	Designate as a Local Green Space in the Ross-on-Wye NDP.
What other protection does the NDP offer?	The park is also identified as part of the green infrastructure network

LGS4 Roman Way Park - Key Information	
Site name	Roman Way Park
Site number	LGS4
Landowner	Herefordshire Council
Description of green space	Formal children's play area, play equipment to the east of the site and playing field to the west.
Planning context	AONB
Map	
LGS4 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Adjacent to residential properties to the south.
2. Local in character and not an extensive tract of land	Site is well contained but bounded by open countryside to the north.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>11 responses received in support.</p> <p>Beauty and landscape value</p> <ul style="list-style-type: none"> • The space allows for views northwards across the countryside. The park's edge-of-countryside setting contributes to its beauty; • The park is a valuable buffer space between housing and Archenfield Road; • Beautiful mature trees within the park, lovely selection of recently planted trees, blossom in the spring. <p>Recreational value</p> <ul style="list-style-type: none"> • Valuable children's play area, essential for children's health and wellbeing; • Families visit the site in their car, indicating the importance of this specific green space; • Provides safe space for children to play, preventing them from playing on roads etc.;


	<ul style="list-style-type: none"> • A well used meeting place for both parents and children; • Activities include: dog walking, picnics, football, kite flying, holiday activity sessions. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • Foxes, hedgehogs, bats and birdlife (including sparrowhawk, owl, thrush, house martin, pheasant and swift) seen regularly on site; • Mature trees, hedges and wild flowers.
LGS4 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017.
Landowner support / objection	Herefordshire Council object to designation of whole site and suggest 25% of land should be designated.
Recommendation	Designate as a Local Green Space in the Ross-on-Wye NDP.
What other protection does the NDP offer?	<p>The park is also identified as part of the green infrastructure network.</p> <p>The play space is also identified on the Playgrounds & Allotments map (see Play Report).</p>

LGS5 Falaise Close - Key Information	
Site name	Falaise Close
Site number	LGS5
Landowner	Herefordshire Council
Description of green space	Open grass area at the rear of residential properties. Goal posts.
Planning context	AONB
Map	
LGS5 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Surrounded by residential properties on all sides.
2. Local in character and not an extensive tract of land	Clearly bounded and not an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>7 responses received in support.</p> <p>Tranquility</p> <ul style="list-style-type: none"> Provides a green space amongst a built up area; Located away from cars, the space has a feeling of peacefulness; No dogs allowed' aspect adds to feeling of tranquility. <p>Recreational value</p> <ul style="list-style-type: none"> Important, well used and safe space for children to play in; Used by families and people of all ages – picnics, ball games, running, general play space. <p>Richness of wildlife</p>

	<ul style="list-style-type: none"> • Variety of wildlife seen, including frogs, bats, birdlife (hawk, pheasant, starling, long tail tit), badgers; • Mature silver birch trees.
LGS5 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017.
Landowner support / objection	Herefordshire Council support designation, email received 11 th September 2017.
Recommendation	Designate as a Local Green Space in the Ross-on-Wye NDP.
What other protection does the NDP offer?	The space is also identified as part of the green infrastructure network.

LGS6 Duxmere Drive - Key Information	
Site name	Duxmere Drive
Site number	LGS6
Landowner	Herefordshire Council
Description of green space	Open grass with mature trees.
Planning context	AONB
Map	
LGS6 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	The site is surrounded by residential development.
2. Local in character and not an extensive tract of land	The site is well bounded and not an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>8 responses received in support.</p> <p>Beauty and tranquility</p> <ul style="list-style-type: none"> • Old established trees, which change with the seasons 'wonderful to behold'. These trees are also visible from afar; • An area of peace and calm amongst an otherwise busy estate; • Valuable for bringing a sense of the countryside into the town, beneficial for everyone. <p>Recreational value</p> <ul style="list-style-type: none"> • Well used and loved by dog walkers; • Good space for children to play and learn. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • Bats have been sighted swooping across the area; • Haven for birdlife;

	<ul style="list-style-type: none"> • Badger, rabbit, fox, squirrel and hedgehog all seen in the area. <p>Historic Significance</p> <ul style="list-style-type: none"> • Standing Stone in field.
LGS6 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017.
Landowner support / objection	Herefordshire Council support designation, email received 11 th September 2017.
Recommendation	Designate as a Local Green Space in the Ross-on-Wye NDP.
What other protection does the NDP offer?	The space is also indentified as part of the Green Infrastructure network.


LGS7 Mayhill Playground - Key Information	
Site name	Mayhill Playground
Site number	LGS7
Landowner	Unknown
Description of green space	Formal children's play area located at the rear of residential properties on Mayhill, Springfield, Brampton and Wallhouse Road.
Planning context	AONB
Map	
LGS7 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Immediately to the rear of residential properties at all boundaries.
2. Local in character and not an extensive tract of land	Clearly bounded site, not an extensive tract of land. Only accessible via one pedestrian path off Mayhill Road to the east.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>3 responses received in support.</p> <p>Tranquillity</p> <ul style="list-style-type: none"> The space provides and supports the community to feel that they are not living 'on top' of each other; Peaceful backdrop to gardens. <p>Recreational value</p> <ul style="list-style-type: none"> Used by young people in better weather, although the area is shielded from public view, making adult supervision difficult. Concerns over safety. <p>Richness of wildlife</p> <ul style="list-style-type: none"> Swarms of bees seen; The area is in the flight path of bats.
LGS7 Landowner Consultation and NDP Recommendation	

Landowner consultation	N/A
Landowner support / objection	N/A
Recommendation	Do not designate – the space is not evidenced as demonstrably special to the community.
What other protection does the NDP offer?	<p>The playground is identified as part of the green infrastructure network.</p> <p>The play space is also identified on the Playgrounds & Allotments map (see Play Report).</p>


LGS8 Land to the north of A40, Greytrees - Key Information	
Site name	Land to the north of A40, Greytrees
Site number	LGS8
Landowner	Private owner: Stanley Peter Little, Helen Elizabeth James and David John Little
Description of green space	Linear strip of open grassed land adjacent to A40, used for animal grazing – recently granted grazing license. Not publically accessible, but there are views into the site.
Planning context	AONB. A planning application (Ref. S121045/F) for 14 dwellings on the east end of the site was refused in April 2012 due to its potential negative impact on the AONB.
Map	
LGS8 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	The site is bounded by residential development to the north, and the A40 and further residential development to the south.
2. Local in character and not an extensive tract of land	Well contained site.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>21 responses received in support.</p> <p>Landscape value</p> <ul style="list-style-type: none"> • Green buffer between A40 and residential properties to the north; the space plays an important role in reducing negative noise and air pollution associated with the adjacent highway. This is ever more relevant as the A40 continues to get busier; • Important to the rural and open character of Ross – this is a defining feature of the neighbourhood; • Key view into the space from the top of Greytrees Hill;

	<ul style="list-style-type: none"> The site is visible in views from the west, across the valley, including views from Peterstow (almost 3km away) and from the A49 when heading south. <p>Historic Significance</p> <ul style="list-style-type: none"> Greytree, and the open space within it, is one of the last few remaining Hundreds of Hereford as listed in the Domesday Book. The site forms the boundary of a designated Local Geological Site, Overross Cliff (which exposes the Lower Devonian Brownstones Formation). <p>Community and recreational value</p> <ul style="list-style-type: none"> It is noted that there is no PROW across the site, however community evidence states that the area is well used by walkers, rambles, dog walkers – providing opportunity to encounter, meet and talk with neighbours, creating and maintaining a sense of community in the Greytree area. Part of Wye Valley Walk footpath; Important to Greytree specifically as there is a lack of open space elsewhere in the area; Helps to define Greytree in relation to the rest of Ross; Contributes to the AONB setting, an existing designation which the community is proud of; In contributing to rural feel of the area, the space has an instant calming effect, having a positive impact on mental health of residents. <p>Richness of wildlife</p> <ul style="list-style-type: none"> The local community report sightings of slow worms, hedgehogs, buzzards, pheasants, deer, crickets, butterflies and newts, badgers, foxes, field mice, bats, variety of flora (broad-leaf dock, ribwort plantain, red and white clover, yarrow, snowdrops); Land is used for grazing livestock sheep, horses etc., and a smallholding has recently been set up on the site by a small group of local residents.
LGS8 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017.
Landowner support / objection	Landowner objection received 12 th August 2017, and associated developer objection received 8 th August 2017.
Recommendation	<p>Do not designate. Whilst the space received a number of responses in support from the local community, there is insufficient evidence to justify its designation:</p> <ul style="list-style-type: none"> The space is not open for public use; The area is already protected as part of the AONB; local green space designation would not


	add further protection above what is there already.
What other protection does the NDP offer?	The area is identified as part of the green infrastructure network.

LGS9 Merrivale Lane - Key Information	
Site name	Merrivale Lane
Site number	LGS9
Landowner	Unknown
Description of green space	Open paddock within grounds of cottage – not publically accessible. Paddock used for horse grazing.
Planning context	AONB Community evidence suggests planning permission was refused here due to historic significance, however there is no evidence of this online.
Map	
LGS9 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	The site is in a central area of Ross and surrounded by residential development.
2. Local in character and not an extensive tract of land	Clearly bounded site, not an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	13 responses received in support. Visual Amenity <ul style="list-style-type: none"> • Mature trees within site and along roadside boundary; • Scenic views that change with the seasons, highly valued; • The open green space provides relief from built up nature of its surroundings. Tranquillity <ul style="list-style-type: none"> • The land acts as an important buffer between buildings and area; • Valuable peaceful, undeveloped land amongst housing; • It is a quiet spot on what can be a busy road.


	<p>Recreational value</p> <ul style="list-style-type: none"> • Horses in paddock provide point of interest on Merrivale Lane; • Occasional horse riding lessons. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • Mature trees and hedgerows, haven for wildflowers, berries, insects, mistletoe; • Variety of birdlife including buzzards, woodpeckers; • Dormice, small insects, badgers, foxes.
LGS9 Landowner Consultation and NDP Recommendation	
Landowner consultation	<p>A letter was sent to the Old Orchard on 26th July 2017.</p> <p>As it was uncertain if the landowner had received the letter, a site notice was displayed in situ from 1st August 2017.</p>
Landowner support / objection	Landowner objection received 6 th September 2017.
Recommendation	Do not designate – whilst the land is clearly valued by local people, and contributes positively to character, there is insufficient evidence that it is demonstrably special.
What other protection does the NDP offer?	N/A

LGS10 Stoney Stile- Key Information	
Site name	Stoney Stile
Site number	LGS10
Landowner	Private owner: John Robin Holland Davies
Description of green space	Open grass with footpath across the site.
Planning context	The site was put forward for housing development in the 2011 SHLAA.
Map	
LGS10 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Adjacent to residential development to the south, west and east.
2. Local in character and not an extensive tract of land	Edge of settlement. Bounded to the north by hedgerow - part of an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>20 responses received in support.</p> <p>Beauty and tranquility</p> <ul style="list-style-type: none"> • Uninterrupted views to the John Kyrle Walk, beautiful views for those who look out on the area; • Amazing mass of different wild flowers during the summer; • The green space provides a fantastic view of all the seasons as they happen; • A welcome respite from heavy traffic on Archenfield Road; • Nearby residents use the footpath through the site as a tranquil route over the traffic-heavy route via Archenfield Road; • The site is well used and so it is looked after and well maintained; • A quiet, pleasant open space.


