

To: sajporter@aol.com
Subject: ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc: Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Caroline Utting <caroline.utting@homecall.co.uk>
From: Jeff Bishop <jeff@placestudio.com>
Date: 01 November 2016 12:36:11

Dear Simon Porter,

Councillor Utting has drawn my attention to your email about Broadmeadows. Melvin Reynolds, Chair of the Neighbourhood Plan Steering Group, has also now seen it and asked me to respond on behalf of the group.

For a number of reasons, the Neighbourhood Plan is now just beginning to address options for various sites around Ross but this work is at a very early, exploratory stage only. Not surprisingly, the future of Broadmeadows has come up as an issue on many occasions during our community consultations about the plan, and it is also a current issue for Herefordshire Council. The basic position as of now is as follows:

- * All of the site remains in Flood Zone 3 according to what is apparently the latest Environment Agency map. This would severely limit the nature and detail of any development, although we will shortly be checking the exact current status with the Environment Agency as this may have changed given some recent mitigation measures.
- * If it remains a Flood Zone 3 area, housing is not possible.
- * The outcome of the Tesco application makes clear that further significant retail on the site would not be supported (and Tesco and other companies are no longer developing such schemes).
- * The main use of the site as suggested to date would be for employment developments.
- * Any linear park would take up a small part of the site and would be planned to provide core flood management to protect the other uses.

The next stage of the work is to check with Herefordshire Council on all the planning, highways, flood, contamination and other issues for all of the sites currently being looked at (which is likely to include finding a site to construct a replacement for Ashfield Park school). Only once all the technical issues are understood can some genuine options be developed, at which point we would certainly be wanting to talk to all the landowners, including yourself.

Regards

Jeff Bishop

cid:9C8625F2-2B71-4E7B-91DE-613C37B44CE5
www.placestudio.com

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.**

Jeff Bishop

engage • design • deliver

place



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

m. 0794 1063138
t. 0117 3253300

To:	sajporter@aol.com
Subject:	Re:Broadmeadows and Land adjoining The Chase Hotel
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	09 August 2017 12:38:36

Dear Mr. Porter,

Thank you for your prompt reply.

We are of the view that an early meeting would be valuable, in part to brief you on what is happening with Herefordshire and to outline the Steering Group's views on that. We are, however, awaiting replies from some other site owners we need to meet and, given that we are based in Bristol, we would obviously wish to make best use of your about our own time in arranging meetings. We will therefore be in touch again to suggest meeting dates as soon as we hear from others.

Regards

Jeff Bishop

On 7 Aug 2017, at 17:45, sajporter@aol.com wrote:

Dear Mr Bishop

Thank you for your letter dated 3rd August 2017.

I note Herefordshire Council are interested in part of our Broadmeadows land, but until they have prepared a draft scheme, isn't a meeting between you, me and Melvin Reynolds a little premature? Alternatively, would you please email me anything they have prepared to date, so I can review the detail and report back to you with my comments.

I would also like to review your proposals for our land adjoining The Chase Hotel, which our agents (Pegasus Planning Group) have already submitted representations to the Ross-on-wye NDP. The total area of the hotel and field extends to approximately 11 acres, screened by trees on all sides and there are no rights of public access entering or crossing the site.

In the meantime, you have requested my contact details, which are detailed at the end of this email.

I look forward to hearing from you.

Yours sincerely

Simon A J Porter

Yorkley Timber Co Ltd
The Glebe
Ashfield Park Road
Ross-on-wye
Herefordshire
HR9 5AS

Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: sajporter@aol.com

[cid:9C8625F2-2B71-4E7B-91DE-613C37B44CE5](mailto:sajporter@aol.com)
www.placestudio.com

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.**

To:	SAJPorter@aol.com
Subject:	ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Cleo Newcombe-Jones <cleo@placestudio.com>, Georgina Perry <georgina@placestudio.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	21 August 2017 15:27:14

Dear Mr. Porter,

Thank you for your message of 9th August. This reply is about the Broadmeadows land. We will reply separately about the Chase Hotel.

We completely understand your wish to see some proposals. However, there are aspects of our progress with the proposals that need a brief explanation now and which we feel we could only elaborate in a meeting.

You will not be surprised to hear that concerns about the future of the Broadmeadows land were raised by people in Ross from when we first started work on the Neighbourhood Plan. We also noted early on that Herefordshire Council had put forward some very general proposals in their own SHLAA submission in 2011 (W461) and that this also included the field south of Tanyard Lane. Given the challenges of both sites, notably potential flooding, we followed the Herefordshire suggestion that both sites should be considered together.

Since early this year we have been seeking from Herefordshire a range of important technical information about all of this area that would enable us to develop ideas to an appropriate level for allocation in the Neighbourhood Plan. That information has not been forthcoming, hence our delay in contacting you and hence our own decision to move forward as best we could with the information available.

As you have now picked up, the situation is further complicated by the decision of Herefordshire Council to commission a report into possible alternative sites for a replacement Ashfield Park Primary School. We offered some advice on potential sites, including suggesting the Tanyard Lane field. We did not suggest Broadmeadows although we understand that this is currently the favoured site. Once again, we have not received the necessary information for us to move forward with confidence because the report was due at the end of July but has not yet been received. We have serious concerns about the likely value in planning terms of the eventual report.

