

ROSS-ON-WYE NEIGHBOURHOOD PLAN

SITES STRATEGY MEETING: HEREFORD: 21/10/2016

Present: Richard Ball, Samantha Banks, Jeff Bishop, Kevin Bishop, Naomi Calvert, Peter Clasby, Cllr. Phil Cutter, Donna Etherton, Richard Gabb, Andy Hough, Geoff Hughes, Cllr. Richard Mayo, Cleo Newcombe-Jones, Melvin Reynolds (Chair), Dave Rossiter, Natalia Silver, Caroline Utting, Lesley Woakes, Susan Woodrow. (Apologies from Antony Featherstone.)

Aim: The aim of this meeting was to discuss the potential for one overall approach – a Development Strategy – for potential sites in Ross-on-Wye and, if supported, to begin to outline ways forward.

This note is not meeting minutes. It is a summary of the main outcomes and next stages.

Overall Approach

- There was support for including in the Neighbourhood Development Plan (NDP) a coherent, overall Development Strategy to incorporate all the emerging needs for Ross. Herefordshire Council (HC) outlined their expectation that the Ross-on-Wye-NDP would need to allocate sites for housing because reliance on windfall sites and existing allocations was deemed to be insufficient. This needs to be checked and discussed further with HC planners as the baseline for the need calculations had not previously been made clear to the Ross NDP team.
- Given the pressures for new housing, and especially the current lack of a 5 year housing supply, the NDP should continue to plan, as it is already, not just for the Local Plan figure of 900 houses but some figure over and above 900.
- The principle of co-locating a new, purpose-built Children's Centre with any new primary school was supported in principle. The strategic need will have to be checked but the overall principle is backed by the government. (NB. Details have now been received of the other uses located at the Ryefield Centre and plans for these must also be included.)
- Other valuable co-locations should be pursued, where a Business Case supports this.
- Those involved in health planning are working towards a 'health hub' based on the current provision in the centre of Ross (which allows staff to work at both the Community Hospital and the GP surgeries). It would be valuable to this concept if the NDP could allocate a site nearby for low dependency or intermediate care housing. The Police Station was mentioned as a potential site in this regard.
- None of the currently suggested sites appears easy to advance. All have some access (pedestrian and/or vehicular) problems, some have flood problems and some may have problems of contamination.
- General viability must be addressed, especially for the more challenging sites, and this must take account of capital and revenue implications for Herefordshire Council, the NHS and Ross-on-Wye Town Council.
- This all has multi-agency and multi-departmental implications, so careful overall management will be necessary, particularly if the results are to be incorporated into a NDP.
- The impact of the Environment Agency flood mitigation scheme may not yet be reflected on the current EA flood modelling map. Further discussions with the EA need to take place with support from HC.
- The Ross NDP group emphasised that they had only just started to look at sites, and that work was in its early stages. Assistance from HC is required to take this forward and to scope the potential for the options, including technical input from planning and highways teams and others.
- The implications of the CIL 'freeze' were mentioned. The Ross NDP group were keen to understand how and when this was likely to be taken forward by HC because it has a major impact on the Town Council business case. Securing 25% of CIL contributions had been a key part of the benefit of taking forward an NDP in the first place.

- The LEA are clear that the continuing maintenance expenditure on Ashfield Park Primary School is not justifiable, that a review of provision in Ross is needed, and that options for a re-located Primary School are best assessed through the Ross NDP process.

Potential sites (key points only)