	<p>Historical Significance</p> <ul style="list-style-type: none"> • Part of John Kyrle's legacy. <p>Recreational value</p> <ul style="list-style-type: none"> • Used as a walkway to and from Ashfield Park School; • Well connected to Ashfield Park Avenue footpath. Together with the footpath through the site, this provides a practically traffic free walk to St Mary's Church and into town; • Many use the site as a starting point for the John Kyrle Walk; • Well used by dog and other walkers. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • Wildflowers, variety of insects; • Rich in birdlife including hawk, buzzard, pheasant, owl, kestrel, starling groups, woodpecker; • Bats often seen in evenings; • Badgers, foxes and stoats spotted; • Mature hedgerows supporting blackberries.
LGS10 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 2 nd August 2017
Landowner support / objection	Landowner objection received 11 th September 2017.
Recommendation	Do not designate, as the land forms part of an extensive tract of land. The NDP is proposing allocating the site for housing and public open space.
What other protection does the NDP offer?	The NDP allocates the site for a small amount of housing, with the remainder of the site being dedicated allotments / open space.

LGS11 Fernbank Road- Key Information	
Site name	Fernbank Road
Site number	LGS11
Landowner	Private owner: Frances Elizabeth Okell
Description of green space	Open paddock used for horse grazing.
Planning context	AONB
Map	
LGS11 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Less than 1 mile from Ross town centre, surrounded by residential development.
2. Local in character and not an extensive tract of land	Well contained site which is not an extensive tract of land.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>7 responses received in support, 1 against.</p> <p>Beauty and tranquility</p> <ul style="list-style-type: none"> Horses are usually grazing here, providing a point of interest; The site contributes to the overall feeling of a quiet country environment, despite its location so close to the centre of town; Allows an enhanced view of Chase Hill; The field reflects the changing seasons (eg. idyllic buttercups in the spring); A 'lung' of openness, fresh air and light amongst the built environment; An essential part of the overall ambiance and tranquility of the area. <p>Recreational value</p> <ul style="list-style-type: none"> The site is used for horse riding and stabling, although privately owned and cannot be accessed by the public;


	<ul style="list-style-type: none"> • The site is pleasant to walk by for those accessing footpaths around Chase Hill and further afield; • Horses attract families and children to the site. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • Variety of bird species as well as bats seen on site (swift, wagtail, mallard duck, woodpecker, pheasant, thrush, wren, barn owl seen in the area).
LGS11 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017
Landowner support / objection	Landowner objection received 28 th August 2017, agent objection received 24 th July 2017.
Recommendation	Do not designate – whilst the land is clearly valued by local people, and contributes positively to character, there is insufficient evidence that it is demonstrably special.
What other protection does the NDP offer?	N/A

LGS12 Redwood Close - Key Information	
Site name	Redwood Close
Site number	LGS12
Landowner	Herefordshire Council
Description of green space	Open grass, well maintained local play area.
Planning context	AONB
Map	
LGS12 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Adjacent to residential properties to the east, north and west.
2. Local in character and not an extensive tract of land	Bounded by open countryside to the south
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>6 responses received in support.</p> <p>Beauty and tranquility</p> <ul style="list-style-type: none"> • An attractive area, particularly when the sun sets; • Quiet area which is next to open countryside; • Peaceful space. <p>Community and recreational value</p> <ul style="list-style-type: none"> • Play area, children often play football • Popular with dog walkers; • Provides opportunity for local people to meet other members of the community. Families often meet up and play together here. <p>Richness of wildlife</p> <ul style="list-style-type: none"> • Mature trees (Oak, Maple, Silver Birch, Chestnut) and hedge, attracting variety of birds and insects; • Bats;

	<ul style="list-style-type: none"> • Birds (woodpecker, owl).
LGS12 Landowner Consultation and NDP Recommendation	
Landowner consultation	Landowner notified in writing 26 th July 2017
Landowner support / objection	Herefordshire Council object to designation, email received 11 th September 2017.
Recommendation	Do not designate – the space is not evidenced as demonstrably special to the community.
What other protection does the NDP offer?	The space is identified as part of the green infrastructure network.

LGS13 Land at Eastfield Road - Key Information	
Site name	Land at Eastfield Road
Site number	LGS13
Landowner	Unknown, though known to be complex
Description of green space	Rectangular open space either side of track at the north of Eastfield Road – grass and mature Lime trees.
Planning context	AONB
Map	
LGS13 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Residential properties surround the site.
2. Local in character and not an extensive tract of land	The site is surrounded by residential development and so has clear boundaries.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>11 responses received in support.</p> <p>Beauty and tranquility</p> <ul style="list-style-type: none"> • The area encourages flora and fauna and so brings tranquility; • The line of mature trees is a real feature of the area which is stunning in the summer • Quiet and peaceful area, welcome amongst residential properties; • Quiet and car-free walkway is very valuable and helps to calm shoppers and workers. <p>Community and recreational value</p> <ul style="list-style-type: none"> • A well used shortcut linking the church, local doctors surgery, and town centre; • Used by children as a walkway and casual play area en route to school. Valuable space for children to play away from the road; • Well used by dog walkers.

	<p>Richness of wildlife</p> <ul style="list-style-type: none"> • Line of mature Lime Trees that run between The Avenue and Eastfield Road. The trees attract birds throughout the year (woodpecker, owls, gold finch, longtail tit, blackbird and robin); • Bats sighted in the area during summer; • Bees seen pollinating flowers in the area; • Squirrels, badgers, frogs and foxes also sighted passing through.
LGS13 Landowner Consultation and NDP Recommendation	
Landowner consultation	N/A
Landowner support / objection	Part of the land is owned by No. 1 Eastfield Road, who object to designation of the area.
Recommendation	Do not designate. The nature of the site and the uncertain ownership makes any future development extremely unlikely. NPG – not designating linear spaces along footpaths. Of value but not special.
What other protection does the NDP offer?	N/A

LGS14 Land between Merrivale Crescent and Lakeside Drive - Key Information	
Site name	Land between Merrivale Crescent and Lakeside Drive
Site number	LGS14
Landowner	Unknown
Description of green space	Open grass and mature trees
Planning context	AONB
Map	
LGS14 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Surrounded by nearby residential development.
2. Local in character and not an extensive tract of land	Well contained land that is surrounded by development.
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	<p>1 response received in support. No strong community support.</p> <p>Beauty</p> <ul style="list-style-type: none"> • Mature trees home to squirrels and birds; • Integral part of the estate providing greenery. <p>Community and recreational value</p> <ul style="list-style-type: none"> • Used by the local community for local events, sometimes with road closure eg. street parties, barbeques, teas, carol singing etc; • Meeting place, with a bench.
LGS14 Landowner Consultation and NDP Recommendation	
Landowner consultation	N/A
Landowner support / objection	N/A

Recommendation	Do not designate, the space has not been shown to be demonstrably special to the local community.
What other protection does the NDP offer?	N/A

Appendix 1: Copy of Local Green Space item placed in local newspaper

Big steps forward for the Ross-on-Wye Neighbourhood Plan

Friday, 27 May 2016 by [Ross Gazette reporter](#) in [Community News](#)

0
Post a comment

Around 200 people – locals and visitors – called in to the recent 'Drop-in' sessions about the Ross-on-Wye Neighbourhood Plan. These took place under the Market Hall on Saturday, April 30th and at the River Festival on Sunday, May 1st, led by members of the local Steering Group and the consultants helping them.

Most people added to a remarkable list of issues the Plan might address and offered ideas to improve the town, especially the town centre. Some suggested their valued 'Local Green Spaces' (the Plan could protect these), others highlighted potential new housing sites (the Plan can determine these). Some even offered to help progress the Plan.

There is a Summary Report from the event, and the full report and a report of a smaller workshop and lots of other information, on the Ross Neighbourhood Plan website: www.rossplan.org.uk

The Plan can't tackle some of the issues, such as shop rents or dog mess, but it can do a considerable amount to tackle others to help revitalise the town centre – the key area that people wanted the Plan to focus on.

The next events will take place between June 2nd to June 10th in Ross Library and at the summer Carnival.

Melvin Reynolds, Chair of the Steering Group, told the Ross Gazette: "People may have listed lots of 'issues' but they clearly really like our town, so please let's get yet more people involved, yet more comments and yet more positive ideas."

Katie Lea, of consultants Place Studio, said: "People weren't sure what the drop-in was all about but, once they took a look, there was real enthusiasm about contributing to making Ross even better."



Related Articles

Appendix 2: Copy of the template form and example accompanying cover letter sent to residents near to potential Local Green Spaces

ROSS-ON-WYE TOWN COUNCIL

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

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

www.rosstc-herefordshire.gov.uk

Sarah Robson FILCM – Town Clerk

January 2017

Dear Ross resident,

I am writing as co-opted voluntary Chair of the Steering Group for the Ross-on-Wye Neighbourhood Plan. As part of our work in developing the Plan, local people have suggested to us some small areas of land that they think could benefit from being formally designated in the Plan as what are termed 'Local Green Spaces' (LGS).

The LGS so far proposed are at: Bluebell/Primrose Close, Cleeve Orchard, Duxmere Drive, Falaise Close, Fernbank Road (paddock), Greytree Road, Mayhill Road, Merrivale Lane (paddock), Redhill Road/Hawthorne Lane, Redwood Close, & Roman Way/Archenfield Road. In line with national guidelines, local questionnaires have been issued to all properties adjoining these areas. Note that there may be no current intention to develop any of the identified sites.

Additional suggestions are welcome by 24th February, but in order to satisfy the rigorous legal process to designate a LGS, we first of all need to know the views of those who value a site because community support is essential. According to the law, sites must be "*demonstrably special to a local community and hold a particular local significance*". That significance is about whether a site is:

- Beautiful (as local people see that).
- Historically significant (which can be in terms of very local history).
- Valuable for recreation (anything from formal or informal play to dog walking).
- Tranquil (mostly quiet).
- Rich in or important for wildlife (not necessarily on the site but using it, e.g. bats).

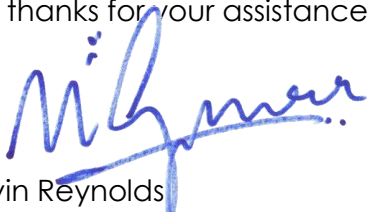
Please let us know, by filling in and returning the form attached for each site, if it meets – for you - any of the five criteria. If you and others value it highly, we then have to contact the landowner, who has the right to object to the designation. This then all gets resolved by the independent Examiner who will eventually get to report on the Neighbourhood Plan, so the strength of local evidence is crucial.

If you know other people who wish to comment, they can contact me or the Town Council for an additional form. Please note: If you are the owner of the site, do not fill in the form but simply contact me to let us know this.