There are important implications, including for you as landowner, emerging from both of the delays mentioned above, but we would only be willing to share these in a strictly 'off the record' meeting.

Given all of the above, plus our own need to make further progress, the local community's concerns about delays and our wish to meet you as soon as possible, we have therefore developed the attached strictly draft proposals (as you should note, without a primary school). These have yet to be shared with Herefordshire Council; our priority is to discuss them first with you and, as we are currently arranging, with the owners of the Tanyard Lane field.

Yours sincerely

Jeff Bishop

www.placestudio.com <<http://www.placestudio.com/>>

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.

To:	Simon Porter <SAJPorter@aol.com>, Mark Dauncey <Mark.Dauncey@pegasuspg.co.uk>, Jonathan Preece <jp@jdpsurveyors.co.uk>
Subject:	Ross NDP: meeting 2017-09-20
Cc:	Jeff Bishop <jeff@placestudio.com>
From:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>
Date:	22 September 2017 10:27:04
Reply-To:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, mail@ashcote.myzen.co.uk

Dear Simon - and all,

Firstly, I apologise that I don't seem to have Harry's email address, so I do hope you can ensure that he's copied with this email.

Primarily, I wanted to send a brief email to thank you for a constructive meeting on wednesday. Jeff had been hoping to compile notes of our meeting before he left for his holiday but didn't manage to squeeze that into the time available.

If you have any thoughts that you wish to communicate before he returns on September 2nd please copy me in and I'll seek to ensure that one of his colleagues is kept up to date.

We had a NDP Steering Group meeting last evening at which I gave a short verbal update on meetings with landowners. I mentioned in that the discussions we had about small scale development at the Chase Hotel. It was an unusually small, and so not necessarily representative meeting, but the reaction was generally supportive - and more so of the health spa concepts than the executive homes - but not antipathetic to either. There was some nervousness about putting both into the Plan.

What was pointed out was that the community has an emotional attachment to the parkland and the Lions Bonfires! It occurs to me that if you could pre-empt that line of objection by agreeing something with the Lions and thence the Town Council events / amenities committee about use of the riverside land it might be helpful in smoothing the way...

Mark's idea for 'bulky retail on Broadmeadows was a slightly harder sell, but when I pointed out that likely alternative was some edge of town retail (whatever the Herefordshire objections) the meeting saw the benefit of extending the existing Ashburton area to embrace that. I suspect that it would have to be presented as 'mixed employment' for Herefordshire to be supportive.

Following our meeting with you we had a constructive time with the owners of Tanyard Cottage (Wyevale Kennels) who were able to provide us with a substantial housing development brief for the entire Tanyard area by RPS and Persimmon, co-authored with Herefordshire Council, from 2005; only part of which has been built.

Thanks again,

Melvin.

--

Melvin Reynolds
Chair, Ross-on-Wye Town Council's Neighbourhood Plan Sub Committee
tel: office/home- 01989 763120, mobile- 07831 517803
facebook: <https://www.facebook.com/ROWNDP>
web: <http://www.rossplan.org.uk/>

To:	Simon Porter <sajporter@aol.com>
Subject:	ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	Mark Dauncey <mark.dauncey@pegasuspg.co.uk>, Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	08 February 2018 16:32:14

Dear Simon,

Apologies for a lack of communications in recent months. We have been experiencing various delays with progress on the Ross Neighbourhood Plan but are back on track again now.

In particular, we will be meeting with Herefordshire Council officers on 22nd February to discuss what we hope will prove to be final details of what will go in the plan about several sites the plan proposes to allocate. The most significant of those is of course Broadmeadows/Tanyard. In broad terms the approach we are taking remains as we discussed previously, although you may or may not have picked up on the grapevine that Brian Edwards is willing to add his land (the caravan/camp site plus some at the end of Tanyard Lane) into the overall picture. This clearly helps with a genuinely overall approach but adds some hopefully minor layout complications that I won't pursue here and we will be discussing on the 22nd.

All being well, we will be back to you and the others connected to that whole area of land as soon as possible after the 22nd and will no doubt need to arrange another meeting to discuss things.

Regards

Jeff Bishop

cid:886454FA-F6E3-42E5-8E1D-3C2FC75E377B
www.placestudio.com

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.**

[A MIME image / png part was included here.] [original filename, "JB email signature2018.png"]

To:	Simon Porter <sajporter@aol.com>
Subject:	Re:ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>, jp@jdpssurveyors.co.uk, Cleo Newcombe-Jones <cleo@placestudio.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	13 February 2018 10:01:05

Dear Simon,

Thanks for the latest message. Please be aware that the fact that we do not intend to raise The Chase proposals on the 22nd does not mean that we do not intend to pursue the issue fully; certainly not 'cap in hand'.

Those sites to be discussed on the 22nd have already been affirmed and reaffirmed through the Steering Group. A number of smaller sites will be checked again at their meeting this Thursday before they are included explicitly, and if necessary discussed with Herefordshire.

Though we can advise the Steering Group, (and that advice would be to proceed with inclusion of the Chase Hotel site clusters), it has to be the Steering Group's decision about which sites to take forward.

