

**From:** Jeff Bishop jeff@placestudio.com  
**Subject:** ROSS-ON-WYE NEIGHBOURHOOD PLAN  
**Date:** 2 May 2018 09:56  
**To:** Simon Porter sajporter@aol.com  
**Cc:** Mark Dauncey Mark.Dauncey@pegasusgroup.co.uk, Jonathan Preece jp@jdpssurveyors.co.uk, Melvin REYNOLDS chair@rossneighbourhoodplan.org.uk

JB

Dear Simon,

We sent the message below on 10th April, with Ross Town Council's formal letter attached. We were hoping to receive your formal response by today but, unless it has just been sent to Ross Town Council, it is yet to arrive. We would be very grateful if you could reply as soon as possible. The draft Neighbourhood Plan can proceed without your input (there will be a formal consultation soon on the whole plan, on which you can comment) but everything would proceed more successfully if we knew your views at this stage on the plan's current proposals.

Thank you.

Jeff Bishop

Dear Simon,

All our formal letters are now ready. They cover Broadmeadows/Tanyard as well as The Chase so I will deal with each separately.

### **Broadmeadows/Tanyard**

The process with the developing plan, and hence with the letters, has taken a little while but that is primarily because Brian Edwards has now agreed to add all of his land to the equation and then it made sense to also consider the strip of land beyond the ponds and under the Ashburton Estate (though we are only just about to contact the owners of that area). This is why we were delayed but all the additions make for a far more sensible and, in our view, viable overall project. We are of course also contacting all the other relevant landowners. I'm sure you will appreciate why we could not include all this in the plan as a full 'allocation'; that would have required a level of technical information well beyond the scope of what is a community-led plan.

### **The Chase**

Despite further cautions from Herefordshire Council, we have chosen to include the site in the draft Neighbourhood Plan because we consider that a development of the sort you propose is appropriate. We did not, however, feel that we had enough evidence/argument, once again, to include it as a full 'allocation'. If Mark was able to provide us with further information, notably about how to deal with the site being an 'unregistered park or garden', about any other historic/conservation constraints (and how to overcome them), ecological implications and so forth, we may be able to shift it from 'criteria-led' to 'allocation'.

I am attaching the two relevant Town Council letters and the draft sites section of the plan to which the letters refer. Please come back to us if you have any queries. (if you wish to phone, the mobile number is best.)

Regards

Jeff Bishop



NP letter -  
Broadmead...Porter.docx



NP letter - Land at The  
Chase.docx



Ross Plan Sites  
Section.pdf



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