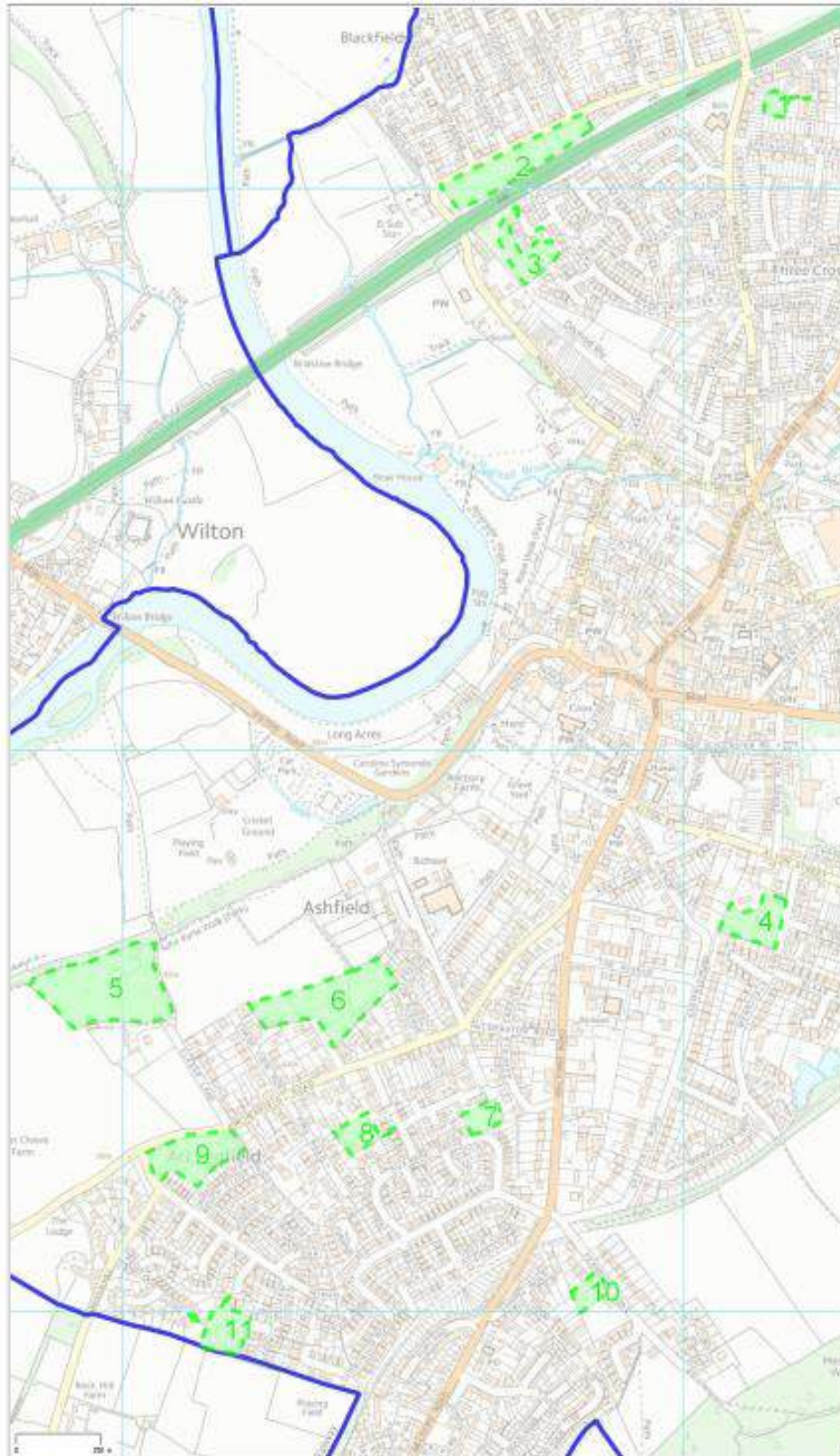
The attached form gives details of how to return it and by when.

If you have any comments about this, please contact me on 01989 763120, or by email to chair@rossneighbourhoodplan.org.uk

With thanks for your assistance,



Melvin Reynolds



Legend

- Open Green Spaces
- Parishes
- OS VectorMap
Local - Colour
- 1 Mayhill Road
- 2 Greytree Road
- 3 Bluebell/Primrose Close
- 4 Merrivale Lane (paddock)
- 5 Cleeve Orchard
- 6 Hawthorne Lane/
Middleton Avenue
- 7 Duxmere Drive
- 8 Falaise Close
- 9 Archenfield Road/
Roman Way
- 10 Fernbank Road (paddock)
- 11 Redwood Close

**ROSS-ON-WYE NEIGHBOURHOOD PLAN
POSSIBLE LOCAL GREEN SPACES**

Name of possible Local Green Space: _____
(a new form for each space please)

Please note down in the boxes below, as briefly as possible, how you think this site might meet the various criteria (or not, if that is your view). Only fill in the boxes you consider to be relevant.

BEAUTY

HISTORICAL SIGNIFICANCE

RECREATIONAL USE

TRANQUILITY

WILDLIFE

What is your general view as to whether this area of land should be a Local Green Space? (Tick or ring as appropriate)

YES NO

Please return this form by Friday 3rd March 2017 to
chair@rossneighbourhoodplan.org.uk or
Ross Neighbourhood Development Plan,
c/o Ross Town Council, The Corn Exchange, High Street, Ross-on-Wye, HR9 5HL

Appendix 3: Example of notification letter sent to landowners



ROSS-ON-WYE TOWN COUNCIL

The Corn Exchange , High Street , Ross-on-Wye , Herefordshire, HR9 5HL
Phone: 01989 562373 Email: admin@rosstc-herefordshire.gov.uk

www.rosstc-herefordshire.gov.uk

Sarah Robson FILCM – Town Clerk

Helen James
The Willows
Lee Brockhurst
Shrewsbury
SY4 5QH

26th July 2017

Dear Helen James,

Re Local Green Space Nomination - Landowner Notification

I am writing to inform you that the land at Greytree has been nominated as a Local Green Space for designation within the Ross Neighbourhood Development Plan¹.

Enclosed is a map of the green space (identified within the red line) that has been nominated. Although an initial assessment has been undertaken, a decision has not yet been made in relation to whether this site is a suitable candidate for Local Green Space designation.

What does Local Green Space Nomination mean?

Successful designation of the site as a Local Green Space would mean that any new development on the land would not be possible other than in “very special circumstances” (National Planning Policy Framework, para 76).

In line with nationally defined criteria to be suitable for designation, the local green space must be:

- In reasonably close proximity to the community it serves;
- Demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance recreational value (including playing fields), tranquility or richness of wildlife, and
- Local in character and not an extensive tract of land.

In addition, land which is subject to existing national planning designation will need very good justification for additional designation, in line with national guidance, for example land within the Area of Outstanding Natural Beauty.

Please get in touch with any comments or concerns before 8th September 2017.

A formal consultation on the draft Ross Neighbourhood Development Plan is due to follow in November 2017. As part of this process you will be able to comment again on the

¹ The Ross-on-Wye Neighbourhood Plan website, with latest updates on the status of the plan, can be accessed here:
<http://rossplan.org.uk/>



ROSS-ON-WYE TOWN COUNCIL

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

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

www.rosstc-herefordshire.gov.uk

Sarah Robson FILCM – Town Clerk

recommended inclusion/exclusion of your site as a Local Green Space in the Draft Plan. We will write to you again at this stage to notify you in relation to the latest position in relation to your site.

Yours sincerely,

A handwritten signature in black ink that reads 'Sarah Robson'.

Mrs. Sarah Robson
Town Clerk

Appendix 4: Full schedule of responses from landowners

- Cleeve Orchard
- Deanhill Park
- Fernbank Road
- Greytree
- Merrivale Lane
- Stoney Stile

Herefordshire Council response RE:

- Bluebell/Primrose Close
- Roman Way Park
- Falaise Close
- Duxmere Drive
- Redwood Close

Andrew S Pearson

**9 Old High Town, Peterstow, Ross-on-Wye, Herefordshire HR9 6ND
tel.: 01989.485048
andrew@aspxl.net**

September 5 2017

The Town Clerk
Ross Town Council
The Corn Exchange
High Street
Ross-on-Wye HR9 5HL

Dear Mrs Robson

Cleeve Orchard – unsuitable as Local Green Space

I would like to add my thoughts regarding the above.

I have lived most of my life in Ross, and much of the last 45 years running in the local area. This means passing Cleeve Orchard and/or following the John Kyrle Walk about once a week. I so rarely see any walkers (especially not children) that it is tempting to say ‘never’. There is little use of the surround currently, nor is there much residential property nearby to create a demand.

In addition, a stones throw away is the riverbank and the Sports Centre with the playing field. There is no need of more green space here.

Yours sincerely

Samuel Pearson,
5 Dufferin Place,
St. John's,
NL,
A1A 2T9,
Canada,

Email: sam_pearson@bellaliant.net

Phone: 709 753 2934,

4th September 2017,

The Town Clerk,
Ross Town Council,
The Corn Exchange,
High Street,
Ross-on-Wye,
HR9 5HL

Dear Mrs. Robson,

Cleeve Orchard – objection to nomination as Local Green Space

Thank you for letter of 26th July letting me know that Cleeve Orchard had been nominated as a Local Green Space.

I am, together with other family members, the owner of Cleeve Orchard. I am expressing my strong objection to the Local Green Space nomination, both on my behalf, and on behalf of the other family members who also have a share in the ownership.

My objection to the LGS nomination includes the following criteria:-

- 1) Designating Cleeve Orchard as a Local Green Space would have a prejudicial effect on the possible future use of the property.
- 2) Cleeve Orchard is private property consisting of a commercial cider orchard which includes farm buildings. The cider trees themselves were planted by Bulmers in 1950's. The trees all consist of the same type of crab-apple root stock. The Orchard is therefore modern – the trees are uniform in shape and size – so unlike old non root stock orchards in which there is considerable variation. The Orchard is therefore completely devoid of any historical or botanical significance.
- 3) Cleeve Orchard 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.
- 4) Cleeve Orchard does not adjoin developed housing areas. It is some distance from the nearest medium density housing which is in Duxmere, and is therefore not a part of the community of Duxmere.

Yours sincerely,

S J Pearson

Samuel Pearson

To:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>
Subject:	FW: Ross on Wye consultation NDP Regulation 14 - objection to Cleeve Orchard as LGS
From:	finance <finance@rosstc-herefordshire.gov.uk>
Date:	17 December 2018 09:06:42

From: sam_pearson@bellaliant.net <sam_pearson@bellaliant.net>
Sent: 14 December 2018 16:44
To: finance <finance@rosstc-herefordshire.gov.uk>
Cc: wambeek, Rebecca <wambecky@gmail.com>; PEARSON, Catherine <cateatross@hotmail.com>; Pearson, Andrew <andrew@aspx1.net>; Guewardene, Elizabeth <elie.gu@hotmail.com>
Subject: Ross on Wye consultation NDP Regulation 14 - objection to Cleeve Orchard as LGS

Dear Ms.Robson,

Thank you for your email of 8th November. Please find the following letter concerning my objection to Cleeve Orchard being designated as a Local Green Space. Should a copy of this letter be required with my signature, then please print off the attached file copy.

Please email me to acknowledge receipt of this email.