- The **Hildersley** housing site is still being pursued by HC working with the developer with the aim of resolving the issues around noise from the nearby firing range, as part of the current planning application process. It is hoped to have made progress by the end of the year but there is a possibility of a Government call-in (with consequential delays).
- **Tanyard Lane** is best considered along with the old laundry site to the north west that could provide road access. It is thought that there are contamination issues on this site which could impact on site viability, however, further evidence is needed to establish whether this is the case.
- The ideas for **Broadmeadow** were based on the advice of the Environment Agency to use their current flood risk map. This shows the whole area in Zone 3. As above, the topicality of this map was queried given recent remediation measures. This may enable some housing on the site. It was noted that the caravan park has been seeking direct access from the A40, however, this has been strongly resisted by highways.
- There was support for considering Broadmeadow and Tanyard Lane as one site with one overall masterplan (providing some potential for financial equalisation).
- **Model Farm** is also potentially affected by the firing range noise issue (the potential impact remains unconfirmed). The timing of any support from the government is linked to the autumn statement (anticipated on 23 Nov).
- Direct access to **Marsh Farm** from the bypass was discussed, as an alternative to through access from Model Farm, which would be unappealing if this is to be developed as an employment site.
- Sites to the **north of the A40** were regarded as unlikely, certainly in the short term (there is for example a recent new tenant for at least part of the Somerfield warehouse - a US based distribution company). At best they could be highlighted as reserve sites. Loss of well located employment land would be resisted, and any future redevelopment would need to include a significant element of employment development.
- Some other potential sites were suggested for consideration (e.g. the Cowder Arch Road site for 60-80 houses). These will be pursued.

Actions

- The first next stage action to be a meeting between relevant planning and highways officers of Herefordshire Council and representative(s) of the Ross NDP team to discuss technical and procedural issues around the list of sites, scoping the potential of each. To be coordinated by Sam Banks, working with Place Studio on behalf of the Ross NDP team. *(NB. It would be valuable to have done this before the next schools strategy meeting on 17th November.)*
- Meetings to then be held with other teams/groups (e.g. those involved in the health hub) to elaborate their specific aspirations, briefs, requirements, funding options etc.
- A second all-party meeting to be held when properly refined options begin to emerge.
- At some point early in this sequence agreement will need to be reached on roles, responsibilities, project funding, timeframes etc.
- Some form of protocol was suggested by Ross NDP Group Chair Melvin Reynolds, to agree how HC would support the NDP group going forward. With complex issues and site allocations, this is particularly important to clarify roles, responsibilities, resources and timescales.
- It was agreed that the Wye Valley Trust should be involved in future discussions around the Health Hub.

Ross-on-Wye Neighbourhood Development Plan

Notes of Meeting with Herefordshire Council 7th April

Attendees:

Herefordshire Council:

Richard Gabb	Programme Director of Housing and Growth
Samantha Banks	Neighbourhood Planning Team Leader
Jill Tookey-Williams	Area Engineer, Transportation
Liz Duberley	Senior Landscape Officer
Stephanie Kitto	Neighbourhood Planning Officer
Vicky Eaton	Senior Planning Officer (Strategic Planning)
Angela Newey	Senior Planning Officer (Strategic Planning)
Stuart Powell	Planning Officer (Strategic Planning)
Roland Close	Principal Planning Officer (Development Management)
Gavin Stephen	Economic Development Officer
Nick Webster	Economic Development Manager
Andy Hough	Head of Educational Development
Sue Woodrow	Schools Capital Investment Advisor

Ross-on-Wye NDP Group:

Nigel Gibbs	Mayor of Ross-on-Wye Town Council
Jeff Bishop	Place Studio
Cleo Newcombe-Jones	Place Studio

Background Documents

In advance of the meeting the following documents had been circulated, by each party:

Ross NDP:

- Questions for Herefordshire Council
- Draft Ross NDP v4
- Broadmeadow draft concept

Herefordshire Council:

The following documents had been prepared by the Local Education Authority:

- Ashfield Park School postcodes
- Ross Schools Review against Local Transport Plan objectives
- Ross-on-Wye Alternative Site Responses Schedule
- Ross and the Schools Capital Investment Strategy - initial comments

Notes:

Welcome and introductions

As an overall introduction there was feedback from Herefordshire Council (HC) that the Ross NDP was looking very professional, and was coming together well. All parties acknowledged the benefits of discussions at this key stage. The meeting was to be chaired by RG.

It was agreed that the discussions would take part in two parts: the first part focusing on sites including Broadmeadow and the schools review, the second part considering detailed comments on the draft NDP and dealing with any still outstanding questions.

Broadmeadow Site

CNJ and JB set the scene for the work to date on Broadmeadow as part of the NDP process. There was local consensus through work on the NDP that the site was underused, unattractive and a blight at the centre of the town. Improvements are needed and a long term plan is sought to re-develop the site.

