

From: Andrew Lyke <a.lyke@sunderlands.co.uk>
Subject: Re: Ross on Wye Neighbourhood Plan
Date: 4 May 2018 at 15:51:18 BST
To: "info@placestudio.com" <info@placestudio.com>

4th May 2018

For the attention of Jeff Bishop

Dear Mr Bishop

Re: Ross on Wye Neighbourhood Plan

I am writing on behalf of my clients Mr Ian Jackson of Oak Cottage, Llangrove, Ross on Wye, Herefordshire, Mrs Brenda Matthews of 1 Manor Road, Putson, Hereford and Mr Brian Jackson of Upper Meadow View, Bicknor Street, English Bicknor, Coleford, Gloucestershire, and in relation to their land at Tanyard Lane, Ross on Wye, Herefordshire.

At their request, I have reviewed the information provided to them relating to the Ross on Wye Neighbourhood Plan. My clients support the proposed allocation of the Broad Meadows/Tanyard Lane site as set out, which amongst other things includes their land suggested as housing land. In terms of phasing, as the Tanyard Lane site lies mostly above the flood plain, this land could be developed at an earlier stage than the Broad Meadow site which is an area of raised land.

In addition, it is considered that this land could be allocated as an extension to the Persimmon Site which accesses off Ledbury Road, Ross on Wye, where Persimmon currently have planning permission for housing which lies immediately on the other side of Tanyard Lane. Allocation of this site could also be made on its own to fit in with the Persimmon site.

It is my clients' wish that the land be put forward for development. It is clear from an examination of the constraints that many of these constraints to the land in the draft Neighbourhood Plan relate to land other than the Tanyard Lane Site. Apart from access, there are less constraints on the Tanyard Lane Site than much of the remainder of the Broad Meadow site.

We trust these were the answers you were expecting to hear but if you wish to discuss the matter please would you contact me. I have tried to contact you by telephone but to no avail.

We look forward to hearing from you with any comments.

With kind regards,

Yours sincerely



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