Yours faithfully,

Samuel Pearson

Samuel Pearson,

5 Dufferin Place,

St.John's,

NL,

A1A 2T9,

Canada,

Email: sam_pearson@bellaliant.net

Phone: 709 753 2934,

14th December 2018, The Town

Clerk,
Ross Town Council,
The Corn Exchange,
7 High Street,
Ross-on-Wye,
HR9 5HL

Dear Mrs. Robson,

Ross Draft Neighbourhood Plan - objection to Cleeve Orchard as Local Green Space

—

I do not have the address of the Planning Examiner so please forward both this letter, and my previous letter of objection dated 4th September 2017, to the Examiner. Please acknowledge your receipt of this letter, and also confirmation that this letter and my letter of 4th September 2017 have both been forwarded to the Examiner.

I am, together with other family members, the owner of Cleeve Orchard. Having studied the contents of the Draft NP I wish to express my strong objection to the draft NP designation of Cleeve Orchard as a Local Green Space. I object both on my behalf, and on behalf of the other family members who also have a share in the ownership. I have various reasons for my objections, which are set out in the remainder of this letter.

With reference to the website "Consulting You About Ross Neighbourhood Plan"; I quote the section named "Local Green Space Policies":-

A Neighbourhood Plan can, in principle, 'designate small areas of green space valued by the local community as 'Local Green Spaces'.

To satisfy the legislation, these need to be small and have valued qualities for recreation, wildlife or archaeology (etc.)

Cleeve Orchard does not satisfy the legislation criteria for Local Green Space designation for the following reasons:-

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!

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.

Page 1 of 2

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.

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. 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.

Fig.10 - Proposed Local Green Spaces - in the Draft Neighbourhood Plan, cross-hatches 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.

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.

An additional consideration is the existing Town Plan status of Cleeve Orchard. Cleeve Orchard is within a Conservation Area; that implies that any residential development in the Orchard would be subject to stringent requirements. Development requirements within the 6.1 acre site might well limit development to a maximum of only one house, with perhaps the additional stipulation that nearly all of the trees be preserved.

The existing Conservation Area status of Cleeve Orchard thus renders the proposed Local Green Space status redundant, since the existing arboreal and tranquil nature of Cleeve Orchard would remain intact, even in the event of any possible necessarily limited development. The fears of local residents should thus be calmed. However, Cleeve Orchard is not a public space at present, and neither would it be, should the status be changed to Local Green Space.

Yours truly,

Samuel Pearson

Samuel Pearson,
5 Dufferin Place,
St. John's,
NL,
A1A 2T9,
Canada,

Email: sam_pearson@bellaliant.net

Phone: 709 753 2934,

14th December 2018,

The Town Clerk,
Ross Town Council,
The Corn Exchange,
7 High Street,
Ross-on-Wye,
HR9 5HL

Dear Mrs. Robson,

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- 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.
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Fig.10 – Proposed Local Green Spaces – in the Draft Neighbourhood Plan, cross-hatches 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.

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.

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Yours truly,



Samuel Pearson

From: clerk <clerk@rosstc-herefordshire.gov.uk>
Subject: FW: Ross NDP: Deanhill Park LGS
Date: 12 September 2017 10:50:16 BST
To: Georgina Perry <georgina@placestudio.com>

Hi Georgina

I think we can assume (see below) that the Council is in support of the designation?

Thanks

Sarah

From: deputy
Sent: 12 September 2017 10:46
To: clerk <clerk@rosstc-herefordshire.gov.uk>
Subject: RE: Ross NDP: Deanhill Park LGS

Not really – they were happy for it to be designated as a green space – I think they thought that there was no question about it as it is already a park.

Rachel

From: clerk
Sent: 12 September 2017 10:40
To: deputy
Subject: FW: Ross NDP: Deanhill Park LGS

Hi Rachel

Can you please take a look at this – did the Planning Committee make any comment. I see it was noted but I wonder if there was something more to relay?

Sarah

From: Georgina Perry [<mailto:georgina@placestudio.com>]

Sent: 12 September 2017 10:33

To: clerk <clerk@rosstc-herefordshire.gov.uk>

Cc: Melvin REYNOLDS

<chair@rossneighbourhoodplan.org.uk>; Jeff Bishop

<jeff@placestudio.com>

Subject: Ross NDP: Deanhill Park LGS

Good Morning Sarah

Thank you for all of the LGS landowner responses you have forwarded to us over the last couple of weeks.

We have now heard back from everyone (the Merrivale Lane owner has requested more time to comment) apart from Ross Town Council with regards to Deanhill Park. It would be great to hear the Town Council's comments on the proposed designation. I re-attach the letter and map originally sent in July.

Best wishes,

Georgina

This email and its attachments are intended for the above named only and may be confidential. If you are not the intended recipient please notify us immediately. Please note that the recipient of this message is responsible for checking this email and its attachments for viruses. **Please consider the environment before printing this email.**

Mrs S Robson Town Clerk
Ross-On-Wye Town Council
The Corn Exchange, High Street,
Ross-on-Wye,
HR9 5HL

28.8.2017

Ref: Local Green Space Nomination: Fern Bank, Fern Bank Rd, Ross-on-Wye HR9 5PP

Dear Mrs Robson

Further to my phone call to your office last week, I was told by your secretary you did not know of the Green Space proposal at Fern Bank, and as a result I was not able to speak to you personally. However, my aunt received a letter signed by you, dated 26.7.2017, and so I feel I must respond to you on behalf of my Aunt. I am sending a copy of this letter to Mr Melvin Reynolds, Chair of the Ross-on Wye Neighbourhood Plan. I have also asked Berrys, a planning consultant, to reply more formally. However, there are points I wish to make myself:

1. You have requested a response to your letter by 8 September.

The implication is that a failure to respond implies acquiescence. My aunt is suffering from dementia, and is not able to reply herself. I am concerned that the Town Council has communicated with a frail elderly person, without ensuring she is able to reply, about a matter which I am sure she would not agree to. It is not sufficient to assume that a failure to respond implies acquiescence, especially in a case such as this. I doubt this proposal would have been made if my Aunt had been in good health. I see that the proposal was initiated 8 months ago, without my Aunt being consulted, and during all of that period a case has been prepared, whereas my Aunt has been given only 6 weeks to respond.

2. This proposal has the effect of preventing any future housing development on the site.

My Aunt has never had any intention of using her land for housing development. However, on the death of my Uncle in about 1990, the land was assessed by HMRC as suitable for housing development, and Inheritance Tax had to be paid on the value of the land as though it would be developed. As a result, my Aunt had to sell part of the land to pay this tax bill, and as a result the houses known as Ashling, Celtic Lodge and Mayfield came to be built. My Aunt is now unable to live without support, and requires 24-hour care, to live in the home she was born in, and has lived in all her life. In the future this may necessitate the sale of more land. Furthermore, there is currently a large demand for extra housing. To avoid building on the open countryside, (such as the development recently permitted at the country end of Fernbank Rd), infill sites such as this should be sought out for development, rather than prevented

3. Vested interests of some of the proposers.

I have seen copies of letters from the proposers of this local Green Space. Some of these are neighbours, whose properties overlook this small space, and have a vested interest in preserving their own outlook, and perhaps the value of their properties. This should not take precedence over the needs, wishes and rights of the owner of this space. It is noteworthy that the proposal only has 7 supporters.

4. Support for the application as given in the Local Green Spaces report of August 2017 is:

(i) Beauty and Tranquility

Horses are usually grazed there, providing a point of interest

The site contributes to the overall feeling of a quiet country environment, despite its location so close to the centre of the town.

Allows an enhanced view of Chase Hill

The field reflects the changing seasons (eg. idyllic buttercups in the spring)

A 'lung' of openness, fresh air and light amongst the built environment
An essential part of the overall ambience and tranquillity of the area

(ii) Recreational value

The site is used for horse riding and stabling, although privately owned and cannot be accessed by the public
The site is pleasant to walk by for those accessing footpaths around Chase Hill and further afield
Horses attract families and children to the site

(iii) Richness of wildlife

Variety of bird species as well as bats (swift, wagtail, mallard duck, woodpecker pheasant thrush wren barn owl have been seen in the area)

My response to the above points is:

Beauty:

There are no trees and no hedges in this space, and it contains various bric a brac, such as broken wheelbarrows, plastic rails for horse jumping, etc (see attached photos). The roadside fence is concrete posts and wire. The horses are present because my Aunt has a contract with one single owner. The notice period is 3 months, after which period the horses would be removed. There is no stabling on the space, the horse-owner is allowed to use the stables within the courtyard of Fernbank .

The enhanced view of Chase Hill only applies to a couple of neighbouring houses. It does not apply to the general passer-by.

Historical Significance

It is accepted by all that the space itself is no historical significance. The points made by the proposers refer to the surrounding area, rather than this specific space.

Recreational Use

Only one family benefits from this space for recreational use, and this is on a rental agreement that could be terminated at 3 months notice. It is also said to be pleasant to walk past, contributing to the country environment, and general ambience, etc. However the boundary is scarcely 40metres long, and the area itself is only just over ½ acre, and there will be no public access to this space. There are better green spaces already open to the public just 75m away: i.e. the play area, and the linear park known as the Town and Country Trail.

Tranquility

The space is just over ½ acre, with a boundary of about 40 metres. The sound of a neighbour (for example) using a lawnmower, will easily carry over such a small area.

Wildlife:

Wildlife is not particularly attracted to this small space. It has no trees or hedges, and is lit at night by a streetlight. This paddock has been used exclusively for horse grazing for over 50 years, without any rotation in its use, which has had an adverse effect on the land. It is also affected by the medications used in horse-worming. The space remains in private ownership, and there is therefore no obligation to maintain the area for the benefit of any wildlife that may be there. The birds have been seen in the surrounding area, rather than depending on the space itself for nesting or food.

In summary, the proposal is of little merit, and very little of what has been written in support of it is factual.

Please in future correspond with me, as my Aunt's representative. Please notify me of any meetings at which this site will be discussed. The next meeting of the Neighbourhood Plan Sub Committee is Thursday 21st September, and if this matter is to be discussed, perhaps I could be allowed to attend?

Please acknowledge receipt of this letter, and respond to the issues I have raised,

Sincerely



Susan Okell

Enc: 5 photos of Space adjacent to Fernbank



Owners Response to proposed LGS at Fernbank



Our ref: HQ6641

Date: 24th July 2017

The Steering Group
Ross-on-Wye Neighbourhood Development Plan

BY EMAIL: enquiries@rossneighbourhoodplan.org.uk

Dear Sir / Madam,

Re: Land adjacent to FernBank, Fernbank Road, Ross-on-Wye.

I write on behalf of the owner of the site in Fernbank Road (see attached location plan) which has been proposed to be designated as a Local Green Site. I can confirm that the owner does not support this proposed designation.

As you are aware the site is located within a residential street, is privately owned and has no public access. It is a featureless managed grass area that is kept fenced off and has little distinctiveness in terms of its beauty, wildlife, history, recreation or tranquillity. As such it is not considered that the site meets the criteria for designation as a Local Green Space. Furthermore, it is noted that within 100m of the site there is an existing children's play area and open space located on the junction of Fernbank Road with the Walford Road (B4234). This play area forms part of the Town and Country Trail which runs through Ross.

