

ROSS-ON-WYE NP MEETING: HEREFORD: 05/10/2017

Present for Herefordshire Council:

- Samantha Banks, Planning
- Roland Close, Development Management
- Richard Gabb, Assistant Director
- Nick James, Environmental Health
- Kevin Singleton, Planning Policy
- Gavin Stephens, Economic Development
- Ed Thomas, Development Management
- Jill Tookey-Williams, Transportation
- Nick Webster, Economic Development
- Susan Woodrow, Education

Apologies from Peter Clasby, planning.

Present for the Ross-on-Wye NDP team:

- Jeff Bishop, Place Studio
- Nigel Gibbs, Mayor, Ross-on-Wye
- Melvin Reynolds, Chair of NP Steering Group
- Sarah Robson, Ross-on-Wye Town Clerk

This meeting was in two parts:

- Presentation and discussion of initial proposals for development of the Broadmeadows/Tanyard area in Ross-on-Wye.
- Discussion of appropriate procedures and tactics for site proposals in the emerging Neighbourhood Plan (NP).

Some of those listed above were present only for the first part of the meeting.

This note is not full meeting minutes. It is mainly a summary of the outcomes and next stages.

NOTES

Jeff Bishop started by reminding the officers that detailed comments on the draft NP are still very much welcomed, to be sent via Sam Banks.

Broadmeadows/Tanyard

Jeff then made a brief presentation of the first proposals for the Broadmeadows/Tanyard area. This included introductory photos, maps covering ownerships, access and key issues and the planning context. It finished with the actual proposals - plan and text appended following these notes. Jeff stated that most landowners had now been contacted and all were supportive in principle. Discussion ranged across several aspects regrouped as below.

Possible Primary School Site

Jeff explained that, in the absence of the anticipated report, it had not proved appropriate for the plan team to include a school site within the presented proposals for the area (though a slide illustrated the potential land take). Sue Woodrow then explained the delays with work on this issue: the departure of Andy Hough (though a replacement will be in post soon), further work requested on the consultants' report and the time it might then take to secure further funding to move from an overall conclusion to a thorough analysis of a chosen site.

She also explained the basic principle of searching for a more central site to reflect the likely future rebalanced geography of pupil location (i.e. more to the east).

Points were raised about access generally to any new school on Broadmeadows/Tanyard from other parts of Ross and specifically about (a) limits on access via the stub road on Rudhall Meadow and (b) the uncertainty about the ownership of most of Tanyard Lane (though access along this would probably not be possible anyway given the constriction at its entrance). Concerns were also raised about the impact on overall viability of any school site on Broadmeadows/Tanyard.

Melvin Reynolds asked if it would be possible to see the map of where children currently come from to Ashfield Park School.

Proposals as Presented

These were generally well received. Points raised included:

- There is a continued lack of updated information from the Environment Agency on the effects of the mitigation works put in place, notably any change/reduction in the area of Flood Zone 3. The view was that solutions such as the attenuation/balancing ponds should be looked at further and then it would be a matter of prompting detailed feedback from the EA during the Regulation 14 consultation. It was suggested that information from the Oveross Garage planning application might provide useful information.
- It appears unlikely that development will proceed, at least in the short term, on the old laundry and sawmill site.
- Decontamination work is yet to be completed on the main Tanyard Lane field. Further work would probably be needed if that was suggested as a school site. Jeff Bishop will liaise with Nick James to check next stages on this.
- The suggestion that the employment area might include developments for bulky goods retail was not supported by planning officers.
- Although it was interesting to hear a suggestion made by a planning consultant for one of the landowners that the scheme is viable. However, all present agreed that viability remains challenging and that the proposal for a single overall masterplan was the most appropriate way forward.

