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**From:** Pat Stephens <[REDACTED]>  
**Sent:** 23 March 2021 11:05  
**To:** VE.RT  
**Subject:** Refusal of Planning Application 193478 (Appeal)

## For the attention of Ms Lauren Matthews

Dear Madam,

**Appeal Reference: APP/W1850/W/20/3260641**

**Subject: Refusal of Planning Application 193478 (Appeal)**

**Land off Middleton Avenue, Ross on Wye**

We request that the appeal made by the Appellant Mr Mat Vye of E G Carter & Co Ltd overturn the decision of Herefordshire District Council (9<sup>th</sup> April 2020) to refuse planning permission for the residential development of land off Middleton Avenue, should be refused. We wish to put forward our objection to this application on the following grounds:

- The proposed access on the corner into Middleton Avenue is dangerous. The road is already congested and particularly at the beginning and end of the school day. A development of this type is only going to exacerbate the existing problem and make it more dangerous for pedestrians and other road users. The proposed building of 44 properties will in all reality mean at least another 44 vehicles on the road, the potential of double this, using a limited access onto an already congested road. Access from Middleton Avenue onto Archenfield Road is extremely narrow and difficult to negotiate. Access from Middleton Avenue onto Red Bank Road is also dangerous because of its proximity to Ashfield Park Primary School. The new proposed layout does not take into consideration that the way flow of traffic is only a voluntary one and that it will still cause increased congestion.
- This is a beautiful, unspoilt field which is surrounded on three sides by houses and has two well used footpaths running through it and as such it is a valuable resource for the local community. It is used by many children for whom it provides a safer access to school and a traffic free zone in which to play and by adults who walk their dogs or who want to enjoy the area to contribute to the community wellbeing. This green space has become even more important to the neighbourhood over the last year during the pandemic.
- This site adjoins an Area of Natural Beauty and conservation area. This site is home to many well established native trees and hedgerows and provides a habitat for bats, hedgehogs, a wide variety of birds and many different wild plants. We feel that building on this site would have a detrimental effect on this area and lead to loss of habitat for many species.

- Furthermore this application is in total disregard of the Ross Neighbourhood Development Plan which is currently in the hands of the Examiner and has been halted because of Covid.

Yours Faithfully,

Dr and Mrs G. J. Stephens