



Progression to Examination Decision Document

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Ross on Wye Neighbourhood Area
Parish Council	Ross on Wye Parish Council
Draft Consultation period (Reg14)	9 November to 21 December 2018
Submission consultation period (Reg16)	12 August to 7 October 2019

Determination

Is the organisation making the area application the relevant body under section 61G (2) of the 1990 Act		Yes
Are all the relevant documentation included within the submission <ul style="list-style-type: none"> • Map showing the area • The Neighbourhood Plan • Consultation Statement • SEA/HRA • Basic Condition statement 	Reg15	Yes
Does the plan meet the definition of a NDP - 'a plan which sets out policies in relation to the development use of land in the whole or any part of a particular neighbourhood area specified in the plan'	Localism Act 38A (2)	Yes
Does the plan specify the period for which it is to have effect?	2004 Act 38B (1and 2)	Yes

<p>Are any 'excluded development' included?</p> <ul style="list-style-type: none"> • County matter • Any operation relating to waste development • National infrastructure project 	1990 61K / Schedule 1	No
Does it relation to only one neighbourhood area?	2004 Act 38B (1and 2)	Yes
Have the parish council undertaken the correct procedures in relation to consultation under Reg14?		Yes
<p>Is this a repeat proposal?</p> <ul style="list-style-type: none"> • Has an proposal been refused in the last 2 years or • Has a referendum relating to a similar proposal had been held and • No significant change in national or local strategic policies since the refusal or referendum. 	Schedule 4B para 5	No

Summary of comments received during submission consultation

<p>Herefordshire Council Strategic Planning</p>	<p>Confirm conformity with the Core Strategy. See appendix 1 for details</p>
<p>Herefordshire Council Environmental Health (contamination)</p>	<p>Four allocated sites have no previous historic potentially contaminative uses</p> <p>The Chase – no previous contaminative use</p> <p>Broadmeadows / Tanyard – former coal yard, dismantled railway and garage, laundry and former sawmill. Further studies and conditions would be required.</p> <p>Land East of the A40 – no specific site so unable to comment further</p> <p>Future primary school provision – no specific site has been identified</p>
<p>Herefordshire Council Environmental Health (noise and air)</p>	<p>No further comments to make</p>

Herefordshire Council Conservation / Historic buildings	No comments to make
Herefordshire Council Transportation	<p>Cawdor Arch planning application has currently been withdrawn.</p> <p>Car free developments have to have proper grounding in their longevity of their sites.</p> <p>Highways assessments are required on all sites especially the larger sites. Implications of sites south of Ross (Walford direction) should be properly assessed in regards to the capacity, usability and vehicles parking on the highway restricting access for routes to the north/south e.g. Alton Road, Alton Street and Copse Cross Street/Town centre.</p> <p>We wouldn't describe public transport as poor. In comparison with some other market towns the links by bus are good to Hereford – Gloucester, Monmouth as well as a town bus service.</p> <p>It would be good to consider more promotion of public transport as the plan makes mention of more parking spaces at new developments which does little to make Ross more sustainable.</p>
Historic England	<p>Supportive of the vision and objectives</p> <p>Commend the thorough approach that has clearly been taken to compiling the evidence base</p> <p>Plan supports living above the shop which is welcome</p>
National Grid	No records of apparatus within the Neighbourhood plan area
Highways England	<p>The A40, A449 and A49 and M50 are in the vicinity.</p> <p>Evidence concludes that improvement of the A40/A449 Overcross roundabout is necessary. The current version of the NDP does not present significant changes to the draft version and consequently these points have not been addressed. The solutions themselves may not necessarily need to be dealt with within the NDP.</p>
Coal Authority	No further comment to make
Welsh Water	<p>None of our Reg14 comments were taken into account.</p> <p>Lower Cleeve WwTW – in the process of undertaking reinforcement works to the WwTW to create additional headroom for growth. Growth can be accommodated from March 2020 with a Grampain style condition until that. There are no reference in the NDP to this.</p> <p>All sites – wastewater treatment</p>

	<p>Advise a Grampian style condition until March 2020 to ensure there is sufficient headroom. Foul only flow from the development proposed can be accommodated.</p> <p><i>Cleeve Field</i></p> <p>Water supply – no issues in providing water</p> <p>Sewerage – no issues within public sewerage network</p> <p><i>Merrivale</i></p> <p>Water supply – no issues</p> <p>Sewerage – no issues though off site sewers will be required to connect to the network</p> <p><i>Stoney Stile</i></p> <p>Water supply – no issues in providing water</p> <p>Sewerage – no issues within public sewerage network</p> <p><i>The Chase Hotel</i></p> <p>Water – no issues</p> <p>Sewerage - no issues. The site is traversed by a 300mm combined public sewer and a 675mm combined public sewer</p> <p><i>The Ryefield Centre</i></p> <p>Water – no issues</p> <p>Sewerage – no issues</p>
<p>Emma Swann Local resident</p>	<p>Opposed to the development of 35 housing on 1.25ha of open countryside in Greytrees and its inclusion within the NDP.</p> <p>The field is within the Wye Valley AONB and on the edge of the settlement boundary.</p> <p>This land is not and has never been included in the NDP that has been drafted to cover the period until 2031. Sufficient housing sites have already been allocated together with a contingency.</p> <p>The proposed housing development will destroy the landscape and scenic views. They will be clearly visible</p> <p>Second Avenue is unsuitable as an access route. Brampton Road is in part single lane and being of rural character.</p> <p>Will have an adverse effect on the local wildlife , increase traffic noise and light pollution</p>

