

<b>To:</b>	chair@rossneighbourhoodplan.org.uk
<b>Subject:</b>	Re:Ross NDP: banner and SHLAA sites
<b>Cc:</b>	mark.dauncey@pegasuspg.co.uk
<b>From:</b>	SAJPorter@aol.com
<b>Date:</b>	16 February 2017 13:11:43

Dear Mr Reynolds

Thank you for your email and its a pleasure to help with promoting the Ross Neighbourhood Plan and sorry the banner couldn't stay up longer, but I wasn't anticipating letting Shop 1 Cantilupe Court so quickly. I have also just let Shop 2 on a long lease, which is great for me and the town.

Thank you also for confirming receipt of our SHLAA submission for the field adjoining The Chase Hotel, which has been submitted by our agents (Pegasus Planning Group Ltd). With the necessary support from Councillors, Planning Officers and the Public, I have great aspirations for development on the field and would like to construct around 20 top end homes for Captains of Industry, whom I hope will not only relocate to Ross, but also bring their businesses with them for much needed employment. Consent would also permit us to carry out major improvements to the hotel, including extending the bar area and restaurant, entire refurbishment, installation of accessible wc's and a lift to first floor, etc, etc, which will ensure its long term success and viability.

With regard to Broadmeadows Industrial Estate, which is owned by our other company (Yorkley Timber Co Ltd), we have no plans at present and will continue to let out the various Security Compounds, etc for the foreseeable future. However, I am always happy to keep an open mind and evaluate any proposals and suggestions.

Unfortunately, our bid was unsuccessful for Overross Garage, but I wasn't keen and quite concerned about possible contamination. However, I believe the new owner might be Ben Drummond.

In the meantime, I look forward to meeting you in due course.

Yours sincerely

Simon A J Porter

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

<b>To:</b>	Jeff Bishop <jeff@placestudio.com>
<b>Subject:</b>	Broadmeadows / Tanyard, Ross-on-Wye
<b>Cc:</b>	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Simon Porter <Sajporter@aol.com>, Jonathan Preece <jp@jdpurveyors.co.uk>, Harry Porter <harryporter111@aol.com>
<b>From:</b>	Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>
<b>Date:</b>	08 May 2018 17:16:48

Dear Jeff,

Thank you for providing the draft text for the various 'Development Sites' proposed to be included within the Neighbourhood Plan. In respect of the Broadmeadows/Tanyard allocation I would make the following comments/observations:

1. Attached above is a plan illustrating the land under the control of my client, Yorkley Timber Company Ltd. You will note that they now control part of the railway embankment, as well as the Sea Cadets Club House to the rear of the Vauxhall car garage. This additional land could be incorporated into the allocation as it would allow for better connectivity.

2. We support the concept of a masterplan led approach to guiding development across this allocation, but we strongly object to a policy which requires landowners to enter into an equalization agreement. In my view the Neighbourhood Plan would need to be supported by a Viability Appraisal to assess the effect of such an approach. This can be a lengthy and complicated process and is likely to delay progress with the Neighbourhood Plan itself. There is also no guarantee that landowners will sign up to an equalization agreement.

3. With regards to flooding, the Environment Agency Flood Map does not necessarily reflect flood conditions of the Broadmeadows site, and does not take into account the effects of an alleviation scheme that was implemented circa 2006/07. I would refer you to the site specific Flood Risk Assessment submitted in support of the planning application for new supermarket (P132028/F) - see link: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=132028&search=P132028/F](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=132028&search=P132028/F) This shows that much of the land falls within Flood Zone 2, with only areas close to the brook course in Flood Zone 3.

4. In terms of land uses, whilst we support a mixed development in this location, I note that the text states that there is "no scope for retail/shops" as part of the development in this location. This seems to be rather onerous to me. Retail development in locations outside of a centre can be acceptable where the sequential test has been satisfied, and where it has been demonstrated that there would be no adverse impacts on the town centre. Indeed Core Policy RW1 sets a threshold of 400 sqm for impact assessments for development outside of Ross-on-wye town centre, so clearly recognizes that retail below this threshold is unlikely to have an adverse impact.

