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3<sup>rd</sup> August 2017

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Wilberforce Way  
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Dear Sir or Madam,

**Ross-on-Wye Neighbourhood Plan: Land off Brampton Road**

We are currently providing planning advice to Ross-on-Wye Town Council for their forthcoming Neighbourhood Plan. As part of this work we are looking at potential development sites and the land off Brampton Road, that we understand is in your ownership, is one site being considered, as yet still just in principle.

As you are probably aware, the site was submitted to Herefordshire Council as a potential housing site during their last 'call for sites' in 2011, and we are aware that it has recently been resubmitted. The planning officers' initial evaluation of the site in 2011 highlighted two issues. Firstly, the visual impact on the Area of Outstanding Natural Beauty, and secondly, vehicular access. In our view, the first issue could be addressed by careful development location and design. In terms of the second, the highways judgement was presumably based on assumptions of (a) access only off Brampton Road and (b) filling the site with standard housing. There may be alternative ways to address these latter points.

We are not as yet convinced that the site is needed at this time because targets on housing numbers for Ross are already being met, but we would welcome an opportunity to discuss with you some ideas we have for resolving the planners' concerns. We will shortly be going out for consultation on a first draft Neighbourhood Plan so, as a matter of courtesy, it would be valuable to have your input before we include any mention of the site in that draft.

We look forward to hearing from you with regards to this. An email reply would be fine and, if so, please provide us with a telephone number that we can call to arrange a meeting. Otherwise, please call me directly as I am leading work on this topic.

Yours faithfully

A handwritten signature in black ink that reads "J.F. Bishop" with a horizontal line underneath the name.

**Jeff Bishop**

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