There also arguments to be made that advancing proposals for The Chase through what will be a quite general infill policy would be easier than having to produce the evidence necessary for formal allocation in the Neighbourhood Plan!

I hope this helps.

Regards

Jeff

On 11 Feb 2018, at 15:01, Simon Porter <sajporter@aol.com> wrote:

Dear Jeff

Thank you for your email.

I don't understand why as the Ross-on-wye NDP Steering Group, you feel the need to be tactical with Herefordshire Council Planners concerning housing on the field adjoining The Chase Hotel, so please give it the weight it deserves and be much more forceful. Also, as the Ross-on-wye NDP Steering Group, you make the decisions and Herefordshire Council and its Planners are unlikely to interfere.

At our meeting at The Chase Hotel on the 20th September last year with you, Melvin Reynolds, Mark Dauncey (Pegasus) and Jonathan Preece, we subsequently walked the entire area of the field and both you and Melvin could see no reason at all why housing on the site couldn't be supported.

As you know, the field is almost entirely screened on all sides by shrubs and trees, totally private, no public access and there are no footpaths entering or crossing the site. Therefore, I believe the site should be put forward at your meeting with the Herefordshire Council Planners on the 22nd February in the strongest possible way and there is absolutely no reason at all to be tactical or go with cap in hand.

It may not tick the Planning Officers box, but the town seriously needs to encourage Captains of Industry to relocate to the area, bring their businesses with them and in doing so, create much needed employment and possibly at the proposed Model Farm site. They will also be looking for somewhere to live with their families and quality housing adjoining The Chase Hotel would be perfect. Also, development on the field will help to secure the future sustainability and viability of the hotel.

With regard to Broadmeadows and as I am sure you will agree, any future planning applications we make for any redevelopment will undoubtedly be deemed to be an improvement on existing uses, gain much support and subsequent consent. However, as I have previously mentioned on many occasions, we continue to make big improvements to the area and secure good lettings to new tenants.

I must say that there is currently very little appeal to us, when

we don't appear to have the much needed very positive support of the Ross-on-Wye NDP Steering Group for housing on the field adjoining The Chase Hotel, but also us possibly having to get involved with many other land owners at Broadmeadows.

In the meantime, I hope you and the Ross-on-Wye NDP Steering Group will review your plans and presentation proposals, in preparation for your forthcoming meeting with Council Planners and put together a very proactive and strong case for housing on the field adjoining the hotel.

Kind regards

Simon

Camanoe Estates Ltd & Yorkley Timber Co Ltd
The Glebe
Ashfield Park Road
Ross-on-Wye
Herefordshire
HR9 5AS

Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: sajporter@aol.com

From: Jeff Bishop [<mailto:jeff@placestudio.com>]
Sent: 09 February 2018 10:59
To: Simon Porter <sajporter@aol.com>

To:	Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>
Subject:	Re:The Chase Hotel, Ross-on-Wye
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Simon Porter <Sajporter@aol.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	11 May 2018 11:30:01

HTML text section : data size 21kb

Dear Mark,

Thank you for the responses on The Chase and Broadmeadows. We are not responding again to everybody because, by and large, we are just putting further detail into the draft plan, making appropriate amendments etc., but I thought it would be useful just to say what we are now doing because the areas of land at The Chase and Broadmeadows are particularly important.

In terms of The Chase Hotel, the Heritage Assessment was extremely useful,. As a result, we have shifted it up a category and it is now in the plan as a proposed formal allocation. We can probably guess the Herefordshire response but it is the Examiner who will decide!

In terms of Broadmeadows, the latest version of the site ownership was really useful and we are checking what still appears to be contradictory information about flood risk. We have also taken the point about retail - as you gather from when we met, both Melvin and I were agnostic on that issue. We have therefore highlighted this in the text and, given that the Town Council could not afford to commission a Retail Assessment, we have included the production of an assessment as one of the criteria and added a statement that the outcome of that should be used to determine whether retail might (by that time) be appropriate.

This is all good progress (all other landowners are now formally on board) so thanks again. I guess you will next hear about all this at Regulation 14 stage.

Regards

Jeff

On 9 May 2018, at 18:03, Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk> wrote:

Dear Jeff,

Further to your letter dated 9th April, please see attached Heritage Appraisal of The Chase Hotel and adjoining field, to support the allocation of land for residential development.

I trust that this information is of assistance as the Steering Group continues progress with the Neighbourhood Plan, but if you should have any queries please feel free to contact me.

Kind regards,

Mark Dauncey

Associate Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Sutton Coldfield: 5 The Priory | Old London Road | Canwell | Sutton Coldfield | West Midlands | B75 5SH

City Centre: Colmore Place | 39 Bennetts Hill | Birmingham | B2 5SN

T 0121 308 9570 | **E** Mark.Dauncey@pegasusgroup.co.uk

M 07795 961819 | **DD** 0121 308 9591 | **EXT** 3018

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Peterborough

<http://imgur.com/TxrGRxx.png>

<http://imgur.com/GSbuRC.png>

www.pegasusgroup.co.uk

Pegasus Group is the trading name of Pegasus Planning Group Ltd (07277000) registered in England and Wales.
This email and any associated files, is intended for the exclusive use of the addressee only.
If you are not the intended recipient you should not use the contents nor disclose them to any other person.
If you have received this message in error please notify us immediately.
<http://imgur.com/ucFV6Xp.png>
<http://imgur.com/x5o86g2.png>
<http://i.imgur.com/Xo1EWkh.gif>
Please consider the environment before printing this email message.