5. As I've mentioned previously, Broadmeadows appears an obvious location for retail given its edge of town centre location. There is however an absence of evidence regarding retail needs for the town. Herefordshire Council's most recent retail evidence (the Town Centre Study Update 2012) is somewhat out of date, and I understand there are no plans for Herefordshire Council to refresh their retail evidence base for locations outside of Hereford. In which case it would be for the Steering Group to commission their own Retail Assessment to support the Neighbourhood Plan and this would seem a sensible course of action given the level of housing growth that is expected in the town over the Core Strategy plan period. In relation to Broadmeadows, it is noteworthy that Herefordshire's Town Centre Study states at para 9.7 that land north of the town centre does have the potential for retail development so if the Steering Group do not intend to undertake a Retail Assessment of their own to explore whether there is a need to allocate land for retail purposes, then at the very least the Neighbourhood Plan should not be more restrictive than Core Strategy policy given that Broadmeadows is clearly in a good location in sequential terms.

I note there is reference to a "Broadmeadows and Tanyard Detail" report. Is it possible to have sight of this please?

I will email you separately regarding The Chase Hotel, as my colleagues are just finalizing their Heritage Statement which supports the allocation of the two areas to the north and south of the field.

Kind regards,

Mark Dauncey  
Associate Planner

Pegasus Group  
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[ A MIME application / pdf part was included here. ] [ saved as "E:\My Documents\Neighbourhood Plan\Sites\Broadmeadow\Broadmeadows - Porter\P17-2140\_01-01D SITE BOUNDARY 1250 20180508.pdf" ]

<b>To:</b>	jeff@placestudio.com
<b>Subject:</b>	Re:ROSS-ON-WYE NEIGHBOURHOOD PLAN
<b>Cc:</b>	chair@rossneighbourhoodplan.org.uk, cleo@placestudio.com, georgina@placestudio.com
<b>From:</b>	SAJPorter@aol.com
<b>Date:</b>	23 August 2017 12:47:26

Dear Mr Bishop

Thank you for your email and draft site plans with various areas of land edged blue and red.

Firstly, I am not sure if it was you and a colleague I spotted yesterday in a red Audi reviewing the private access, etc adjoining Ashfield Park Primary School and I very nearly stopped to say hello, but if it was you, I am sure we will catch up at some point.

I don't quite understand why Herefordshire Council are not being pro-active and providing you with much needed information, so you can progress the NDP. However, until they do, I believe we are all wasting time chatting about or trying to progress any proposals.

Without doubt, over the last 30+ years Ross-on-wye has been on a suicide mission and anything positive that would have enhanced and improved the town for its businesses and residents has fallen on deaf ears or been thrown out. I can name many examples and in particular the Hildersley to Walford By-pass, but won't bore you with an endless list. These examples are again all backed up by Herefordshire Council's lack of effort to be pro-active and supply you with much needed information for the proposed relocation of Ashfield Park Primary School. This is the norm and I am sure you will now be aware, but Ross-on-wye certainly plays second fiddle to Hereford.

As I have already mentioned, despite your efforts, I really don't see anything getting off the ground anytime soon.

With regard to Broadmeadows Industrial Estate, yes, it has been under used for some time and this was due to leases being terminated or tenants vacating, in preparation for Tesco to build a new store on the site. However, now they are no longer pressing ahead, we have started to let various premises again and have concluded 3 new leases in the last 2 months. We will continue to upgrade and improve facilities on site, with a view to letting the remaining parts and boosting our rental income above its pre Tesco levels.

I am happy to keep an open mind concerning your proposals, but in the very first instance, I would want to receive positive and pro-active NDP and Herefordshire Council Planning Department comments concerning our recent proposals for the land at The Chase Hotel.

In the meantime, I do not wish to keep repeating myself or be negative, but I am sure you will agree that there is absolutely no point in us all wasting time having meetings, until Herefordshire Council have provided you with all the information you have requested.

Yours sincerely

Simon A J Porter

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

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

In a message dated 21/08/2017 15:27:38 GMT Summer Time, jeff@placestudio.com writes:

<b>To:</b>	chair@rossneighbourhoodplan.org.uk
<b>Subject:</b>	Re:Ross NDP: banner and SHLAA sites
<b>Cc:</b>	mark.dauncey@pegasuspg.co.uk
<b>From:</b>	SAJPorter@aol.com
<b>Date:</b>	16 February 2017 13:11:43

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Unfortunately, our bid was unsuccessful for Overross Garage, but I wasn't keen and quite concerned about possible contamination. However, I believe the new owner might be Ben Drummond.

