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To: ["Jeff Bishop" <jeff@placestudio.com>](mailto:jeff@placestudio.com)  
Date: 5/8/2018 9:16:48 AM  
Subject: Broadmeadows / Tanyard, Ross-on-Wye  
Attachments: P17-2140\_01-01D SITE BOUNDARY 1250 .pdf

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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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