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## Planning Enquiries

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**From:** donotreply@herefordshire.gov.uk  
**Sent:** 17 September 2013 18:14  
**To:** Planning Enquiries  
**Subject:** Planning application comment was submitted

The Planning application comment form was submitted. This is a list of values it contained:

**I confirm that I have read and agree with the above statement:**

True

**First name:**

Melvin

**Last name:**

Reynolds

**Telephone:**

[REDACTED]

**Email:**

[REDACTED]

**Postcode:**

Ashcote, Walford Road, Ross-on-Wyc, Herefordshire, HR9 5PQ

**Please enter your address here if you can't find it above:**

**Nature of your feedback?:**

I'm objecting to the application

**Comment:**

Follow-up to previous comment.

To provide more detail as to the rationale for my objection I cite the following:

- 1, Paragraph 24 of the NPPF prioritises retail proposals located in town centres over edge-of-centre;
- 2, Herefordshire UDP (2007) policies TCR1 and TCR2 both provide for preference to central shopping sites in order to retain vitality and viability;
- 3, The application site is entirely outside the defined town centre of Ross-on-Wye as shown at Figure 4.18 of the draft Herefordshire Core Strategy (March 2013).

This proposal arguably therefore represents:

- a, a development outside the planning strategy;
- b, a threat to the vitality and viability of the market town of Ross-on-Wye;
- c, a shopping destination of a scale and design that is entirely inappropriate to the size, role, character and heritage of the town.

**Application ID:**

132028/F

**Link ID:**

132028