Although there are some existing uses on the site, the level of employment it generates is very low, the access is poor and the environment is degraded.

It was noted that the owner of the adjoining caravan park had recently suggested that they were considering vacating that site.

Utilising available information from Herefordshire Council, the Environment Agency and submitted material from the Tesco application, the NDP group had prepared a first draft site concept. Feedback was sought on this.

It was noted by JB and CNJ that there still remain a number of unknown factors where information is limited, specifically:

- The Herefordshire update to the Strategic Flood Risk (SFRA) for this area, taking into account the recent flood alleviation works nearby, was not yet complete and the specific timeframe for this work was not known. The Environment Agency flood mapping still indicates that most of the Broadmeadow site is within Flood Zone 3.
- Information on contaminated land within the site is also lacking. The Environmental Health team at Herefordshire Council had noted that the site is likely to be contaminated, however, the extent of this and the costs of necessary remediation remain unknown.
- There is as yet no detailed transport assessment for the site, assessing the capacity of potential access points to the site.

JB and CNJ also stated that they would like a steer on whether or not Herefordshire Council representatives would support the allocation of the site, or the inclusion of a concept plan for the site in the NDP. Comments on the initial concept plan were sought. JB stated that the Regulation 14 Draft NDP could possibly be completed in the next 2-3 months.

The following comments were made from Herefordshire Council representatives who attended:

- It was noted that the concept would work whether or not the Gypsy & Traveller site allocation was taken forward on the triangle of Council owned land to the south of the main site. This site

would accommodate up to 5 pitches but with no facilities as it is intended to be strictly temporary. There was uncertainty about whether or not an allocation would be made for this Council owned site for temporary travellers pitches (see later).

- GS/NW from the Economic Development team confirmed they considered this to be an existing employment site, albeit poorly performing, but welcomed the aspiration to see it redeveloped to include employment uses. At approx. 2.2 ha., they did not consider the site of strategic importance in terms of employment, and they did not consider there was any conflict with the aspirations for Model Farm. It was suggested that the concept in the NDP should be based on at least retaining the same level of job numbers as the current uses. GS/NW mentioned they could help the NDP process by suggesting some reasonable figures to quoted in NDP policy about the level of employment to be retained.
- It was acknowledged by HC that there was still an information gap with respect to the Flood map data, and that this was key to the development options for the site. The Flood Zone 3 status currently precludes housing development, but employment development would be acceptable. HC were unclear as to when the updated SFRA would be available, and there is no indication as to whether there will be any change to the flood zoning for this site.
- There was broad agreement that parts of the site should be retained as a green link as indicated, with a need to scope further the nature of improved access via a footpath and cycleway along a linear green link along the southern edge of the site noted by JTW from the transport team.
- Transport access to Broadmeadow via the road by the side of Morrisons was agreed to be poor, and there was support to close this as a vehicular access route through to the Broadmeadow site.
- It was noted that the eastern access via the Sea Cadets site was challenging due to the level changes there and that further work would be needed to determine the feasibility of this. (The Sea Cadets will shortly be vacating their premises.)
- If small scale retail was to be included on the site, it was noted that this should be limited to 400m² area. A large scale retail proposal (such as the previous Tesco scheme) was not considered appropriate due to the impact on town centre retail - the main reason for refusal of the previous Tesco application.
- It was noted that a major issue would be lack of viability of employment development. It was suggested that a mixed use development could be encouraged, albeit contingent to some change to the flood zoning.
- It was noted that the existing car parking sites (owned by Herefordshire Council), were included in the proposed site area. The larger car park to the north east of the site was most likely needed, and it should be retained. In any case, through access as currently indicated in the concept diagram would take a road through the Plough Inn Listed Building. Any access point would need to be moved away from this location.
- It was confirmed that there was a pre-app discussion of the old garage site to the north of Broadmeadow, for housing led development (area F on plan).

JB confirmed that no contact had yet been made with Broadmeadow site owners; this to be done following the clarifications about development as above.