<p>Ian Goddard</p> <p>Local resident</p>	<p>Para 4.28.1</p> <p>The plan states there are currently no large areas of likely future development in the centre. This is untrue, the Community Garden is a possible site for development. Why has this site not been include in either the list of Local Green Space or the list of allocated development sites?</p> <p>Para 4.30.3</p> <p>Core Strategy policies OS1, OS2 and OS3 have no relevance to health provision</p>
<p>Martin Flach</p> <p>Local Resident</p>	<p>Broadly accept the development plan but horrified to see that proposals for Ryefield Centre include access from Ryefield Road. Will cause unnecessary additional traffic at the junction of Gloucester Road.</p>
<p>Helen and Geoff Healey</p> <p>Local residences</p>	<p>Proposed development of the Green space at Stoney Stile, Archenfield Road</p> <p>Wildlife – the area is full of wildlife:</p> <p>The proposed entrance – large amount of vehicles within this area around Middleton Avenue and a large amount of traffic using Archenfield Road.</p> <p>Green space is in constant use by children, dog walkers and people linking to John Kyle Walk</p>
<p>Andy Wrighton</p> <p>Local Resident</p>	<p>Proposed development of the Chase Hotel</p> <p>Disappointed that the site could even be considered for housing development.</p> <p>The land would be considered local green space in the neighbourhood plan</p>
<p>Ali Ballantyne</p> <p>Local resident</p>	<p>The settlement boundary cuts through the garden in front of house. This is near to the house than the boundary line on deeds.</p> <p>Line should run to the bottom of the garden.</p>
<p>Janet Burke</p> <p>Local Resident</p>	<p>Hawthorn Field /Stoney Stile</p> <p>Proposal for 15 houses is good but planning permission on this site should not be given until a new school to replace Ashfield is built.</p> <p>Vehicular access from Middleton Avenue would be mayhey otherwise</p> <p>Proposal from Fortis to build 48 houses ahead of the NDP should be rejected as unsuitable. A site for a new school has not been</p>

	agreed.
Linda Billinger Local Resident	<p>Object to the development near Chase Side.</p> <p>Wooded area very rich in diversity, sustaining many species of wildlife and birds. Frequently have badgers and foxes, owls and bats.</p> <p>Maintain green spaces for the leisure and wellbeing of population.</p> <p>Removing trees means the habitat has gone forever.</p> <p>Map 5 refers to potential and proposed development of houses only nothing about apartments</p>
Adrian Kendry and Anne Morgan-Kendry Local residents	<p>Concern regarding the historic Chase Hotel and surrounding land.</p> <p>Chase Hotel development must guarantee the protection, conservation and sustainability of a valued and significant habitat. The importance of trees can't be overstated.</p> <p>Safeguarding the Chase Hotel as a Local Green Space will enhance the attractiveness and potential of quality tourism into Ross. Challenge the dangers posed by air pollution and carbon emissions.</p> <p>The present proposed development of the grounds of the Chase Hotel is completely incongruous.</p>
Cllr Paul Symonds Local Ward member	<p>The NDP requires a specific section relating to Wolf business park to ensure appropriate redevelopment which meets local needs. This is a key gateway for the town.</p> <p>Needs a section on the redevelopment of the Riverside Inn on Wye Street which has been derelict for some time. Ideal for b&b accommodation. This is a key gateway site.</p> <p>Medium term aspiration to extend the Town and Country Trail to Ross riverside – not possible because of Cleeve Lane. Cleeve Lane should be included in a public cycle route. Improve connectivity with Ross and neighbouring communities</p> <p>The well-used buggy route across the car park at Ryefield Centre should be protected.</p> <p>Impose solar panels in new build homes should be added to the local character and design criteria.</p> <p>Feasibility study for park and ride services from the cattle market in Netherton Road. Encourage visitors to Ross Labels to town by electric vehicles.</p>
Cllr Louis Stark	Stoney Stile - Inconsistency in the housing numbers between para 4.12.4 and pg 88

<p>Local Ward member</p>	<p>Site was included on the understanding that the nearby primary school would be relocated. Hawthorne Lane is narrow private road and the only other point is between 30 and 31 Middleton Avenue. It would only be suitable if the school relocated.</p> <p>There is no conclusive evidence that the school would be relocated during the plan period.</p> <p>This site would no longer be appropriate for inclusion for housing development.</p> <p>No objection for the site being earmarked for provision of additional allotments</p> <p>Cleeve Lane – provision should be made for a public footpath at the northern part of the site to provide an alternative for pedestrians</p>
<p>Peter and Barbara Nash Local Resident</p>	<p>The areas marked in green on 5B 1 and 2 are the only large areas of green space, particularly 5B2 which is all that remains of a once open area.</p> <p>5B1 The Chase is the only large pocket of land in the middle of town.</p>
<p>Bob and Judy Burcher Local Resident</p>	<p>Stoney Stile / Hawthorne Field site</p> <p>Recognition of the need for green spaces, some housing development and lack of allotments within the town.</p> <p>Would have considered Hawthorne Fields as a green space.</p> <p>Concerned about traffic issues about Ashfield Park Primary School, Copse Cross Street and Alton Street.</p>
<p>Hawthorne Field Action Group Local residents Including a petition containing 79 signatures 9 pp signatures and 14 addresses with no signatures /marks</p>	<p>Residents concerned for the future of the Stoney Stile/Hawthorne Field site.</p> <p>Consider the site as Local Green Space as the field meets the criteria.</p> <p>Site is surrounded on three sides by a built up area, remaining site is Wye Valley AONB and conservation area.</p> <p>Hawthorne Field Action Group has 110 members who aim of preserving the field as a green space. Beautiful tranquil unspoilt field with two footpaths run through it. Field used for walking to school and dog walking and provides amenity.</p> <p>Ancient hedgerows and plant species and home to bats, great crested newts and many more.</p> <p>Field contributes to the character of the area, if built on will be lost</p>