<P17-2139 - Heirtage Appraisal 09.05.18 v.3.pdf>

<cid:886454FA-F6E3-42E5-8E1D-3C2FC75E377B>
www.placestudio.com

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.**

_____ end of HTML text section _____
[A MIME image / png part was included here.] [original filename, "JB email signature2018.png"]

To:	Simon Porter <sajporter@aol.com>
Subject:	Re:Ross-on-Wye NDP - The Chase Hotel, Broadmeadows and adjacent areas
Cc:	chair@rossneighbourhoodplan.org.uk, Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>, Harry Porter <harryporter111@aol.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	06 July 2018 14:04:07

Dear Simon,

We are 99% ready for the first formal consultation (Regulation 14). We need some information back from Herefordshire because some relevant legislation has now been changed and they need to check that. That may take a few weeks, hopefully no more. All the core documentation is virtually ready and The Chase is in the main plan as a formal allocation. We cannot formally allocate Broadmeadows and Tanyard because that would require far more technical information than a Neighbourhood Plan could possibly assemble, but it is all firmly in there (and Brian Edwards has finally let us know he is happy).

There will now be a juggle - go out formally in the summer holiday period and one has to add perhaps 2 weeks to the standard 6, or wait till 1st September and go for the standard 6. Melvin's decision, not mine!

Hope you are enjoying the summer weather!

Regards

Jeff

On 6 Jul 2018, at 12:50, Simon Porter <sajporter@aol.com> wrote:

Dear Jeff and Melvin

How are matters progressing with the Ross-on-Wye NDP and in particular, The Chase Hotel, Broadmeadows and adjacent areas?

I look forward to hearing from you.

Kind regards

Simon

Camanoe Estates Ltd & Yorkley Timber Co Ltd
The Glebe
Ashfield Park Road
Ross-on-Wye
Herefordshire
HR9 5AS

Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: Sajporter@aol.com

cid:886454FA-F6E3-42E5-8E1D-3C2FC75E377B
www.placestudio.com

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.**

[A MIME image / png part was included here.] [original filename, "JB email signature2018.png"]

To:	sajporter@aol.com
Subject:	Re:Broadmeadows and Land adjoining The Chase Hotel
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	09 August 2017 12:38:36

Dear Mr. Porter,

Thank you for your prompt reply.

We are of the view that an early meeting would be valuable, in part to brief you on what is happening with Herefordshire and to outline the Steering Group's views on that. We are, however, awaiting replies from some other site owners we need to meet and, given that we are based in Bristol, we would obviously wish to make best use of your about our own time in arranging meetings. We will therefore be in touch again to suggest meeting dates as soon as we hear from others.

Regards

Jeff Bishop

On 7 Aug 2017, at 17:45, sajporter@aol.com wrote:

Dear Mr Bishop

Thank you for your letter dated 3rd August 2017.

I note Herefordshire Council are interested in part of our Broadmeadows land, but until they have prepared a draft scheme, isn't a meeting between you, me and Melvin Reynolds a little premature? Alternatively, would you please email me anything they have prepared to date, so I can review the detail and report back to you with my comments.

I would also like to review your proposals for our land adjoining The Chase Hotel, which our agents (Pegasus Planning Group) have already submitted representations to the Ross-on-wye NDP. The total area of the hotel and field extends to approximately 11 acres, screened by trees on all sides and there are no rights of public access entering or crossing the site.

In the meantime, you have requested my contact details, which are detailed at the end of this email.

I look forward to hearing from you.

Yours sincerely

Simon A J Porter

Yorkley Timber Co Ltd
The Glebe
Ashfield Park Road
Ross-on-wye
Herefordshire
HR9 5AS

Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: sajporter@aol.com

[cid:9C8625F2-2B71-4E7B-91DE-613C37B44CE5](mailto:sajporter@aol.com)
www.placestudio.com

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.**

To:	sajporter@aol.com
Subject:	ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	daniel.wilson@pegasuspg.co.uk, Melvin REYNOLDS <mail@ashcote.myzen.co.uk>, Cleo Newcombe-Jones <cleo@placestudio.com>, Georgina Perry <georgina@placestudio.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	25 August 2017 11:48:39

Dear Simon Porter,

Thank you for your reply of 23rd August to my message of the 21st. I will return shortly to Broadmeadows but, as requested, will start with the latest position with regard to potential development at the Chase Hotel.

The site as a whole is listed by Herefordshire Council as an 'unregistered park or garden', which is possible even for private land. The earlier UDP policies RST4 and HBA9 (now saved into the Core Strategy as we understand) also seek to protect land such as that at The Chase. During our work to date, the site was proposed verbally by some local residents as a potential 'Local Green Space' (LGS), a designation that can be placed on an area of land if agreed by the Neighbourhood Plan examiner, for which thorough community and landowner evidence has to be submitted. Our uncertainty about whether to proceed with the undocumented LGS idea is the main reason why we have not as yet offered any clear view on the proposals sent to us by Pegasus, on your behalf, for some development on the site. While it could be that silence on the site would be in the best interests of getting community approval at the Regulation 14 stage (the first formal consultation), it is perhaps not likely to go un-noticed by an examiner and might therefore cause delays later.