Model Farm

GS/NW from the Economic Development team shared the masterplan which now had planning consent. The proposal is for a 15 ha. site to be developed, with 5 ha. of landscaped green space. The current proposal is currently unviable without major subsidy.

CNJ queried the extent of and the reasons for the viability gap. GS explained the viability gap was two-fold: (i) the type of employment uses proposed were not viable - build costs exceed use value, and (ii) the infrastructure required to support the development was expensive.

GS confirmed that HC were committed to providing a 15 ha. employment site to the east of Ross, but that there was now a need to look again at the options, considering the wider landholdings of Herefordshire Council on the east of the town. For example, a housing development could cross-subsidise an employment development, and/or could support associated infrastructure.

There were also options to consider the role of Marsh Farm in providing supporting infrastructure and potentially an access road from Model Farm.

Any strategy resulting from this work would be for a timescale beyond 2031.

Marsh Farm

SB confirmed she has recently met with Savills on behalf of the landowners for Marsh Farm, and that she had encouraged them to make contact with Ross Town Council in relation to the NDP. HC saw no issues with the Town Council meeting with Savills to discuss this site and its potential future development. It was agreed that the NDP group would feed back to HC any outcomes from this meeting.

Strategic Issues

JB shared a diagram which highlighted development sites including Overross, Tanyard Lane, Broadmeadow, the Caravan Park, Marsh Farm and Model Farm, with the strategic green infrastructure corridors shown underneath (replicated from the Core Strategy). The need to develop a strategic framework to consider Broadmeadow area in conjunction with the sites to the east was discussed. It was agreed this was strategic and beyond the remit of an NDP, and something that the Local Planning Authority would address, to ensure that piecemeal development did not emerge missing opportunities for connections and green infrastructure. However, work underway on this broader strategy would help to reinforce the validity of any Broadmeadow proposals.

Strategic Schools Review for Ross

AH and SW were in attendance on behalf of the Local Education Authority. They explained their work to date (as circulated) and stated that they were focused on looking for sites in central Ross which would best fit with the pattern of where children were coming from in the town. Ashfield Park School has issues in terms of transport accessibility and also its running costs are very high. Funding to refurbish or rebuild the school on the same site was not seen to be achievable, so options involving disposal of this high value site were being seen as a way of funding the development of a new school site. The Ashfield Park School currently occupies a 2.7 ha. site, a

1.8 ha. site is required. Part of the Ashfield Park School site has a covenant on the land, the rest is unrestricted.

Other potential sites in the south side of Ross were not of interest (St. Joseph's School is also located on the south side and has room for minor expansion), and sites to the east within new development areas had also been dismissed as being too far away from where children lived in the current catchment. It was noted that the work to date had been led by the Local Education Authority, and that there was a need for further discussions with Planning.

On this basis the Local Education Authority had focused attention on Broadmeadow and Tanyard Lane (it was noted that perhaps now the Caravan Park site should also be considered, particularly as this contained a small area of zone 2 flood risk). However, there are a number of issues with these sites:

- Tanyard Lane - major access problems. Tanyard Lane itself is a private access road, although alternative access could be achieved through the adjoining Persimmon site or via the laundry site (the latter had a pre-app although development may not result due to contamination issues). JTW noted the alternative access options and said they would now be included in the assessment. It was noted that were likely to be major contamination issues on Tanyard Lane site, to the extent that viability of school development could be compromised, even if enabling housing was considered alongside this. The level of contamination and potential remediation costs are unknown.
- Broadmeadow - currently flood zone 3 and not suitable on this basis, access constrained and contamination and related cost issues unknown.
- Caravan site - not considered as yet.

The potential to retain the school on its current site needed further scope to show that this was not possible in planning terms. In addition, a risk was flagged that the capacity of the Ashfield Park School site for housing development may be being over-stated (and hence its value overstated). The site is within the Conservation Area and there may be a need to keep parts of the site open on character grounds. The need to retain playing fields, or consider retaining playing fields and an adequate disposal process for this aspect was flagged.

It was agreed that the Local Education Authority would need to work fast to assess sites and identify their preferred school site, in agreement with the Local Planning Authority, so that a robust evidence base, with sound rationale could be produced. This could then be used to slot the site allocation into the NDP. Ross TC are not expected to undertake this technical evidence or bear the cost of this detailed work.