Given the location of the site in a residential area and being neighboured by residential properties it is clear that it lends itself to appropriate residential development. Indeed, the site has previously been identified by the Council in the Strategic Housing Land Availability Assessment (SHLAA) as being appropriate for housing development.

I would welcome the opportunity to discuss these issues with the Neighbourhood Development Plan Steering Group further and will willingly engage in your future public consultation events. I would be grateful if you could acknowledge receipt of this letter.

Yours sincerely,



Graham Clark MRTPI
Planning Consultant
for and on behalf of Berrys
Email: graham.clark@berrys.uk.com
Tel: 01544 598083 / 077741 310312

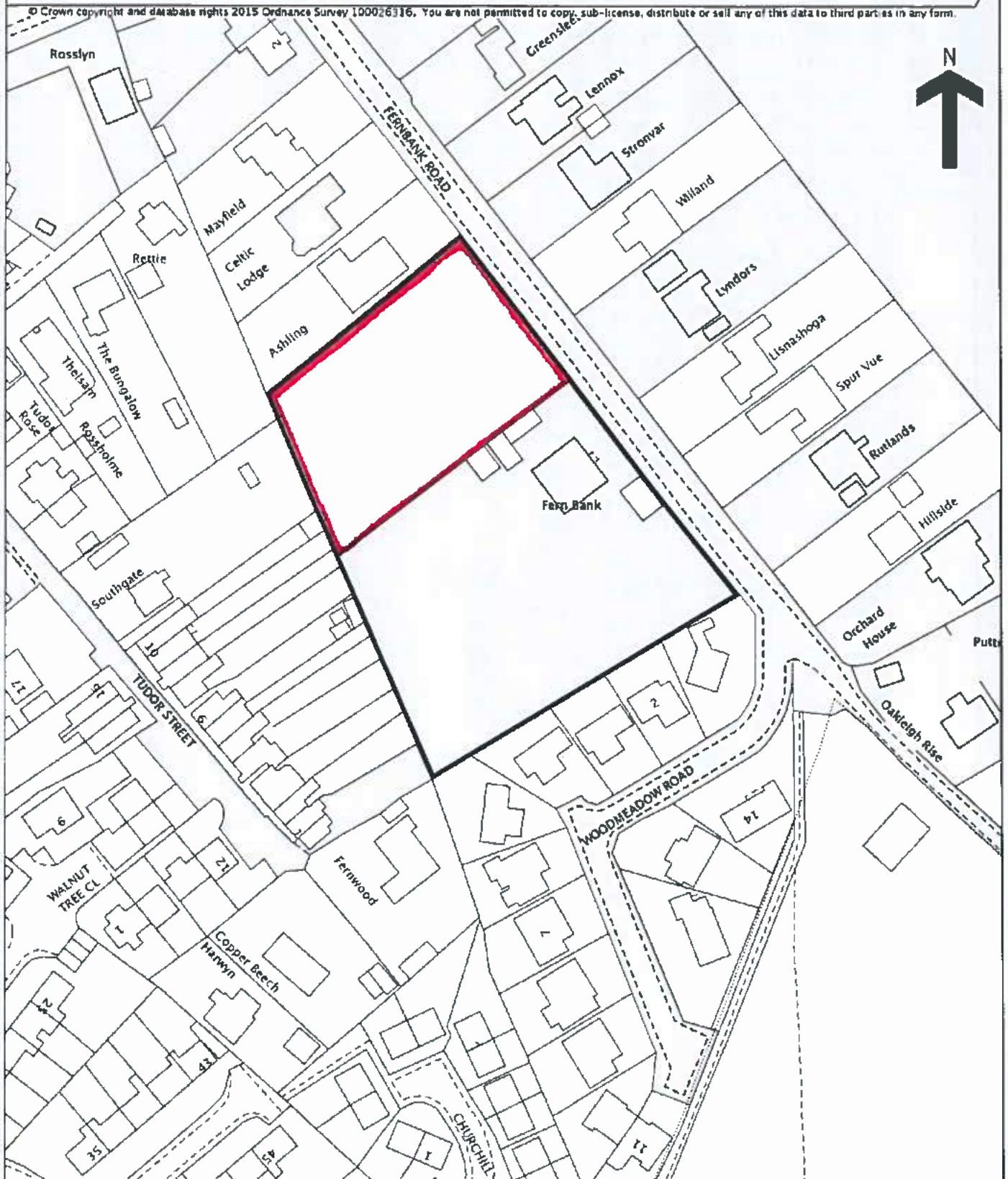


Land Registry
Official copy of
title plan

Title number **HE52920**
Ordnance Survey map reference **SO5923SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Herefordshire**



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Town Clerk
Ross-on-Wye Town Council
The Corn Exchange
High Street
Ross-on-Wye
Herefordshire
HR9 5HL

12 August, 2017

Dear Mrs Robson

Re: Local Green Space Nomination - Greytree

I am responding on behalf of Mr. David Little, Mr. Stanley Little, myself and my husband, as joint landowners of land at Greytree.

You sent letters, dated 26th July 2017, informing us that the land at Greytree has been nominated as a Local Green Space within the Ross Neighbourhood Development Plan (RNDP) as part of its planning process.

In brief we **object** to the land at Greytree being a Local Green Space within the RNDP.

The many reasons for our objections are summarised below with fuller supporting documentation attached as appendices or referenced, where appropriate:

1. The land does **not** meet the relevant requirements of the National Planning Policy Framework 2012 (please see Appendix 1 for paragraph reference to the NPPF below) because -
 - a) the land is privately owned with no public access nor is there any right of way through it and, therefore, *'these cannot be enhanced'* (para 75);
 - b) as the land is privately owned *'it does not serve the local community'* (para 77);
 - c) private ownership gives **no** assurance that green space *'be capable of enduring beyond the end of the plan period'* (para 76);
 - d) the land is **not** demonstrably special or significant as, in itself, it holds no *'beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife'* (para 77);

- e) the NPPF does not support the designation of land as a way to frustrate residential development and successive Examiners into NDPs have found such an approach to be unsound. Para 76 states '*Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services*';
- f) In support of the previous point I note that the RNDP website covers this matter on the FAQ page with the question
 'Can our Neighbourhood Plan be used to block development rather than promote it?'
 and the answer
 'No. Neighbourhood planning is about shaping the development of a local area in a positive manner. It is not a tool to stop new development proposals from happening and should reflect local and national policies...'

2. The proposal **conflicts** with The Ross Strategic Environmental Scoping (SEA) Report October 2014 which

- a) identified an 'overprovision of natural and semi-natural space' within the Ross-on-Wye and Ross Rural Neighbourhood Area (see SEA, A1, page 24), to which this nomination would **increase the problem**
- b) Although the same report identified an 'underprovision of amenity green space and outdoor sport' in the Neighbourhood Area, We would suggest this is **met** in this particular locality with sports pitches at the bottom of Greytrees and at Stock Meadow, off Homs Road, as well as the Rowing Club and, slightly further afield, those at Ross Sports Centre.
- c) In contrast to the desire for more space, it is noticeable that the Porter play area in Homs Road fell out of use some while ago and no longer exists.

3. Critically, the qualities and potential future use of the parcel of land were considered by the Planning Inspectorate during an appeal, against refusal to grant planning permission for housing, in 2013.

Although the decision to refuse planning permission was confirmed, principally because of the shortcomings in the particular scheme submitted, the Inspector concluded that, with the benefit of a suitable design, residential development of the site is considered favourable (paras 10, 15 and 24).

The Inspector made a number of pertinent points, which are contained in Appendix 2 of this letter, including:

- a) The limited links to the Wye Valley AONB and landscape associated with the AONB (para7) and it being surrounded by road and residential properties (para 6);
- b) The land's rural character is largely negated by its being a narrow strip of land sandwiched between roads and established housing, with no elements of rarity or

significant biodiversity and has limited value to the setting of Greytrees in townscape qualities (paras 8 & 9);

- c) Also, the desire for a rural feel appears to have reduced with the designation of the rural parish within The Ross-on-Wye Neighbourhood Area in September 2013.

You will, I assume, be aware that the land in question, as indicated on the map attached to your letter includes a substantial area for which planning permission for dwellings has already been granted by the planning authority.

Yours Sincerely,

A handwritten signature in black ink that reads "Helen James". The signature is written in a cursive style with a large, stylized 'H' and 'J'.

Helen James

Also on behalf of
David Little
Stanley Little
John James

- cc. Roland Close - Principal Planning Officer
Samantha Banks - Neighbourhood Planning Team Leader

Appendix 1

Extract from National Planning Policy Framework 2012

Paragraph -

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - where the green area concerned is local in character and is not an extensive tract of land.

Local Green Space Nomination - Greytrees
Attachments to letter dated 12 Aug 2017 from Mrs H James

Appendix 2

Planning Inspectorate

Extract from Appeal decision APP/W1850/A/13/2200142

Decision Date: 1 November 2013

Character and Appearance

5. The development plan policies relevant to this issue are to be found in the Herefordshire Unitary Development Plan, adopted in March 2007. It was agreed by the main parties that UDP policies pertaining to housing supply and delivery are out of date, due to the Council's inability to demonstrate a 5 year supply of deliverable housing sites. There was further agreement that policies relevant to design, landscape, protection of open space and that covering the AONB are broadly consistent with the National Planning Policy Framework (NPPF) aims of achieving high quality design, including the great weight it attaches to conserving the landscape and scenic beauty of AONBs.

6. The appeal site forms part of a larger area of open land laid mainly to grass. The land slopes east to west. It is marked by a continuous but gappy hedgerow on its northern boundary and a dense area of trees and vegetation separates it from the A40 trunk road to the south. *The site is otherwise surrounded by the residential properties of Greytree.*

7. The Landscape and Visual Appraisal provides a well researched and documented basis for assessing the contribution the appeal site makes to the AONB, to the setting of Greytree and to Ross-on-Wye. Greytree is separated from the main body of the town by the A40. However, *there is no mistaking the urban nature of the neighbourhood, and in distant views the separation from the town is less apparent. Given its enclosure on all sides (housing development to the north and east and the trunk road alongside its southern boundary), the contribution the site makes to landscape quality of the AONB is limited. It does not extend into or lie adjacent to open countryside. Although elevated, the land is contained within the backdrop of housing visible on the slopes of the town. Notwithstanding the AONB status and the countryside close to Greytree, there is little to link the appeal site with the undulating farmland or riverside meadows characteristic of the AONB landscape.*

8. Residents of Greytree, nonetheless, value its rural feel (the parish is named Ross Rural Parish). However, the land has not been singled out for protection for its amenity, visual or buffering qualities, and *contains no elements of rarity or significant biodiversity. Its visual appeal is attributable mainly to the undeveloped state of the land and not because of any physical or visual link with the surrounding rural area. All in all, the site's contributions to the setting of Greytree and its value in townscape terms are limited.*

9. Assessing the suitability of this site for development brings into play a number of other factors. For instance, Ross-on-Wye is emerging as a centre for housing growth. The appeal site lies within the defined boundary of the town and in a location that is readily accessible to local services/facilities. Development of the site would sit well with the established policy climate of directing new development to sites within settlement boundaries. Although visible in distant views, the site has not been allocated any protection or considered worthy of inclusion for its landscape sensitivity value. The Ross-on-Wye Rapid Townscape Assessment of March 2010 recognises that it "may support

residential development". The Strategic Housing Land Availability Assessment also provides some recognition of the potential for development. Permission granted to develop much of the site in 1976 holds little sway in this balancing exercise, given the extent to which policies have changed since then and that development was for 5 dwellings only. *On balance, the weight of evidence pointing to the site's suitability for development for housing purposes is sufficient to override the low scale contribution it makes in landscape or townscape terms.*

10. Turning now to assess the merits of the scheme proposed. Design was discussed at some length at the hearing and is covered in the evidence. The arguments put to me by the Council's officers attending the hearing supported the Council's reason for refusal, which it must be said do not represent the professional views expressed in the report to committee. However, for reasons explained below I agree with the Council's decision.