However, we have also been looking at the overall need for further housing development in and around Ross. Given that the total figure in the Core Strategy of 900 houses (plus an appropriate contingency) now seems very likely to be exceeded, development on an 'unregistered park or garden' would probably not be supported by an examiner. At the same time, the Neighbourhood Plan Steering Group are of the view that further appropriate developments should be supported beyond the 900 plus contingency total if they can be shown to contribute positively to the town.

On that basis, the site of The Chase seems to us to be appropriate in principle at least (access etc. are good) and we would be willing to take that back to the Steering Group for their views. In order to do that with some confidence we would, however, need to be provided with some more specific detail about the likely scale of development (perhaps just confirming what has been suggested to date) and, of real importance, where on the site this might be proposed. Without prejudice and without having detailed knowledge of the site, it is our own view that there are two potential locations for a small amount of development: either (but not both) off Chase Road south of the hotel or backing onto the line of trees along the north side of the main green area. (Anything to the east along the ponds would almost certainly not be supportable.) If your consultants were able to provide us with such information we could, as we say, refer that back to the Steering Group with a recommendation. With that in mind we have copied this letter to Daniel Wilson at Pegasus.

In terms of Broadmeadows, we can say - in confidence - that yours are not the only comments we have received about how Ross-on-wye appears to have been treated by Herefordshire Council! However, the Neighbourhood Plan has considerable potential to change this for the better; as hundreds of communities around the country have already found with their own plans. One of the key strengths of neighbourhood planning is its ability to bring people together and make coherent and widely agreed arguments, which was why we felt - and continue to feel - that going to meet the planning officers not just with local community support but also with landowner support (not just yours by the way) would considerably strengthen our hand. As suggested, we can fully understand your cautions about meeting but it would be extremely helpful to us - and we believe to you - if you (or your consultants) were at least able to give us some written feedback on the proposals we sent. If that subsequently produces a reasonable level of agreement we could include the mutually agreed proposals in the plan and let the examiner, not Herefordshire Council, decide. (We have done this before in Neighbourhood Plans, and successfully, against planning authority opinion.)

Finally, it was not one of us in the red Audi (though that sounds rather attract <>ive) but it would have been valuable to know what the driver was doing - not, we hope, more work on the possible new school site (currently Broadmeadows) given that the report on that was due at the end of July!

Regards

Jeff Bishop

www.placestudio.com <<http://www.placestudio.com>>

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.

To:	Simon Porter <SAJPorter@aol.com>, Mark Dauncey <Mark.Dauncey@pegasuspg.co.uk>, Jonathan Preece <jp@jdpsurveyors.co.uk>
Subject:	Ross NDP: meeting 2017-09-20
Cc:	Jeff Bishop <jeff@placestudio.com>
From:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>
Date:	22 September 2017 10:27:04
Reply-To:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, mail@ashcote.myzen.co.uk

Dear Simon - and all,

Firstly, I apologise that I don't seem to have Harry's email address, so I do hope you can ensure that he's copied with this email.

Primarily, I wanted to send a brief email to thank you for a constructive meeting on wednesday. Jeff had been hoping to compile notes of our meeting before he left for his holiday but didn't manage to squeeze that into the time available.

If you have any thoughts that you wish to communicate before he returns on September 2nd please copy me in and I'll seek to ensure that one of his colleagues is kept up to date.

We had a NDP Steering Group meeting last evening at which I gave a short verbal update on meetings with landowners. I mentioned in that the discussions we had about small scale development at the Chase Hotel. It was an unusually small, and so not necessarily representative meeting, but the reaction was generally supportive - and more so of the health spa concepts than the executive homes - but not antipathetic to either. There was some nervousness about putting both into the Plan.

What was pointed out was that the community has an emotional attachment to the parkland and the Lions Bonfires! It occurs to me that if you could pre-empt that line of objection by agreeing something with the Lions and thence the Town Council events / amenities committee about use of the riverside land it might be helpful in smoothing the way...

Mark's idea for 'bulky retail on Broadmeadows was a slightly harder sell, but when I pointed out that likely alternative was some edge of town retail (whatever the Herefordshire objections) the meeting saw the benefit of extending the existing Ashburton area to embrace that. I suspect that it would have to be presented as 'mixed employment' for Herefordshire to be supportive.

Following our meeting with you we had a constructive time with the owners of Tanyard Cottage (Wyevale Kennels) who were able to provide us with a substantial housing development brief for the entire Tanyard area by RPS and Persimmon, co-authored with Herefordshire Council, from 2005; only part of which has been built.

Thanks again,

Melvin.

