

ROSS-ON-WYE NEIGHBOURHOOD PLAN

MEETING WITH HEREFORDSHIRE COUNCIL: 22/02/2018: HEREFORD

Present:

- Sam Banks HC planning
- Kevin Bishop HC planning
- Jill Tookey-williams HC highways
- Melvin Reynolds NDPSG
- Jeff Bishop PS

The meeting focused almost entirely on HC views on the potential development sites and on whether to allocate, use criteria-based policies or not to proceed. This note is not minutes; it is a summary of the outcomes and tasks for next stages.

Sam Banks will provide the latest information on housing completions, permissions etc. and details on the self-build register. See later.

Cleeve Field

No queries of note. Support for allocating for market or self-build development.

Final check of text and draft layout – into Plan as allocation.

Brampton Road

Serious planning concerns about AONB and about need for Care Home. Serious highways concerns about access off Brampton Road and Second Avenue, and about what type of Care Home might be proposed (which significantly affects traffic movements and types).

Do not proceed.

Wilton View

Point taken about inappropriateness as LGS. Recent applications all refused and appeals rejected, so not seen as suitable for housing. Use for allotments?

Not to be allocated for development, consider part for allotments.

Stoney Stile

Challenges on vehicular access from Hawthorne Lane (private) and Middleton Avenue (awkward bend, proximity to school). Accept importance of the footpath. Can be included but, given problems, safer on a criteria basis. Would Town Council take on open space management?

Include in plan with criteria-based policy. Check with Town Council on attitude to open space management.

Broadmeadows/Tanyard Lane

Full support in principle and for many of the ideas/elements, notably the single masterplan and financial equalisation. If caravan/camping site goes, need to make clear need to check for possible new users before agreeing to development. Highlight flooding issues and possible remaining contamination issues. Need to be specific about potential types of employment

(different traffic implications). Could not support new/further access via narrow entrance to Tanyard Lane. Access as sketched into employment area from off A40 roundabout possible but also (very importantly) may be scope for access directly off A40. Sam will check on possible vehicular and/or pedestrian access via the Laundry site. No serious concern about potential parking loss from King's Acre. All housing could be accessed off Ashburton if necessary (but difficult bridging of stream). Not enough information to allocate, nor will there be.

Include in plan with criteria-led policy, with as much background detail as possible. Probably not include an illustrative layout but offer 'around' figures for housing numbers, employment land take etc. Sam to check on possible vehicular and/or pedestrian access via the Laundry site.

Ashfield Park School Replacement

No major queries. Avoid limiting to within settlement boundary.

Include in plan with criteria-led policy. PS to check latest situation on new school with Sue W.

Ashfield Park School Site

No basic queries. Need to put in proviso that the SoS needs to agree to loss of school site before any development can proceed. Mention the covenant (though not a planning issue).

Include in plan with criteria-led policy.

Ryefield Centre Site

No basic queries. Is the old Grammar School a locally important building? Could car parking be where it is now (no problem for Highways if not)?

Include in plan with criteria-led policy. Check importance of building and parking as above.

Land East of the A40

Full agreement that it is appropriate to include this, and the need for an overall masterplan.

Include in plan with criteria-led policy.

Rowing Club

Agreement that any expansion involving new major buildings and a significant increase in traffic would be unacceptable (reinforcing the AONB views). Some minor expansion (including minor changes to existing building for more toilets/showers etc.) could be supported (especially given likely loss of Broadmeadows site).

Probably do not proceed but further consideration needed on some potential plan text to help with the loss of Broadmeadows issue.

Other Points

Where relevant, HC will provide some further more detailed feedback and PS will share revised text etc.

HC will manage the SEA process, potentially within around 4 weeks. All the information suggested sounded fine although they will need (a) options assessment for sites and (b)

something on clarifying/amending the settlement boundary. The latter is particularly important given the likelihood of people looking at the very important area of green between the Town and Country Trail and the woodland on the hill.

Adjustments now needed to LGS proposals. PS to pursue

Notes

All landowners to be notified of final conclusions and, where relevant, next stages.

The Chase was not discussed. The intention is to include it and let the Examiner decide.

The Merrivale Lane site has now surfaced as a possible allocation. *PS to pursue and check with HC.*