In the meantime, I look forward to meeting you in due course.

Yours sincerely

Simon A J Porter

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

In a message dated 15/02/2017 14:15:11 GMT Standard Time, chair@rossneighbourhoodplan.org.uk writes:

<b>To:</b>	Jeff Bishop <jeff@placestudio.com>
<b>Subject:</b>	Land adjacent to The Chase Hotel
<b>Cc:</b>	Simon Porter <Sajporter@aol.com>, "jp@jdpsurveyors.co.uk" <jp@jdpsurveyors.co.uk>, "Harryporter111@aol.com"
<b>From:</b>	...
<b>Date:</b>	Mark Dauncey <Mark.Dauncey@pegasuspg.co.uk> 31 October 2017 12:18:35

Hi Jeff,

During our meeting on the 20th September, we agreed to provide some additional information in respect of the potential allocation of land at The Chase Hotel. On this basis please see attached proposed Parameters Plan, and Development Brief for land adjacent The Chase Hotel for your consideration and comments.

As you will see, we have identified two parcels of land that we believe are capable of accommodating development while maintaining key views and respecting constraints. The detail provided is high level but hopefully of assistance to you as progress continues with the preparation of the Neighbourhood Plan.

We would of course be pleased to discuss this information with you and the Steering Group if you considered it helpful or appropriate to do so.

Kind regards,

Mark Dauncey  
 Associate Planner  
 Pegasus Group  
 PLANNING | DESIGN | ENVIRONMENT | ECONOMICS  
 5 The Priory | Old London Road | Canwell | Sutton Coldfield | West Midlands | B75 5SH City  
 Office: Colmore Place | 39 Bennetts Hill | Birmingham | B2 5SN T 0121 308 9570 | M 07795  
 961819 | DD 0121 308 9591 | E Mark.Dauncey@pegasuspg.co.uk <mailto:Mark.Dauncey@pegasuspg.co.uk>

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<b>To:</b>	Jeff Bishop <jeff@placestudio.com>
<b>Subject:</b>	The Chase Hotel, Ross-on-Wye
<b>Cc:</b>	Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>, Simon Porter <Sajporter@aol.com>
<b>From:</b>	Mark Dauncey <Mark.Dauncey@pegasusgroup.co.uk>
<b>Date:</b>	09 May 2018 18:03:49

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

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<b>To:</b>	'Melvin REYNOLDS' <chair@rossneighbourhoodplan.org.uk>
<b>Subject:</b>	Re:FW: Ross-on-wye NDP - The Chase Hotel, Broadmeadows and adjacent areas
<b>Cc:</b>	'Caroline Utting' <caroline.utting@homecall.co.uk>, 'Jeff Bishop' <jeff@placestudio.com>
<b>From:</b>	Simon Porter <sajporter@aol.com>
<b>Date:</b>	19 November 2018 14:30:52

Dear Melvin

Many thanks for your very prompt reply and we look forward to seeing you at 9.30am on Thursday.

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

---

enclosed message

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From: Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>  
Sent: 19 November 2018 14:21  
To: Simon Porter <sajporter@aol.com>  
Cc: Caroline Utting <caroline.utting@homecall.co.uk>; Jeff Bishop <jeff@placestudio.com>  
Subject: Re: FW: Ross-on-wye NDP - The Chase Hotel, Broadmeadows and adjacent areas

Dear Simon,

I've consulted with the NDP team at HC and, so long as your proposals are documented as comments in the consultation, then it apparently fine to go ahead with a meeting.

So, 9:30 Thursday at your home then. For transparency I'm cc the deputy chair of the Steering Committee and our consultants.

Yours,

Melvin.

