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Sent: 19 May 2021 11:58

To: info@rcaregeneration.co.uk; Planning Enquiries <planning_enquiries@herefordshire.gov.uk>

Subject: FW: Request for Addendum to Previous Email.

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Dear All

Please see attached addendum from Hawthorne Field action Group. I have only just had sight of this. I have spoken to the Inspector who has agreed to accept on this occasion.

Apologies for not forwarding sooner.

Best wishes

Sophie Woodruff
Virtual Events Recovery Team
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

From: Angela Palmer [REDACTED]

Sent: 11 April 2021 13:07

To: VE.RT <VE.RT@planninginspectorate.gov.uk>

Subject: Request for Addendum to Previous Email.

FAO Ms Lauren Matthews

Angela Palmer on behalf of Hawthorne Field Action Group

41 Redhill Rd

Ross-on-Wye

Herefordshire

HR95AU

11 April 2021

Application 193478

Appeal Ref. APP/W/20/3260641

Dear Ms Matthews,

On behalf of the Hawthorne Field Action Group I would like to submit an addendum to the email I sent on 26th March 2021.

We have recently discovered that the proposed development site Stoney Stile is well within the boundary of the Wye Valley Area of Outstanding Natural Beauty, not just "close to" as mentioned on page 83 of the Ross-on-Wye Neighbourhood Development Plan (see the quote in my previous email). Indeed this is shown clearly on a map of the WVAONB on page 12 of the RNDP, a photo of which is attached with Stoney Stile outlined.

The National Planning Policy Framework clearly states that

"Great weight should be given to conserving landscape and scenic beauty inAreas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issuesThe scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in

exceptional circumstances and where it can be demonstrated that the development is in the public interest."

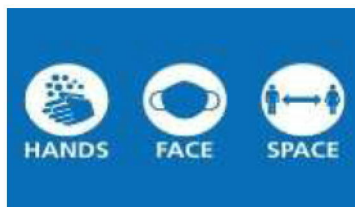
According to the Glossary section of the NPPF the phrase "Major Development" means "For housing development where **10** or more homes will be provided, or the site has an area of **0.5** hectares or more."

The Proposed development of Stoney Stile is therefore classified as a **Major Development** because **44** houses on an area of **1.76** hectares are planned to be built **inside the Wye Valley Area of Outstanding Natural Beauty**. As such this development should be refused planning permission since it goes against the National Planning Policy Framework and the Ross-on-Wye Neighbourhood Development Plan. Early indications are that this plan will be passed unanimously by the people of Ross-on-Wye when it is voted upon on 6th May having been delayed by a year due to the Covid outbreak (unlike the planning appeal which is going ahead without delay).

Yours sincerely

Angela Palmer PhD on behalf of Hawthorne Field Action Group

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DPC: [REDACTED]



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