

## Proposed Consultation Response - Accommodating Future Growth

- 1) Do you agree with the policy approach set out for 'Policy AG1: Accommodating housing growth'?

**In Part**

- 2) Please provide us with your comments on the approach taken for the above policy in the Draft Local Plan, including any other issues or ideas you feel that we should consider.

**The proportion of houses is not appropriate. Ross-on-Wye is expected to deliver 1800 new homes within the plan period. This is a significant increase in terms of the number of homes and overall population.**

**Hereford and the other market towns are expected to increase their populations by a significantly smaller percentage.**

**Ledbury, Leominster and Hereford have existing rail connections which can contribute significantly to the sustainability of any future development within those areas. Ross has easy access to the M50, so development in the town will be focused on trip generation by car.**

- 3) Do you agree with the policy approach set out for Policy AG2: Strategic rural housing distribution?

**No**

- 4) Please provide us with your comments on the approach taken for the above policy in the Draft Local Plan, including any other issues or ideas you feel that we should consider.

**Alongside development within Ross-on-Wye, the additional development of locations nearby will add additional pressure on services with the town. Weston-under-Penyard and Lea are expected to expand significantly with no provision for healthcare facilities or secondary education places. It is likely this will add additional pressure within Ross.**

- 5) Do you agree with the policy approach set out for 'Policy AG3: Rural housing growth in Rural Hubs and Service Settlements'?

**No**

- 6) Please provide us with any other comments you have about the policy approach for rural housing growth in Rural Hubs and Service Settlements

**Houses and additional facilities should be built where there are existing facilities. The existing facilities should be upgraded to accommodate the growth of Rural Hubs and Service Settlements.**

- 7) Do you agree with the policy approach set out for Policy AG4: Rural settlement exceptions for affordable housing, entry level homes, self and custom build housing and community led housing?

**Yes**

- 8) Please provide us with your comments on the approach taken for the above policy, including any other issues or ideas you feel that we should consider.

**N/A**

- 9) Policy AG4 is for locating developments of rural exception site affordable housing, self and custom build and Community Led Housing developments outside of the settlement hierarchy of the identified 68 villages. Do you agree with the basis with for the policy approach taken here?

**N/A**

- 10) Service or facility within a settlement

	Agree	Disagree
School	✓	
Pre-school nursery	✓	
Play area	✓	
Village Hall / Community Hall	✓	
Shop	✓	
Pub	✓	
Doctors / Medical provision	✓	
Access to Public transport (5 return journeys availability)	✓	
Within 5km of an employment site (as identified in the Employment Land Study)	✓	
Access to public Electric Vehicle charging		✓
Environmental constraints considerations	✓	
Flooding High Risk zone 3	✓	
Area of Outstanding Natural Beauty (AONB)	✓	
Conservation Area	✓	
C and U road accessed settlements	✓	

- 11) Do you agree with the policy approach set out for Policy AG5: Open countryside?

**Yes**

12) Please provide us with your comments on the approach taken for the above policy, including any other issues or ideas you feel that we should consider?

**N/A**

13) Do you agree with the policy approach set out for Policy AG6: Gypsies, Travellers and Travelling Show People?

**Yes**

14) Please provide us with your comments on the approach taken for the above policy, including any other issues or ideas you feel that we should consider?

**Existing sites should be safeguarded**