In advance of a site allocation being included in the NDP, the Local Education Authority need to make sure that the proposals were in the public domain as it would not be appropriate for this to be released through the NDP process; it would put undue pressure on the NDP and the Steering Group.

A number of officers left the meeting at this point, as employment and education issues had been discussed.

Pre App Engagement

JB asked whether Ross TC could be included as part of pre-app discussions with developers, as they are a statutory NDP group undertaking statutory plan-making. RC stated that most pre-apps were no longer confidential, and in many cases there was no commercially sensitive information. HC were asked to confirm their position on this and suggest any conditions for the inclusion of Ross TC in any discussions.

Gypsy & Traveller DPD

AN confirmed that they were seeking to prepare a pre-submission draft DPD for consultation in summer 2017, although site assessments were still underway. The call for sites had yielded very few sites, and the focus for the 15 permanent pitches, and 3 temporary pitches was being focused on Council owned land. Only by allocating sites and bringing forward pitches could enforcement action be taken and appropriate spaces for these communities to use be found.

It was noted that there was a potential conflict with the current Council site, it could be used for an alternative higher value use and therefore it was still uncertain. Recent evidence also showed that the site was not in zone 3 in terms of flood risk, so other development use could be considered here.

It was noted that the NDP was not expected to include a policy or a site allocation (this is a strategic matter), however, a reference to travellers and travelling showpeople in the NDP would be welcomed. Contact details for the travelling show people locally could be provided for the purposes of consulting them on the NDP.

Comments on Draft NDP:

It was noted that the NDP was very comprehensive and that there were no major issues with the content.

In addition, it was agreed that the background evidence, particularly when it is explicitly referred to within the policy, also needs to be made available for public consultation and comment (there must be evidence of this) and for the planners to consider.

A few detailed comments were made:

- P.17: Site Allocations are strongly encouraged and the wording in relation to the Ministerial statement needs review. The reasons for site allocations not yet being included was understood, as these had been discussed earlier in the meeting. In addition, the desire to allocate slightly above the minimum required housing number was supported by HC.
- Ref. policy E5: Primary and Secondary Retail frontages must be reviewed in the NDP (ref. Core Strategy policy) as they are out of date. In theory retail frontages could be re-classified as primary ones. SB to share Leominster example where a review has been done.
- A policy on householder extensions should be considered as such policies have been deleted at the Herefordshire Council level, and there is now a policy gap for development management.
- The extent of the town centre boundary and the rationale for this will need to be assessed (map not yet included).

- The town centre retail policy is supported but there is also a need to include a presumption against out of town retail (pressure in the Starbucks area via pre-app was noted).
- The AONB policy on p.13 was deemed overly restrictive as currently worded.
- HC would need to see the Pre-Application Protocol in order to endorse the policy approach.
- P.20: The reference to around 20 in the policy wording was a bit confusing and should be reviewed (or moved to the policy preamble and explained).
- Policy H4 was supported, although the wording around parking was seen to be overly restrictive.
- It would be valuable if the NDP team could consider other possible and permanent travellers' sites, and any action on the Homs road storage site.
- E3: Out-of-town retail should be referred to as not being supported within this policy.
- It was noted that the options for the bus station to be relocated were unclear. The movement patterns across Ross in transport terms could also be explained further. Detailed comments from the transport team to follow. The NDP team should share idea with the bus companies.
- Policy is probably needed for Open Spaces. Work is underway on this.
- The evidence for the requirement for new allotments on development sites of over 100 dwellings was queried. This should be included in the evidence base.
- The need to refer to the three strategic ecology areas in Ross in the Environment section was noted, although it was noted that this particular section was currently work in progress.
- References to green transport should refer to the hierarchy, prioritising transport in the following order: pedestrian, cycling, public transport and private vehicle.

There was general agreement that HC officers would be able to work to the 2-3 month timescale suggested for completion of the first formal draft NDP.

Further detailed comments to come from SB, JTW in transport and RC in Development Management, to be circulated to JB and CNJ following the meeting, to share with Ross NDP group.