11. Greytrees comprises a mix of detached, semi-detached and terraced, mainly post-War, properties in a variety of styles. I was told that the area developed over time with single plots being purchased and built on with bespoke houses to suit individual requirements. The recent development of 19 houses at Abbots Close is notable for the less regimented format of its layout and consistency in the styling of buildings. Abbots Close was developed by the appellant company. It lies in a less prominent position in Greytrees than the appeal site.

12. I recognise that the layout proposed for the appeal site has evolved through a number of iterations to take account of neighbours' amenities and to accord with officers' advice on the type of development considered acceptable. The new houses would be arranged to face the road (referred locally as the spine road) but set back from it to create a feeling of openness at the site's frontage. The replacement front hedgerow would contain a mix of species thus improving on the hedgerow to be supplanted. The new trees and planting are intended to mitigate the effects of development. Yet, even with the extent of new landscaping proposed, the site's frontage would be dominated by extensive areas of hard surfacing to accommodate the car parking needs of the development. The green infrastructure intended would be severely compromised by the extent of hard surfacing visible at the site's frontage.

13. The decision to align the houses to follow the spine road may be driven by Greytrees' grid-patterned layout but shows scant regard for the site's topography, orientation or expansive views westwards. Positioning the houses in a linear pattern to follow the slope of the land cannot be described as making the most of topography. As the plans demonstrate, the unimaginative solution opted for would lead to a wall of development with little in the design or form of the individual houses to bring interest to the streetscene. The development would appear as a monolithic addition to an area where variety in building heights and styles is a key feature. Use of standard estate housetypes would only add to the blandness of the site's appearance and would do little to establish a sense of place. This is not the sort of good architecture or visually attractive outcome encouraged in NPPF.

14. The built environment of Greytrees may not be architecturally distinguished, nor is there a sense of history in the way ascribed to the town centre. However, that does not diminish the responsibility to achieve a high quality development. Indeed, the site's prominence locally and its visibility from some distance calls for an approach reflective of the high standards of design and sustainability exhorted in policy at all levels. The lack of visual appeal and absence of interest in such a prominent location would be unacceptable and indeed harmful to the streetscene. The development may not impact detrimentally on *the* landscape beauty of the AONB but in views from beyond Greytrees it would be seen as an uninteresting and poorly designed addition to the town. Not only

would the proposal fail to take the opportunities presented by this site, it would fail take opportunities available for improving the character and quality of the area.

15. The principle of a residential development on this site would comply with UDP Policy HBA9, and accord with the protection afforded to AONBs by UDP Policy LA1 and the NPPF. But the shortcomings in the design would cause the proposal to fail against the broad but very relevant requirements of UDP Policies DR1 and H13. It is difficult also to conclude under such circumstances that the scheme was influenced by landscape character or that the landscaping scheme does little more than soften the effects of development. UDP Policies LA2 and LA6 would not be complied with."

then at para. 24:-

*"The Council is facing a shortfall in housing land, which (as confirmed earlier) renders policies for the supply of housing out of date (NPPF paragraph 49). *Development on the appeal site should therefore be considered favourably, given its sustainable location and my conclusions on the acceptability of the principle of development.*"*

Appendix 3

References to Wye Valley Area of Outstanding Natural Beauty (AONB)

Paragraph 9.1.3 - The AONB designation does not prohibit development unnecessarily..

Paragraph 9.1.6 - Many of the planning applications are approved by the local planning authority on the grounds that the development has negligible impact on the AONB. These decisions would take into account current policy and any material considerations, which may include setting a precedent and any cumulative impacts. The range of aspects for which the AONB is important is much more than visual. Natural beauty includes wildlife, geology, heritage, landscape character, scenic beauty, environmental quality and opportunities for enjoyment, and in assessing a planning application the collective impact of these factors needs to be taken into account.

6th September 2017



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Dear Sir/Madam

Objection to Local Green Space Nomination – Land at Merrivale Lane

I write on behalf of my clients who control land at Merrivale Lane (edged red on the attached plan).

My clients have received your letter dated 26th July 2017 notifying them that the Town Council has nominated the land as a “Local Green Space”. The letter invites an initial response to this notification before 8th September, albeit a formal consultation on the Neighbourhood Plan will begin in November 2017. This letter provides an initial response to the nomination and a full set of representations will follow in response to the formal consultation period.

This letter first describes the site, before considering the planning policy context in relation to the designation of ‘Local Green Spaces’ and providing a summary of the reasons why my clients strongly object to the nomination. At this stage I would stress that no specific Neighbourhood Plan Policies are subject to consultation, so this letter focuses on principles enshrined in national policy and where relevant, within the Local Plan. Further representations in response to specific policies in the Neighbourhood Plan itself, will follow once the formal consultation period starts.

The site

The site comprises a total of approximately 1.74 acres (0.7 ha) of agricultural land, traditionally used as a paddock for the grazing of horses. The site is completely enclosed by chain link fencing, hedges and vegetation. There are no public rights of way across or within the site and the site is not publicly accessible; it is a private paddock. There is a public right of way adjoining the southern boundary, but this does not afford access on to the site, either physically or lawfully.

Planning Policy Context

The site lies within the urban area of Ross-on-Wye where the principle of residential development is supported by policy RW1 within the adopted Core Strategy (2015), which seeks to deliver 900 new homes at Ross-on-Wye over the plan period. The adopted Core Strategy states that “The strategy to deliver new homes in a dispersed manner between a single strategic site and other smaller sites within and around the town is economically viable and spreads the effect of new buildings across this sensitive town and its surroundings, which is predominantly within the Wye Valley Area of Outstanding Natural Beauty.” (Savills emphasis).

It is also located within the defined Area of Outstanding Natural Beauty.

The Localism Act (2011) makes provision for Neighbourhood Planning, empowering local communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.

For a Neighbourhood Plan to proceed to a referendum, the Localism Act requires the appointed Examiner to consider whether it meets the 'basic conditions' set out at Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and summarised in Paragraph ID41-065-20140306 of the national Planning Practice Guidance (PPG).

The basic conditions are:

“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

(b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

(c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

(d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

(e) The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

(f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).”

The National Planning Policy Framework ('the NPPF'), published in March 2012, sets out the requirements for the preparation of Neighbourhood Plans and the role they must play in meeting the development needs of the local area.

The requirements set out in the NPPF have now been supplemented by the Neighbourhood Plan section of the PPG and its allied sections on Viability, Housing Land Availability Assessment and Strategic Environmental Assessment. The provisions of the NPPF and the PPG are mandatory material considerations for the purposes of basic condition 8(2)(a).

The NPPF, in placing a presumption in favour of sustainable development at its heart, recognises at paragraph 16 that for Neighbourhood Planning, this will mean:

- Developing plans that support the strategic needs of Local Plans, including policies for housing and economic development [Savills emphasis];
- Planning positively to support local development, shaping and directing development in their area which is outside strategic elements of the Local Plan; [Savills emphasis] and
- Identifying opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

Paragraph 184 of the NPPF further makes it clear that Neighbourhood Plans should not undermine local strategic policies and states:

“...Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders

should not promote less development than set out in the Local Plan or undermine its strategic policies.”

The PPG adds at paragraph 040 (Reference ID 41-040-20140306) that “...proportionate, robust evidence should support the choices made and the approach taken” by a Neighbourhood Plan and in respect of their preparation, states that:

“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”

The PPG also advises that those responsible for a Neighbourhood Plan, i.e. the qualifying body, must demonstrate how the draft Neighbourhood Plan will contribute towards sustainable development, being underpinned by “proportionate evidence....on how the draft neighbourhood plan or order guides development to sustainable solutions” (paragraph 072 Reference ID: 41-072-20140306).

Paragraph 76 of the NPPF states that local communities through local and neighbourhood plans “...can identify for special protection green areas of particular importance to them”.

The NPPF acknowledges that “By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances” and as such, the designation of such spaces “...should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services” (para. 76, the NPPF).

With this in mind, the NPPF is explicit in recognising that Local Green Spaces will “...not be appropriate for most green areas or open space” [Savills emphasis], before stating that their designation should only be used:

- *“where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land”.* (Paragraph 77, the NPPF).

In order for an area to be designated as Local Green Space, it has to meet all the criteria for designation set by paragraph 77 of the NPPF. It is therefore essential that, when seeking to designate LGSs, planmakers clearly demonstrate, through compelling evidence, that the requirements for its designation are met in full. These being: it is reasonably located to the community it serves; it is demonstrably special to a local community and is of a particular local significance; it is local in character; and it is not an extensive tract of land.

As recognised also by the Examiner appointed to consider the draft Alrewas Neighbourhood Plan, the

“Local Green Space designation is an extremely important one. Having regard to the Framework, the development of Local Green Space, other than in very special circumstances, is ruled out. The Local Green Space designation affords protection consistent with policy for Green Belts. Effectively, Local Green Space, once designated, provide protection comparable to that for Green Belt land” (Alrewas Neighbourhood Plan Examiner’s Report – August 2015).

A copy of the Examiner’s Report is attached at **Appendix 1**. For this reason, it is crucial that plan-makers include evidential and robust information to support their proposed LGS designations and clearly demonstrate that their application meets national planning policy requirements in full. To assist plan-makers further in this regard, the PPG provides the following advice:

- Paragraph: 007 Reference ID: 37-007-20140306: “Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making [Savills emphasis]].
- Paragraph: 008 Reference ID: 37-008-20140306: “Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented”.
- Paragraph: 009 Reference ID: 37-009-20140306: “Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city” [Savills emphasis].
- Paragraph: 011 Reference ID: 37-011-20140306: “Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space”. [Savills emphasis]
- Paragraph: 013 Reference ID: 37-013-20140306: “The green area will need to meet the criteria set out in paragraph 77 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis” [Savills emphasis].

Reasons why my clients object to the nomination.