--

Melvin Reynolds
Chair, Ross-on-Wye Town Council's Neighbourhood Plan Sub Committee
tel: office/home- 01989 763120, mobile- 07831 517803
facebook: <https://www.facebook.com/ROWNDP>
web: <http://www.rossplan.org.uk/>

To:	Simon Porter <sajporter@aol.com>
Subject:	Re:ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	chair@rossneighbourhoodplan.org.uk, Mark Dauncey <mark.dauncey@pegasuspg.co.uk>, jp@jdpurveyors.co.uk
From:	Jeff Bishop <jeff@placestudio.com>
Date:	09 February 2018 10:58:34

Dear Simon,

We are being tactical at the moment about The Chase, so our meeting on the 22nd will be solely about clearing detail on those sites where we know or suspect there is an amber or even green light. As you know, officers at Herefordshire are currently very negative about any development at The Chase so, at present, we intend that the plan will include a general infill policy for small sites/developments in the town centre although, as we have done before, we would highlight some - including The Chase - that we would expect to proceed via that route. But, as I say, that is still just the current position.

I hope this helps - that site is certainly not forgotten. We'll keep you in touch.

Regards

Jeff

On 8 Feb 2018, at 17:32, Simon Porter <sajporter@aol.com> wrote:

Dear Jeff

Many thanks for the update, good to note everything is back on track and we look forward to hearing from you again after your Herefordshire Council meeting on the 22nd February.

In the meantime, would you please confirm our proposed housing on the field adjoining The Chase Hotel is one of the sites to be allocated in the plan.

I look forward to hearing from you.

Kind regards

Simon

Camanoe Estates Ltd & Yorkley Timber Co Ltd
The Glebe
Ashfield Park Road
Ross-on-wye
Herefordshire
HR9 5AS

Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: Sajporter@aol.com

From: Jeff Bishop [<mailto:jeff@placestudio.com>]
Sent: 08 February 2018 16:32
To: Simon Porter <sajporter@aol.com>

To:	Simon Porter <sajporter@aol.com>
Subject:	Re:ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>, jp@jdpssurveyors.co.uk, Cleo Newcombe-Jones <cleo@placestudio.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	13 February 2018 10:01:05

Dear Simon,

Thanks for the latest message. Please be aware that the fact that we do not intend to raise The Chase proposals on the 22nd does not mean that we do not intend to pursue the issue fully; certainly not 'cap in hand'.

Those sites to be discussed on the 22nd have already been affirmed and reaffirmed through the Steering Group. A number of smaller sites will be checked again at their meeting this Thursday before they are included explicitly, and if necessary discussed with Herefordshire.

Though we can advise the Steering Group, (and that advice would be to proceed with inclusion of the Chase Hotel site clusters), it has to be the Steering Group's decision about which sites to take forward.

There also arguments to be made that advancing proposals for The Chase through what will be a quite general infill policy would be easier than having to produce the evidence necessary for formal allocation in the Neighbourhood Plan!

I hope this helps.

Regards

Jeff

On 11 Feb 2018, at 15:01, Simon Porter <sajporter@aol.com> wrote:

Dear Jeff

Thank you for your email.

I don't understand why as the Ross-on-wye NDP Steering Group, you feel the need to be tactical with Herefordshire Council Planners concerning housing on the field adjoining The Chase Hotel, so please give it the weight it deserves and be much more forceful. Also, as the Ross-on-wye NDP Steering Group, you make the decisions and Herefordshire Council and its Planners are unlikely to interfere.

At our meeting at The Chase Hotel on the 20th September last year with you, Melvin Reynolds, Mark Dauncey (Pegasus) and Jonathan Preece, we subsequently walked the entire area of the field and both you and Melvin could see no reason at all why housing on the site couldn't be supported.

As you know, the field is almost entirely screened on all sides by shrubs and trees, totally private, no public access and there are no footpaths entering or crossing the site. Therefore, I believe the site should be put forward at your meeting with the Herefordshire Council Planners on the 22nd February in the strongest possible way and there is absolutely no reason at all to be tactical or go with cap in hand.

It may not tick the Planning Officers box, but the town seriously needs to encourage Captains of Industry to relocate to the area, bring their businesses with them and in doing so, create much needed employment and possibly at the proposed Model Farm site. They will also be looking for somewhere to live with their families and quality housing adjoining The Chase Hotel would be perfect. Also, development on the field will help to secure the future sustainability and viability of the hotel.

With regard to Broadmeadows and as I am sure you will agree, any future planning applications we make for any redevelopment will undoubtedly be deemed to be an improvement on existing uses, gain much support and subsequent consent. However, as I have previously mentioned on many occasions, we continue to make big improvements to the area and secure good lettings to new tenants.

I must say that there is currently very little appeal to us, when

we don't appear to have the much needed very positive support of the Ross-on-Wye NDP Steering Group for housing on the field adjoining The Chase Hotel, but also us possibly having to get involved with many other land owners at Broadmeadows.

In the meantime, I hope you and the Ross-on-Wye NDP Steering Group will review your plans and presentation proposals, in preparation for your forthcoming meeting with Council Planners and put together a very proactive and strong case for housing on the field adjoining the hotel.

Kind regards

Simon

Camanoe Estates Ltd & Yorkley Timber Co Ltd
The Glebe
Ashfield Park Road
Ross-on-Wye
Herefordshire
HR9 5AS

Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: sajporter@aol.com

From: Jeff Bishop [<mailto:jeff@placestudio.com>]
Sent: 09 February 2018 10:59
To: Simon Porter <sajporter@aol.com>

To:	Simon Porter <sajporter@aol.com>
Subject:	Re:ROSS-ON-WYE NEIGHBOURHOOD PLAN
Cc:	chair@rossneighbourhoodplan.org.uk, Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>, Jonathan Preece <jp@jdpsurveyors.co.uk>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	16 March 2018 11:59:50

Morning Simon,

Thanks for the message. Give us a few days please. We had a good meeting with Herefordshire and are now finalising (as much as we can) the position on several sites, including The Chase. I'll be back to you hopefully mid next week.