The meeting was closed and Ross NDP representatives thanked all for attending and for convening the meeting.

ROSS-ON-WYE NP

MEETING: HEREFORD: 05/10/2017

Present for Herefordshire Council:

- Samantha Banks, Planning
- Roland Close, Development Management
- Richard Gabb, Assistant Director
- Nick James, Environmental Health
- Kevin Singleton, Planning Policy
- Gavin Stephens, Economic Development
- Ed Thomas, Development Management
- Jill Tookey-Williams, Transportation
- Nick Webster, Economic Development
- Susan Woodrow, Education

Apologies from Peter Clasby, planning.

Present for the Ross-on-Wye NDP team:

- Jeff Bishop, Place Studio
- Nigel Gibbs, Mayor, Ross-on-Wye
- Melvin Reynolds, Chair of NP Steering Group
- Sarah Robson, Ross-on-Wye Town Clerk

This meeting was in two parts:

- Presentation and discussion of initial proposals for development of the Broadmeadows/Tanyard area in Ross-on-Wye.
- Discussion of appropriate procedures and tactics for site proposals in the emerging Neighbourhood Plan (NP).

Some of those listed above were present only for the first part of the meeting.

This note is not full meeting minutes. It is mainly a summary of the outcomes and next stages.

NOTES

Jeff Bishop started by reminding the officers that detailed comments on the draft NP are still very much welcomed, to be sent via Sam Banks.

Broadmeadows/Tanyard

Jeff then made a brief presentation of the first proposals for the Broadmeadows/Tanyard area. This included introductory photos, maps covering ownerships, access and key issues and the planning context. It finished with the actual proposals - plan and text appended following these notes. Jeff stated that most landowners had now been contacted and all were supportive in principle. Discussion ranged across several aspects regrouped as below.

Possible Primary School Site

Jeff explained that, in the absence of the anticipated report, it had not proved appropriate for the plan team to include a school site within the presented proposals for the area (though a slide illustrated the potential land take). Sue Woodrow then explained the delays with work on this issue: the departure of Andy Hough (though a replacement will be in post soon), further work requested on the consultants' report and the time it might then take to secure further funding to move from an overall conclusion to a thorough analysis of a chosen site.

She also explained the basic principle of searching for a more central site to reflect the likely future rebalanced geography of pupil location (i.e. more to the east).

Points were raised about access generally to any new school on Broadmeadows/Tanyard from other parts of Ross and specifically about (a) limits on access via the stub road on Rudhall Meadow and (b) the uncertainty about the ownership of most of Tanyard Lane (though access along this would probably not be possible anyway given the constriction at its entrance). Concerns were also raised about the impact on overall viability of any school site on Broadmeadows/Tanyard.

Melvin Reynolds asked if it would be possible to see the map of where children currently come from to Ashfield Park School.

Proposals as Presented

These were generally well received. Points raised included:

- There is a continued lack of updated information from the Environment Agency on the effects of the mitigation works put in place, notably any change/reduction in the area of Flood Zone 3. The view was that solutions such as the attenuation/balancing ponds should be looked at further and then it would be a matter of prompting detailed feedback from the EA during the Regulation 14 consultation. It was suggested that information from the Oveross Garage planning application might provide useful information.
- It appears unlikely that development will proceed, at least in the short term, on the old laundry and sawmill site.
- Decontamination work is yet to be completed on the main Tanyard Lane field. Further work would probably be needed if that was suggested as a school site. Jeff Bishop will liaise with Nick James to check next stages on this.
- The suggestion that the employment area might include developments for bulky goods retail was not supported by planning officers.
- Although it was interesting to hear a suggestion made by a planning consultant for one of the landowners that the scheme is viable. However, all present agreed that viability remains challenging and that the proposal for a single overall masterplan was the most appropriate way forward.

Inclusion of the Caravan/Camping Site

During the above discussions it became clear that the current owner of parts of the Tanyard area would be willing to sell all of his land, including the caravan/camping site. The general view was that this should be considered. Points were made about:

- The caravan site is still being shown as mostly within Flood Zone 3 (but see earlier comment), although it was suggested that work had taken place to raise ground levels across at least part of the site.
- Adding in this amount of land would potentially enable a rebalancing of the overall viability if a school site was to end up being included.
- Not all of the caravan site needs to be included as the current area is fully occupied at times. (Mention was made of an application from the Rowing Club for a camping site, which could influence the overall local market.) Vehicular and pedestrian access would continue to be an issue.