1. The proposed LGS designation at the Site does not meet the requirements of paragraph 77 of the NPPF in full.

Paragraph 77 confirms that LGS designation should be “*where the green area is demonstrably special to a local community and holds a particular local significance, recreational value (including as a playing field), tranquillity or richness of its Wildlife.*”

- The Site is not used by the general public, being within private use and fenced off. On this basis, it cannot be said that the Site is ‘demonstrably special’ to the local community.
- ‘Particular local significance’ – as explained above, the Site is in private use, and understood to have been the subject of a grazing license for several years. The Site cannot be considered in local use, or locally significant, on this basis.
- ‘Recreational value’ – the Site is not in recreational use by the general public, having historically been used for grazing.
- ‘Tranquillity’ – it cannot be said that this area of land, privately used for equestrian grazing, surrounded by residential development, and its positioning adjacent to a main road, provides for a sense of ‘tranquillity’.
- ‘Richness in wildlife’ – there are no statutory or non-statutory environmental designations affecting the Site, nor is there any evidence to suggest that it is ‘rich in wildlife’. The site is entirely severed from the open countryside beyond the town.
- ‘Demonstrably special’ - the subject Site is not in public use, having been privately grazed and fenced off. It is therefore apparent that the Site does not serve a community and for this reason, it cannot be said to be ‘demonstrably special’ to a local community. The inclusion of the Site as a proposed LGS is therefore completely anomalous.

2. The nomination does not accord with the strategic objectives of the Development Plan and is preventative of sustainable development coming forward.

The adopted Development Plan (Core Strategy), identifies Ross-on-Wye as a sustainable location for development and policy RW1 seeks to deliver residential development “within and around the town”.

The LGS approach taken by the Town Council runs the risk of undermining the spatial strategy for the District and the delivery of sustainable development across the plan period by seeking to designate a site that is suitable for sustainable residential development. The nomination for a designation of LGS is therefore NOT “...consistent with local planning for sustainable development in the area” which is a requirement of national policy (paragraphs 015 and 007 Reference ID: 37-007-20140306). Incidentally, representations are currently being made to the LPA pursuant to developing the site for residential use.

It is clear that the Town Council has not undertaken a thorough and robust assessment to justify their proposed LGS nomination in this case. This approach is contrary to national guidance which states that “...proportionate, robust evidence should support the choices made and the approach taken” by a Neighbourhood Plan (PPG 040 ID 41-040- 20140306).

My clients therefore STRONGLY OBJECT to the nomination and more detailed and comprehensive representations will be submitted in November, when the Town Council has indicated that a formal consultation will be undertaken. I would strongly recommend that the Town Council does not seek to take forward a LGS designation on this site.

Yours faithfully

A handwritten signature in blue ink, appearing to read "P. Grubb".

Peter Grubb • BSc (Hons) MSc MRTPI
Director – Planning



LF/P17-2148

By email and post

11th September 2017

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

Dear Sarah,

Ross-on-Wye Neighbourhood Plan
Local Green Space Nomination – land at Hawthorne Lane (Archenfield)

I am writing further to your letter of 2nd August 2017 to Mr John Davies, (as the major landowner of the area in question), concerning the site described above, a plan indicating the extent of the site is attached at Appendix 1.

Pegasus have been instructed to provide a response to the Town Council concerning this matter, namely the nomination of the site as Local Green Space (LGS) for designation within the Ross-on-Wye Neighbourhood Plan.

It is noted that as yet no decision has been made as to whether this area is a suitable candidate for LGS designation and that you are seeking the views of the landowners.

The Town Council's letter also states that an 'initial assessment' of the site has been undertaken. On request a draft of the 'initial assessment' for the site has been provided to Pegasus by the Town Council's consultants. Inaccuracies in the draft assessment concerning ownership and public rights of way are addressed in this letter.

It is understood that there will be the opportunity to respond further to the evidence prepared to consider all the LGS nominations during the upcoming Regulation 14 consultation of the Ross-on-Wye Neighbourhood Plan. As such my client would like to be advised of all future consultation exercises undertaken on the Neighbourhood Plan.

Pegasus is instructed to strongly object to any such proposal for a Local Green Space Designation to the land in question and I set out in detail below our objections.

Draft Initial Assessment of Archenfield for LGS designation

This draft study states that the site is owned by Herefordshire Housing, this is not the case as the site is owned by my client, Robin Davies.

The draft study states that the site is crossed by five footpaths. This is incorrect, a single public footpath is shown on the Herefordshire Definitive Map¹ as crossing the site from Middleton Avenue in the north east to Hawthorne Lane in the south west. There is no public access to the site for recreational purposes except for this single public footpath, any other paths crossing the site do so without the permission of the landowner. The site is currently let privately for the grazing of horses.

My client disputes any connection between the site and John Kyrle's legacy as stated in the draft study.

The draft study also states that the site is a popular starting point for the John Kyrle Walk², however reference to this circular walk route map demonstrates that the site is not adjacent to the walk, neither does the definitive public footpath that crosses the site provide a direct linkage to it. Those using the site as a starting point for the circular walk are doing so over land for which there is no public right of way. My client is most concerned that dog walkers are using the site without permission as described above, as it has been let for the grazing of livestock.

My client reserves the right to comment on any future published evidence assessing the nominated Local Green Space designation sites on the basis that the document viewed to date, and commented on herein, is a draft version.

Herefordshire Strategic Housing Land Availability Assessment

The site has previously been submitted to Herefordshire Council for consideration in their Strategic Housing Land Availability Assessment (SHLAA), it has also been the subject of pre-application discussions with Herefordshire Council. The findings of the 2012 SHLAA study are attached at Appendix 2 and demonstrate that the site was considered by the local planning authority to be 'land with low/minor constraints' (site ref: HLAA/192/001). The written assessment also finds the site 'suitable', 'available' and 'achievable' in terms of its ability to contribute to housing land supply and the whole site is stated to be suitable for development.

The adopted Herefordshire Core Strategy (2015) did not allocate the site as it only sought to identify those sites suitable for large scale and strategic housing growth with sites for smaller scale development and rural capacity being delivered through the Neighbourhood Plan process. Notwithstanding, the evidence prepared by Herefordshire Council to support the preparation of the Core Strategy still stands, and can be utilised by the local community for the purpose of Neighbourhood Plan preparation and site allocation.

The SHLAA evidence discussed above clearly demonstrates the suitability of the site for residential development to meet the housing needs of Ross-on-Wye and its surrounding area. The site remains eminently deliverable and could contribute approximately 35 - 40 dwellings, including affordable housing, to the authorities five-year housing land supply. The bringing forward of the site to help meet local housing need should therefore not be prevented by the designation of the site as Local Green Space in the Neighbourhood Plan.

1

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

² https://www.herefordshire.gov.uk/downloads/file/1755/john_kyrle_circular_walk

National Planning Policy Framework (NPPF)

Paragraph 77 of the NPPF states that:

"The Local Green Space designation will not be appropriate for most green areas or open space" (emphasis added). It goes on to state that the designation should only be used, when the green space is, 'in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular significance, for example, because of its beauty, historic significance, recreational value (including playing fields) tranquillity or richness of wildlife; and is local in character and not an extensive tract of land.'

The evidence to support the designation of the site for LGS when assessed against these criteria has yet to be published by the Neighbourhood Plan Steering Group for comment. Suffice to say my client raises objection to the nomination of the site in the first instance.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance provides further specific guidance on the designation of local green space: *"Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities."* Importantly the guidance is clear in Paragraph: 007 Reference ID: 37-007-20140306 - How does Local Green Space designation relate to development?

"Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making." (emphasis added).

The NPPG also provides guidance where a site is already covered by another statutory designation. Paragraph 11 Ref ID:37-011-20140306 states that, *'Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space'*.

There is no justification for designating the Archenfield site as Local Green Space as in this instance the site is located within the Wye Valley Area of Outstanding Natural Beauty, which sweeps across the River Valley and much of the rest of the urban area of Ross-on-Wye. The AONB designation is the highest level of landscape designation, as such there is no need for an additional designation. Land within the AONB is not necessarily precluded from development where other material considerations such as housing need are taken into consideration in the planning balance.

The proposal for Local Green Space designation appears to be premised on the aspiration to prevent development rather than as a means of protecting an area of special local significance.

Conclusion

Local Green Space is a restrictive and significant policy designation which, when in place, would be equivalent to Green Belt designation. As such designations are specifically identified as a justification for restricting development under the terms of paragraph 14 of

the NPPF. It is therefore critical that any future allocations for Local Green Space are identified only where the Town Council can reasonably justify them in accordance with the NPPG and NPPG.

In this regard paragraph 76 of the NPPF is clear that identifying land as Local Green Space should therefore *"be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services."* Land should not be identified as Local Green Space where it would undermine the ability of the Council to provide for sufficient homes, jobs and other essential services. In doing so this would result in the Neighbourhood Plan being contrary to national policy and guidance.

The Local Green Space nomination effectively seeks to circumvent the consideration of future development opportunities, which are consistent with the NPPF and PPG, of facilitating the delivery of sustainable development to meet identified needs. The nomination proposal for the site appears to be premised on the basis of objection to any future possible development which is entirely contrary to national policy and guidance.

On behalf of our client, Pegasus strongly objects to any possible Local Green Space Designation at land at Hawthorne Lane (Archenfield) for the reasons set out above.

If you have any queries, please do not hesitate to contact me.