Regards

Jeff

On 16 Mar 2018, at 11:08, Simon Porter <sajporter@aol.com> wrote:

Morning Jeff

It has been a while since we were last in contact and how did your meeting go with Herefordshire Council Planning Officers on the 22nd February? In particular, would you please update me on progress concerning the "general infill policy" on the field adjoining The Chase Hotel.

I look forward to hearing from you.

Kind regards

Simon

Camanoe Estates Ltd
The Glebe
Ashfield Park Road
Ross-on-wye
Herefordshire
HR9 5AS

Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: sajporter@aol.com

From: sajporter@aol.com <sajporter@aol.com>
Sent: 14 February 2018 11:49
To: jeff@placestudio.com

To:	Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>
Subject:	Re:The Chase Hotel, Ross-on-Wye
Cc:	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Simon Porter <Sajporter@aol.com>
From:	Jeff Bishop <jeff@placestudio.com>
Date:	11 May 2018 11:30:01

HTML text section : data size 21kb

Dear Mark,

Thank you for the responses on The Chase and Broadmeadows. We are not responding again to everybody because, by and large, we are just putting further detail into the draft plan, making appropriate amendments etc., but I thought it would be useful just to say what we are now doing because the areas of land at The Chase and Broadmeadows are particularly important.

In terms of The Chase Hotel, the Heritage Assessment was extremely useful,. As a result, we have shifted it up a category and it is now in the plan as a proposed formal allocation. We can probably guess the Herefordshire response but it is the Examiner who will decide!

In terms of Broadmeadows, the latest version of the site ownership was really useful and we are checking what still appears to be contradictory information about flood risk. We have also taken the point about retail - as you gather from when we met, both Melvin and I were agnostic on that issue. We have therefore highlighted this in the text and, given that the Town Council could not afford to commission a Retail Assessment, we have included the production of an assessment as one of the criteria and added a statement that the outcome of that should be used to determine whether retail might (by that time) be appropriate.

This is all good progress (all other landowners are now formally on board) so thanks again. I guess you will next hear about all this at Regulation 14 stage.

Regards

Jeff

On 9 May 2018, at 18:03, Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk> wrote:

Dear Jeff,

Further to your letter dated 9th April, please see attached Heritage Appraisal of The Chase Hotel and adjoining field, to support the allocation of land for residential development.

I trust that this information is of assistance as the Steering Group continues progress with the Neighbourhood Plan, but if you should have any queries please feel free to contact me.

Kind regards,

Mark Dauncey

Associate Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Sutton Coldfield: 5 The Priory | Old London Road | Canwell | Sutton Coldfield | West Midlands | B75 5SH

City Centre: Colmore Place | 39 Bennetts Hill | Birmingham | B2 5SN

T 0121 308 9570 | **E** Mark.Dauncey@pegasusgroup.co.uk

M 07795 961819 | **DD** 0121 308 9591 | **EXT** 3018

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Peterborough

<http://imgur.com/TxrGRxx.png>

<http://imgur.com/GSbuRC.png>

www.pegasusgroup.co.uk

Pegasus Group is the trading name of Pegasus Planning Group Ltd (07277000) registered in England and Wales.
This email and any associated files, is intended for the exclusive use of the addressee only.
If you are not the intended recipient you should not use the contents nor disclose them to any other person.
If you have received this message in error please notify us immediately.
<http://imgur.com/ucFV6Xp.png>
<http://imgur.com/x5o86g2.png>
<http://i.imgur.com/Xo1EWkh.gif>
Please consider the environment before printing this email message.

<P17-2139 - Heirtage Appraisal 09.05.18 v.3.pdf>

<cid:886454FA-F6E3-42E5-8E1D-3C2FC75E377B>
www.placestudio.com

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.**

_____ end of HTML text section _____
[A MIME image / png part was included here.] [original filename, "JB email signature2018.png"]

To: Simon Porter <sajporter@aol.com>
Subject: Re:Ross-on-Wye NDP - The Chase Hotel, Broadmeadows and adjacent areas
Cc: chair@rossneighbourhoodplan.org.uk, Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>, Harry Porter <harryporter111@aol.com>
From: Jeff Bishop <jeff@placestudio.com>
Date: 06 July 2018 14:04:07

Dear Simon,

We are 99% ready for the first formal consultation (Regulation 14). We need some information back from Herefordshire because some relevant legislation has now been changed and they need to check that. That may take a few weeks, hopefully no more. All the core documentation is virtually ready and The Chase is in the main plan as a formal allocation. We cannot formally allocate Broadmeadows and Tanyard because that would require far more technical information than a Neighbourhood Plan could possibly assemble, but it is all firmly in there (and Brian Edwards has finally let us know he is happy).

There will now be a juggle - go out formally in the summer holiday period and one has to add perhaps 2 weeks to the standard 6, or wait till 1st September and go for the standard 6. Melvin's decision, not mine!