Procedures and Tactics

Land East of the A40

Nigel Webster explained that the recent re-marketing exercise for Model Farm was mainly aimed at refreshing the previous planning application. He then explained that the current commissioned study of all of the Model Farm land is in part about addressing the viability of the Model Farm scheme and that it might therefore lead to proposals for further development, including housing. This might be taken forward with a masterplan for all of Model Farm

Jeff Bishop outlined the NP Steering Group's view that all development east of the A40, ie. including Pigeon House and Marsh Farm etc. as well as Model Farm, should be covered by one single masterplan. Melvin Reynolds also highlighted recent communications about further development at Hildersley.

In procedural terms, however, Jeff added that Place Studio had been advised that considering the area as a whole could potentially make this 'strategic' and not therefore appropriate for inclusion in a NP. Given that the Core Strategy Review would start around 2019, this led to a suggestion that the NP could valuably either include very little about 'Land East of the A40' or include criteria-based policies only. This would leave things open to hear the views of the NP examiner because there would still be the fall-back of dealing with this area solely at Review stage. The other suggestion was that the NP could proceed quickly (Regulation 14 starting early 2017), get made and there could then be an immediate review. Once again, this enables the plan as at present to proceed speedily. There was no need to make a decision on this at this time.

Primary School Site

Following officer queries about why a new school site may be necessary, Jeff Bishop explained what he had understood from the Education team, that funding a new build would depend on securing part of the finance from the sale of the current site.

While understanding this situation, planning officers expressed significant concern about the move from the current site, in part because of poor other choices and in part because of concerns about using the current site for housing. This debate will be pursued separately.

In terms of how best to move forward given the likely delays on decisions from Education, it was decided that this school site issue could also best be taken forward through the inclusion in the NP of criteria-based policies.

Specific Sites

Jeff Bishop highlighted the need for further information on some mostly smaller sites that the NP would wish to allocate. Some have emerged recently because, in the judgement of Place Studio, not enough evidence has been generated to continue to propose them as Local Green Spaces. They are (with SHLAA numbers where known) as follows:

- **Cleeve Lane** (177/001): Confirmation needed that the 'part' as commented on in the SHLAA assessment is as proposed in the current draft NP. A Transportation view on access is needed.
- **Brampton Road** (107/001): A discussion is needed with Transportation, and probably then with planning, as the NP group has some 'other' ideas for this site.
- **Fernbank Road** (Ross/7): Transportation view on access is needed.
- **Hawthorne Lane** (192/001): Transportation view on access is needed.
- **Merrivale Lane Paddock**: A final review is needed for this as a Local Green Space. If it is decided to allocate it (for housing), a Transportation view on access would be needed.
- **Wilton View, Greytree** (P1046): Transportation view on access is needed.

Recent discussions have also been held with the owners of **The Chase Hotel** about some potential housing on part of the site. Officers were all resistant to this so it will go back to the Steering Group.

There will also be a need for further sharing of detailed information about the whole Broadmeadows/Tanyard area.

NEXT STAGES

This was not discussed as such but some key points emerged:

- Ross Town Council does not have any further funding to address any future consideration of the Land East of the A40 and the Primary School site. The funding situation will be assessed following the meeting and the outcome fed back to Herefordshire.
- There was full support from all Herefordshire teams for providing the information as outlined in the last section above and for further discussions on procedures and tactics.
- The NP team should, as soon as possible, provide Sam Banks with the necessary information (options, draft allocations etc.) to enable the SEA to be started.
- The target for the Regulation 14 consultation remains January 2018.

One item not raised: Though the NP team are aware that the recent SHLAA submissions were supposed to be just for rural areas, some were received for Ross. How can the team access any officer assessments made of these sites?

