Planning application comment was submitted on the 16 April 2025 14:21 PM

The following is a comment on application P250600/F by Anne Shilton

Nature of feedback: Objecting to the application

Comment: I object to planning Application P250600/F Land to the East of A40 and South of Starling Road.

- 1. This Meadow land was never identified for any future development and was always to be included at the point of handover to St Mary's Garden Village for £1. Planning Application P180155
- 2. The proposed application to build a 70 bed Care home with en suite facilities, cinema room, cafe and parking on the is site is ludicrous for the following reasons:
- 3. The entrance to St Mary's Garden Village is very narrow and would be impossible to facilitate the huge amount of new traffic that a Care Home of this size would bring. The roundabout serving this entrance is already a serious danger spot with restricted vision to the right caused by trees when leaving the development. Traffic flow increases on a daily basis Down the A40 and it would be impossible for extra staff cars, delivery vans, visitors, doctors, ambulances and fire services to turn into this entrance without a fatal accident to human or animal life. Dog walkers, children and residents from all over Ross use this Meadow Land for their mental health, excercise and well being. The extra traffic this building would bring would make this area unsafe.
- 4. The Pumping Station situated directly in front of the proposed Care Hime already emits a strong smell of sewage. A 70:bed Care Home would completely overwhelm this pipe system. 70 extra baths, showers and washing machines could not cope with this present system.
- 5. Flooding would be a constant worry if this beautiful Meadow Land was ever built on. The fields directly up to Rudhall Brook and immediately behind this proposed site floods badly during wet weather. Photos attached taken January 2025. A building of this size would without doubt make flooding a major issue.
- 6. Light pollution is a threat to our mental health and important to the wildlife on the Meadow Land. A Care Home of this size will be lit 24 hours a day. Some patients will need constant care and this means the building will have many lights on and be seen not only by residents on this development but for miles around.
- 7. Wildlife on this meadow land will suffer enormously. Many species of bats have been identified inhabiting this area and it is unclear how much of the 15m buffer zone from Rudhall Brook is used as a bat corridor, as some of this is filled with tree canopies. Some species of bats will fly among canopies but other bats will not. The 15m buffer needs to be urgently looked at to address how much space there is for bats to fly inside the buffer, given that there would lighting outside the 15m zone. Some species do not like flying in lit areas.
- 8. Every Care Home in Ross currently has vacancies with the exception Westbank in Walford.

I object to this application for the reasons given Anne Shilton

Attachment:				

Their contact details are as follows:

First name: Anne

Last name: Shilton

Email:

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Address: 39 Swallow Road, Ross-on-wye, HR9 7WS

Infrastructure from section 106 to consider: None. I object to any change of use of this Meadow Land

Link ID: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=250600

Form reference: FS-Case-706569262