Hope you are enjoying the summer weather!

Regards

Jeff

On 6 Jul 2018, at 12:50, Simon Porter <sajporter@aol.com> wrote:

Dear Jeff and Melvin

How are matters progressing with the Ross-on-Wye NDP and in particular, The Chase Hotel, Broadmeadows and adjacent areas?

I look forward to hearing from you.

Kind regards

Simon

Camanoe Estates Ltd & Yorkley Timber Co Ltd
The Glebe
Ashfield Park Road
Ross-on-Wye
Herefordshire
HR9 5AS

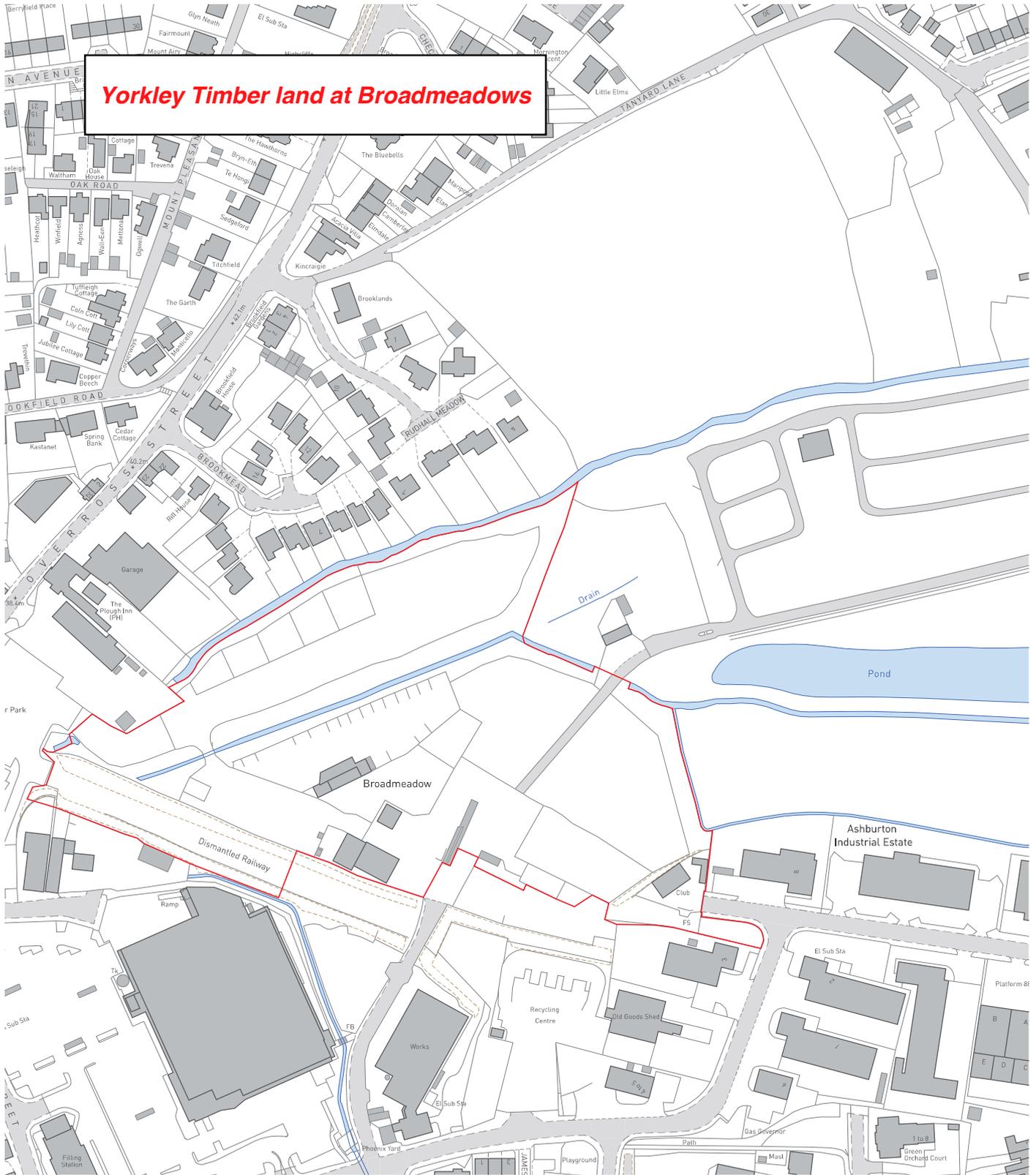
Tel: 01989-766121
Fax: 01989-766141
Mobile: 07831-802802
Email: Sajporter@aol.com

cid:886454FA-F6E3-42E5-8E1D-3C2FC75E377B
www.placestudio.com

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.**

[A MIME image / png part was included here.] [original filename, "JB email signature2018.png"]

Yorkley Timber land at Broadmeadows



SITE BOUNDARY
3,312 hectares



Rev A: Boundary amendments (01.11.17 DM)
Rev B: Boundary amendments (17.11.17 DM)
Rev C: Boundary amendments (18.03.18 MW)
Rev D: Boundary amendments (18.04.18 MW)



BROADMEADOWS INDUSTRIAL ESTATE | SITE BOUNDARY