ROSS-ON-WYE NEIGHBOURHOOD PLAN

MEETING WITH HEREFORDSHIRE COUNCIL: 22/02/2018: HEREFORD

Present:

- Sam Banks HC planning
- Kevin Bishop HC planning
- Jill Tookey-williams HC highways
- Melvin Reynolds NDPSG
- Jeff Bishop PS

The meeting focused almost entirely on HC views on the potential development sites and on whether to allocate, use criteria-based policies or not to proceed. This note is not minutes; it is a summary of the outcomes and tasks for next stages.

Sam Banks will provide the latest information on housing completions, permissions etc. and details on the self-build register. See later.

Cleeve Field

No queries of note. Support for allocating for market or self-build development.

Final check of text and draft layout – into Plan as allocation.

Brampton Road

Serious planning concerns about AONB and about need for Care Home. Serious highways concerns about access off Brampton Road and Second Avenue, and about what type of Care Home might be proposed (which significantly affects traffic movements and types).

Do not proceed.

Wilton View

Point taken about inappropriateness as LGS. Recent applications all refused and appeals rejected, so not seen as suitable for housing. Use for allotments?

Not to be allocated for development, consider part for allotments.

Stoney Stile

Challenges on vehicular access from Hawthorne Lane (private) and Middleton Avenue (awkward bend, proximity to school). Accept importance of the footpath. Can be included but, given problems, safer on a criteria basis. Would Town Council take on open space management?

Include in plan with criteria-based policy. Check with Town Council on attitude to open space management.

Broadmeadows/Tanyard Lane

Full support in principle and for many of the ideas/elements, notably the single masterplan and financial equalisation. If caravan/camping site goes, need to make clear need to check for possible new users before agreeing to development. Highlight flooding issues and possible remaining contamination issues. Need to be specific about potential types of employment

(different traffic implications). Could not support new/further access via narrow entrance to Tanyard Lane. Access as sketched into employment area from off A40 roundabout possible but also (very importantly) may be scope for access directly off A40. Sam will check on possible vehicular and/or pedestrian access via the Laundry site. No serious concern about potential parking loss from King's Acre. All housing could be accessed off Ashburton if necessary (but difficult bridging of stream). Not enough information to allocate, nor will there be.

Include in plan with criteria-led policy, with as much background detail as possible. Probably not include an illustrative layout but offer 'around' figures for housing numbers, employment land take etc. Sam to check on possible vehicular and/or pedestrian access via the Laundry site.

Ashfield Park School Replacement

No major queries. Avoid limiting to within settlement boundary.

Include in plan with criteria-led policy. PS to check latest situation on new school with Sue W.

Ashfield Park School Site

No basic queries. Need to put in proviso that the SoS needs to agree to loss of school site before any development can proceed. Mention the covenant (though not a planning issue).

Include in plan with criteria-led policy.

Ryefield Centre Site

No basic queries. Is the old Grammar School a locally important building? Could car parking be where it is now (no problem for Highways if not)?

Include in plan with criteria-led policy. Check importance of building and parking as above.

Land East of the A40

Full agreement that it is appropriate to include this, and the need for an overall masterplan.

Include in plan with criteria-led policy.

Rowing Club

Agreement that any expansion involving new major buildings and a significant increase in traffic would be unacceptable (reinforcing the AONB views). Some minor expansion (including minor changes to existing building for more toilets/showers etc.) could be supported (especially given likely loss of Broadmeadows site).

Probably do not proceed but further consideration needed on some potential plan text to help with the loss of Broadmeadows issue.

Other Points

Where relevant, HC will provide some further more detailed feedback and PS will share revised text etc.

HC will manage the SEA process, potentially within around 4 weeks. All the information suggested sounded fine although they will need (a) options assessment for sites and (b)

something on clarifying/amending the settlement boundary. The latter is particularly important given the likelihood of people looking at the very important area of green between the Town and Country Trail and the woodland on the hill.

Adjustments now needed to LGS proposals. PS to pursue

Notes

All landowners to be notified of final conclusions and, where relevant, next stages.

The Chase was not discussed. The intention is to include it and let the Examiner decide.

The Merrivale Lane site has now surfaced as a possible allocation. *PS to pursue and check with HC.*