In mail of Mon, 19 Nov 2018 14:11:36, Simon Porter <sajporter@aol.com> wrote:

>Dear Melvin  
>  
>Thank you for your email.  
>  
>If okay with you and pending whether or not as Chairman of the Steering  
>Group, you are permitted to engage on amendments to the Consultation  
>Draft, shall we provisionally agree our 9.30am meeting this Thursday at  
>my home?  
>  
>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  
>  
>-----Original Message-----  
>From: Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>  
>Sent: 19 November 2018 13:03  
>To: Simon Porter <sajporter@aol.com>  
>Cc: Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>  
>Subject: Re: FW: Ross-on-Wye NDP - The Chase Hotel, Broadmeadows and  
>adjacent areas  
>  
>Dear Simon,  
>  
>In principle I'm happy to do that, and 9:30 would suit well.  
>  
>However, I'll just need to check whether I and the Steering group are  
>supposed to be engaging - other than on a simple explanatory basis.  
>I'll be in touch ASAP  
>  
>Yours,  
>  
>Melvin.  
>  
>  
>In mail of Mon, 19 Nov 2018 12:26:55, Simon Porter <sajporter@aol.com>  
>wrote:  
>  
>>Dear Melvin  
>>  
>>Is there any chance you are available this Thursday morning to meet me  
>>and my colleague Graham Wildin at my home to discuss our proposed  
>>amendments to the Ross-on-Wye NDP Consultation Draft. If so, please  
>>confirm what time is best for you.  
>>  
>>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  
>>  
>>-----Original Message-----  
>>From: Simon Porter <sajporter@aol.com>  
>>Sent: 16 November 2018 16:06  
>>To: 'Melvin REYNOLDS' <chair@rossneighbourhoodplan.org.uk>  
>>Cc: 'Jeff Bishop' <jeff@placestudio.com>  
>>Subject: RE: Ross-on-Wye NDP - The Chase Hotel, Broadmeadows and  
>>adjacent areas  
>>  
>>Dear Melvin  
>>  
>>Thank you for coming back to me so quickly and I will wait to hear  
>>from Jeff or one of his colleagues.  
>>  
>>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  
>>  
>>-----Original Message-----  
>>From: Melvin REYNOLDS <chair@rossneighbourhoodplan.org.uk>  
>>Sent: 16 November 2018 14:34  
>>To: Simon Porter <sajporter@aol.com>

>>Cc: Jeff Bishop <jeff@placestudio.com>  
>>Subject: Ross-on-Wye NDP - The Chase Hotel, Broadmeadows and adjacent  
>>areas  
>>  
>>Dear Simon,  
>>  
>>Short answer: the consultation closes on December 21st.  
>>  
>>Longer answer (I'll be advised by Jeff and colleagues on the  
>>correctness of this): so long as a comment that addresses the core of  
>>the matter is submitted by the 21st December it may be  
>>possible/necessary to tease out details during disposition of the  
>>comments in the new year (but we'll be looking to complete that  
>>process by the end of January).  
>>Please await a confirmation of this latter 'answer' from Jeff or one  
>>of his colleagues before assuming correctness of this!  
>>  
>>Yours,  
>>  
>>Melvin.  
>>  
>>  
>>In mail of Fri, 16 Nov 2018 13:35:03, Simon Porter <sajporter@aol.com>  
>>wrote:  
>>  
>>>Dear Melvin  
>>>  
>>>I am sorry to bother you, but how long will the Draft Ross NDP  
>>>Consultation period be for and given that December is generally a  
>>>difficult time for all on the work front, how long can you leave the  
>>>door open for any proposed amendments?  
>>>  
>>>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  
>>>  
>>>-----Original Message-----  
>>>From: Simon Porter <sajporter@aol.com>  
>>>Sent: 12 November 2018 15:09  
>>>To: 'Melvin REYNOLDS' <chair@rossneighbourhoodplan.org.uk>  
>>>Cc: 'jeff@placestudio.com' <jeff@placestudio.com>; 'Harry Porter'  
>>><harryporter111@aol.com>  
>>>Subject: RE: FW: FW: Ross-on-wye NDP - The Chase Hotel, Broadmeadows  
>>>and adjacent areas  
>>>  
>>>Dear Melvin  
>>>  
>>>It is good to note the Ross-on-wye NDP Consultation Draft is now in  
>>>the public domain and thank you, Jeff and the Steering/Working Groups  
>>>for all your efforts to date.  
>>>  
>>>Kind regards  
>>>  
>>>Simon  
>>>  
>>>Camanoe Estates Ltd & Yorkley Timber Co Ltd The Glebe Ashfield Park  
>>>Road Ross-on-wye Herefordshire  
>>>HR9 5AS  
>>>  
>>>Tel: 01989-766121  
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>>>Email: Sajporter@aol.com