Yours sincerely



LOUISE FOLLETT

Principal Planner

E-mail: louise.follett@pegasuspq.co.uk

Enc: Appendix 1 - Site Plan
Appendix 2 - 2012 SHLAA Study Findings

Cc: Robin Davies

APPENDIX 1




**SITE PLAN
LAND AT HAWTHORNE LANE (ARCHENFIELD)**




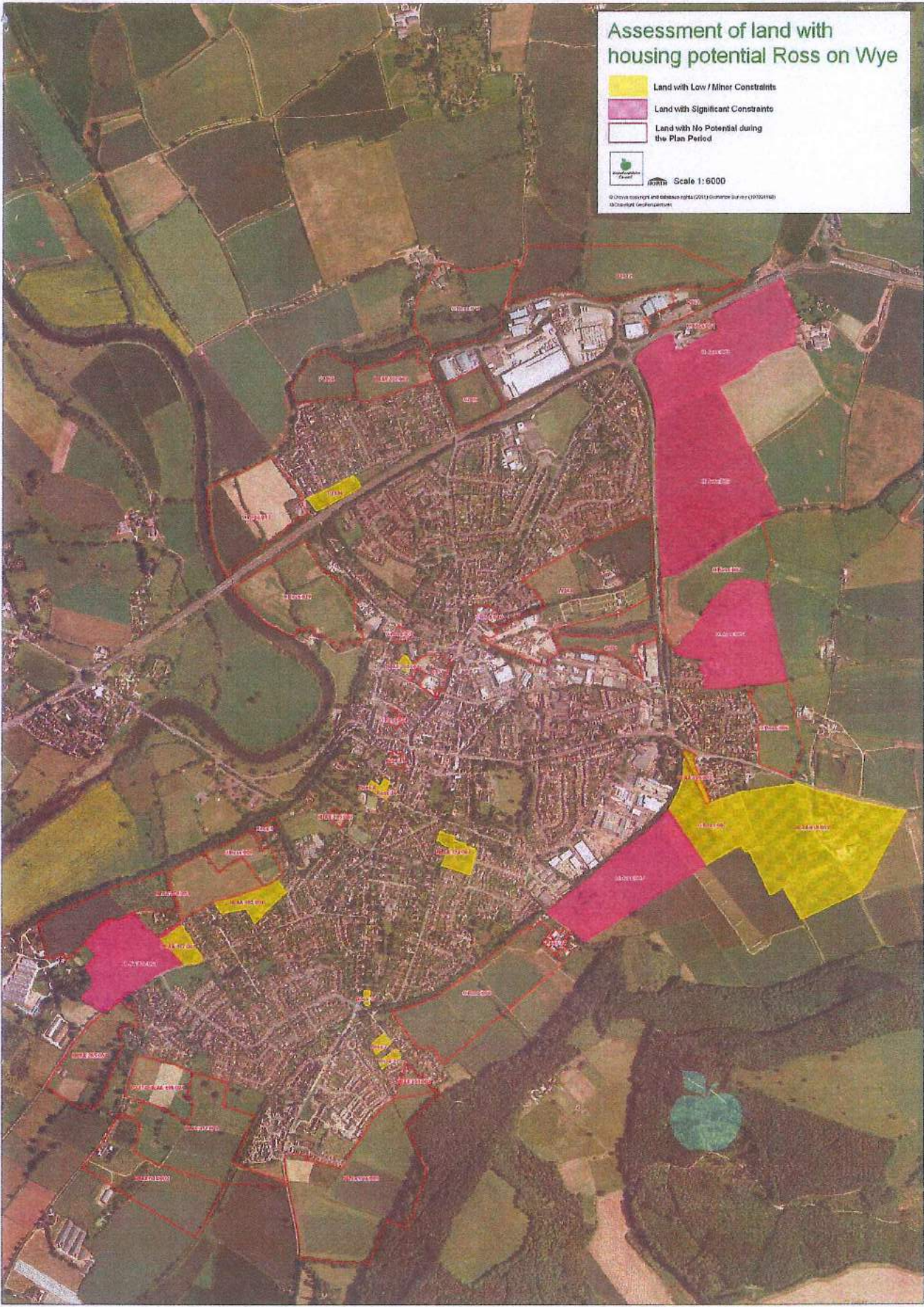
APPENDIX 2

2012 SHLAA STUDY FINDINGS

Assessment of land with housing potential Ross on Wye

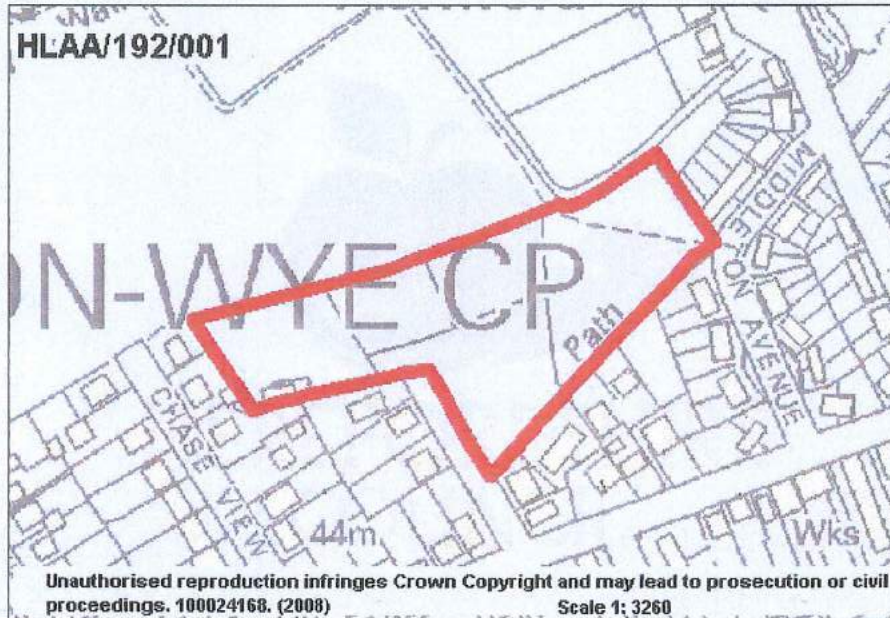
-  Land with Low / Minor Constraints
-  Land with Significant Constraints
-  Land with No Potential during the Plan Period

 **Scale 1:6000**
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Settlement: Ross-on-Wye
 Site Address: Stoney Stile, Cleeve Lane

Site Ref: HLAA/192/001



Information Source:	Call for sites	Site Area (ha):	1.72
Agricultural Land Classification:	2		

Suitable: Yes <input checked="" type="checkbox"/>	Potential Housing Capacity: 50
Suitable: No <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>
Suitable: Part <input type="checkbox"/>	Brownfield <input type="checkbox"/>
Achievable: Yes <input checked="" type="checkbox"/>	Timescale: 1-5 Years <input type="checkbox"/>
Achievable: No <input type="checkbox"/>	Timescale: 6-10 Years <input checked="" type="checkbox"/>
Achievable: Part <input type="checkbox"/>	Timescale: 11-15 Years <input type="checkbox"/>
Available: Yes <input checked="" type="checkbox"/>	Timescale: 16-20 Years <input type="checkbox"/>
Available: No <input type="checkbox"/>	Timescale: Not In Current Plan Period <input type="checkbox"/>
Available: Don't Know <input type="checkbox"/>	

Settlement:	Ross-on-Wye	Site Ref:	HLAA/192/001
Site Address:	Stoney Stile, Cleeve Lane		

Summary Description:

Grassland. Contained site that slopes down towards the east and rises to the north. Views into site: Localised views. Adjacent/surrounding land: Housing to the south east and west. Site integration: The site is well related to the built form having housing on 3 sides. The site forms a natural extension to the town. Height and character: 2 storey residential development to the north east and south east. Additional comments: Access may be a constraint particularly along Archenfield and through town centre onto main road network. The town centre streets are at capacity creating a significant constraint to developing housing on the south western edge of Ross. Site adjoins the Wye Valley AONB

Flood Information:

The site is classified as being fully in zone 1 and the risk of fluvial flooding may be low. The proposed use is appropriate on the basis of the relevant flood zone. PPS25 exception test will not apply for this development in this flood zone

Water information:

Sewerage: Parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.

Sewage treatment: Development of this site may be constrained by the capacity of the public waste water treatment works for which no regulatory improvements are planned under Welsh Water's current Capital Investment Programme. Dwr Cymru Welsh Water awaits funding for its plans post year 2010. Should this site be developed in advance of Welsh Water's Capital Investment, developers may be required to fund the essential improvements.

Water supply: The development of this proposed site would require off-site mainlaying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, the costs of which would be borne by potential developers.

Landscape:

Medium Sensitivity: The site has value as a landscape resource and/or key characteristics of landscape are susceptible to change

Historic landscape:

Sensitivity 1. Areas where high historic environment values have been identified, and where large scale new development is therefore likely to have significant impact on the integrity of the inherited landscape. Some closely restricted development may occur as informed by detailed historic environment impact and design studies

Highways information:

Access onto the C1274 difficult, Hawthorn Lane has the width but visibility splay very poor, Middleton Avenue has some scope for linkage. footway/cycle link, but area very congested due to location of school. potential to link with surrounding sites.

Biodiversity:

Site contains semi-natural habitats and wildlife corridors which will constrain development

Is the site suitable (and achievable) for development?:

There is potential for housing on the lower southern section outside of the Conservation Area provided safe/satisfactory access can be secured. Landowner is willing to release the land for housing development.

Can the entire site be developed?:

Yes

From: "Higgs, Ian" <ihiggs@herefordshire.gov.uk>
Subject: RE: Ross NDP: Local Green Space Nominations
Date: 11 September 2017 14:19:01 BST
To: Georgina Perry <georgina@placestudio.com>, "admin@rosstc-
herefordshire.gov.uk" <admin@rosstc-herefordshire.gov.uk>
Cc: Jeff Bishop <jeff@placestudio.com>, Cleo Newcombe-Jones
<cleo@placestudio.com>

Georgina

Further to the nominations by Ross Town Council to include various Herefordshire Council owned sites as Local Green Space in the RNDP I respond as follows:

- Bluebell Close & Primrose Close – no objection and given that our land ownership is larger than that shown on the plan you may like to extend the allocation to reflect the larger land holding to include the footpath to Orchard Close/Honeysuckle Close.
- Roman Way Park – we object to the whole of this site to be allocated as Green Space and feel only the area approx. 25% of the site would be adequate Green Space in this location having regard to the character of the surrounding area.
- Falaise Close – no objection
- Duxmere Drive – no objection
- Redwood Close – we object to this site being allocated as this is on the edge of the urban area and many of the surrounding dwellings overlook open countryside and therefore the need to maintain such an area of Green Space in this location is not justified.

I trust that you will have regard to the above comments in the preparation of the Ross Neighbourhood Development Plan.

Ian Higgs
Development Manager
Herefordshire Council
PO Box 167
Plough Lane
Hereford

HR4 0XY

Tel: 01432 261569

Mobile: 07792 880868

email: ihiggs@herefordshire.gov.uk

From: Georgina Perry [<mailto:georgina@placestudio.com>]

Sent: 30 August 2017 12:11

To: Higgs, Ian

Cc: Jeff Bishop; Cleo Newcombe-Jones

Subject: Re: Ross NDP: Local Green Space Nominations

Ian

Many thanks for your reply, we look forward to hearing from you with regards to our LGS nominations by 15th September.

Kind regards

Georgina

Georgina Perry
engage • design • deliver

place

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

m. 07864 008907
t. 0117 3253300

Please note my usual days of work are
Tuesdays, Wednesdays & Thursdays



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On 30 Aug 2017, at 11:51, Higgs, Ian
<ihiggs@herefordshire.gov.uk> wrote:

Georgina

Hope to provide response during by 15 September.

Regards

Ian Higgs
Development Manager
Herefordshire Council
PO Box 167
Plough Lane
Hereford
HR4 0XY

Tel: 01432 261569
Mobile: 07792 880868
email: ihiggs@herefordshire.gov.uk

From: Georgina Perry [<mailto:georgina@placestudio.com>]
Sent: 23 August 2017 12:58
To: Higgs, Ian
Cc: jeff Bishop; Cleo Newcombe-Jones; Melvin REYNOLDS
Subject: Ross NDP: Local Green Space Nominations

Good Afternoon Ian

Thank you for your below email, which has been forwarded onto Place Studio as we are providing the Ross NDP Steering Group with support in the preparation of their Plan.

I note you will be consulting internally on the sites nominated. Please if you are able could you give us an anticipated date for when we can expect to receive the Council's formal responses?

I look forward to hearing from you,

Kind regards

Georgina
<image001.png>

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From: Higgs, Ian [<mailto:ihiggs@herefordshire.gov.uk>]
Sent: 23 August 2017 08:58
To: admin <admin@rosstc-herefordshire.gov.uk>
Subject: Local Green Space Nominations

Dear Ms Robson

Further to your letters of 26 July regarding the nomination of various Herefordshire Council owned land as sites of Local Green Space within the proposed Ross NDP, we are consulting internally and will respond formally to the nominations but unfortunately we will not be able to do that until after your requested date of 8th September. We will respond

as soon as possible and before your planned consultation in November.

Regards

Ian Higgs

Development Manager

Herefordshire Council

PO Box 167

Plough Lane

Hereford

HR4 0XY

Tel: 01432 261569

Mobile: 07792 880868

email: ihiggs@herefordshire.gov.uk

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