Inclusion of the Caravan/Camping Site

During the above discussions it became clear that the current owner of parts of the Tanyard area would be willing to sell all of his land, including the caravan/camping site. The general view was that this should be considered. Points were made about:

- The caravan site is still being shown as mostly within Flood Zone 3 (but see earlier comment), although it was suggested that work had taken place to raise ground levels across at least part of the site.
- Adding in this amount of land would potentially enable a rebalancing of the overall viability if a school site was to end up being included.
- Not all of the caravan site needs to be included as the current area is fully occupied at times. (Mention was made of an application from the Rowing Club for a camping site, which could influence the overall local market.) Vehicular and pedestrian access would continue to be an issue.

Procedures and Tactics

Land East of the A40

Nigel Webster explained that the recent re-marketing exercise for Model Farm was mainly aimed at refreshing the previous planning application. He then explained that the current commissioned study of all of the Model Farm land is in part about addressing the viability of the Model Farm scheme and that it might therefore lead to proposals for further development, including housing. This might be taken forward with a masterplan for all of Model Farm

Jeff Bishop outlined the NP Steering Group's view that all development east of the A40, ie. including Pigeon House and Marsh Farm etc. as well as Model Farm, should be covered by one single masterplan. Melvin Reynolds also highlighted recent communications about further development at Hildersley.

In procedural terms, however, Jeff added that Place Studio had been advised that considering the area as a whole could potentially make this 'strategic' and not therefore appropriate for inclusion in a NP. Given that the Core Strategy Review would start around 2019, this led to a suggestion that the NP could valuably either include very little about 'Land East of the A40' or include criteria-based policies only. This would leave things open to hear the views of the NP examiner because there would still be the fall-back of dealing with this area solely at Review stage. The other suggestion was that the NP could proceed quickly (Regulation 14 starting early 2017), get made and there could then be an immediate review. Once again, this enables the plan as at present to proceed speedily. There was no need to make a decision on this at this time.

Primary School Site

Following officer queries about why a new school site may be necessary, Jeff Bishop explained what he had understood from the Education team, that funding a new build would depend on securing part of the finance from the sale of the current site.

While understanding this situation, planning officers expressed significant concern about the move from the current site, in part because of poor other choices and in part because of concerns about using the current site for housing. This debate will be pursued separately.

In terms of how best to move forward given the likely delays on decisions from Education, it was decided that this school site issue could also best be taken forward through the inclusion in the NP of criteria-based policies.

Specific Sites

Jeff Bishop highlighted the need for further information on some mostly smaller sites that the NP would wish to allocate. Some have emerged recently because, in the judgement of Place Studio, not enough evidence has been generated to continue to propose them as Local Green Spaces. They are (with SHLAA numbers where known) as follows:

- **Cleeve Lane** (177/001): Confirmation needed that the 'part' as commented on in the SHLAA assessment is as proposed in the current draft NP. A Transportation view on access is needed.
- **Brampton Road** (107/001): A discussion is needed with Transportation, and probably then with planning, as the NP group has some 'other' ideas for this site.
- **Fernbank Road** (Ross/7): Transportation view on access is needed.
- **Hawthorne Lane** (192/001): Transportation view on access is needed.
- **Merrivale Lane Paddock**: A final review is needed for this as a Local Green Space. If it is decided to allocate it (for housing), a Transportation view on access would be needed.
- **Wilton View, Greytrees** (P1046): Transportation view on access is needed.

Recent discussions have also been held with the owners of **The Chase Hotel** about some potential housing on part of the site. Officers were all resistant to this so it will go back to the Steering Group.

There will also be a need for further sharing of detailed information about the whole Broadmeadows/Tanyard area.

NEXT STAGES

This was not discussed as such but some key points emerged:

- Ross Town Council does not have any further funding to address any future consideration of the Land East of the A40 and the Primary School site. The funding situation will be assessed following the meeting and the outcome fed back to Herefordshire.
- There was full support from all Herefordshire teams for providing the information as outlined in the last section above and for further discussions on procedures and tactics.
- The NP team should, as soon as possible, provide Sam Banks with the necessary information (options, draft allocations etc.) to enable the SEA to be started.
- The target for the Regulation 14 consultation remains January 2018.

One item not raised: Though the NP team are aware that the recent SHLAA submissions were supposed to be just for rural areas, some were received for Ross. How can the team access any officer assessments made of these sites?