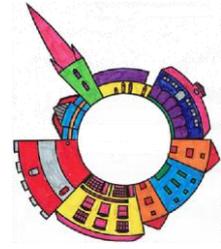


Ross-on-Wye Neighbourhood Development Plan 2020

Summary



Important notice

The referendum on the Neighbourhood Development Plan for Ross-on-Wye is being held on 2nd April 2020. Don't forget to have your say at the official polling station.

This document is just what it says, a summary of the main proposals in the Plan that are likely to be of interest to most residents of the town. All the legally enforceable policies and allocations are here but the broader vision, reasons for the objectives & policies, and the non-binding goals are left out.

The referendum vote is on the full text of the Plan (page references to that are shown after each heading). If you want to see the Plan or any of the supporting work that went into it, then find that online¹, in the Town Council offices² or at the Library.

Objectives & Policies

Objective 1: Protect and enhance all aspects of the environment (p27)

Planning Policy EN1: Ross Design Policy (p35)

All new development should be of good design and make a positive contribution to the character of Ross. Development should have regard to the Ross-on-Wye Character Assessment Portfolio (2017) and respond to its surroundings in terms of scale, materials, form, details, layout, public realm and historic character.

Planning Policy EN2: Shopfronts and Signage (p35)

Shopfronts, signs and advertisements requiring planning permission must respect local character and should make a positive contribution to their surroundings.

Planning Policy EN3: Settlement Boundary (p37)

Development in the Neighbourhood Area will be focused within the Ross-on-Wye settlement boundary.

Planning Policy EN4: Infill and Backland Development (p37)

Infill development, where small gaps in an otherwise built up frontage are developed, will be supported where:

¹ <http://www.rosstc-herefordshire.gov.uk/ndp.php>

² <http://www.rosstc-herefordshire.gov.uk/contact.php>

- i. Development has regard to the character of the surrounding townscape.
- ii. The proposed development reflects the density, form and pattern of existing development in Ross (as addressed in the Ross-on-Wye Character Assessment Portfolio), or otherwise enhances character.

Backland development will be supported where:

- i. It is not contrary to the character of the area (as addressed in the Ross-on-Wye Character Assessment Portfolio).
- ii. It is well related and appropriate in height, scale, mass and form to the frontage buildings.
- iii. The proposal respects the character, appearance and safety of the frontage development.
- iv. The proposal respects residential amenity.

Planning Applications should demonstrate how infill or backland development contributes positively to Ross with reference to the criteria above and utilising the Ross-on-Wye Character Assessment Portfolio.

Planning Policy EN5: Eco-building (p40)

Eco-building methods, such as low carbon and renewable energy, water use reduction, waste water management, waste reduction and the use of locally sourced materials, will be supported.

Planning Policy EN6: Solar/Photovoltaic Energy (p40)

The use of solar/photovoltaic panels requiring planning permission will be supported where such development respects local character and residential amenity.

Planning Policy EN7: Key Views (p41)

Development proposals likely to affect the Key Views shown on Figure 10 should assess the effect of the proposals on the view(s) and demonstrate how any adverse impacts have been addressed.

Planning Policy EN8: Green Infrastructure (p43)

Figure 11 sets out a green infrastructure network for the Neighbourhood Area. The maintenance and enhancement of the green infrastructure network will be supported. Development proposed on land within or adjoining the green infrastructure network must respect the green infrastructure network and should, where possible, provide net gains for biodiversity.

Planning Policy EN9: Hard Surfacing of Drives & Parking Areas (p45)

Where planning permission is required, the development of permeable paving to front gardens and hardstandings should be in keeping with the character of the surrounding area, including boundary treatments, having regard to relevant Character Area Appraisals in the Character Assessment Portfolio.

Objective 2: Provide new housing (p29, p49)

The Herefordshire Local Plan requires the delivery of at least 900 new homes in Ross-on-Wye by 2031, plus some contingency. A 10% contingency (90) would create a total target of 990, a 15% contingency (130) would create a total target of 1,035.

Herefordshire Council's latest figure for housing permissions and completions (including built, committed and strategic sites (Hildersley)) totals 943 (figure from April 2018).

This includes 200 for the strategic site at Hildersley but the latest permission is for 212. There is also a current application for 34 houses at Cawdor Arch Road and one shortly to be submitted for the Old Laundry site, Ledbury Road for 21. If delivered, this totals a further 67.

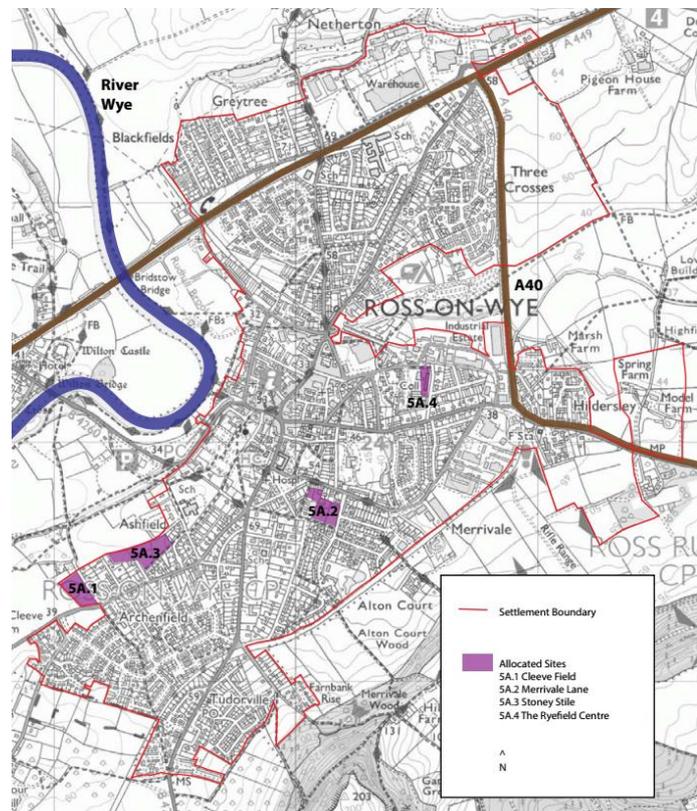
The plan allocates sites as follows (see Map below, Fig 19 in Plan):

- Cleeve Field: c.18 homes
- Merrivale Lane: c.20 homes
- Stoney Stile: c.15 homes
- Ryefield: c.10 homes
- Total: c.63 homes

Cleeve Field Allocation (p81)

This site is allocated for custom-build housing subject to the following:

- A strong landscape edge to be provided along the south west boundary.
- Occasional glimpse views to be included through to the wider landscape from Cleeve Lane towards the south west.
- Existing hedgerows to be retained and reinforced except where road and footpath access is required.
- Road access to be off Archenfield Road.
- Proposals should demonstrate how safe access will be secured for pedestrians to (a) the footpath in Archenfield Road that starts just to the east of the site and (b) the open space and play area across Archenfield Road.
- Water courses at the northern edge of the site to be fully surveyed and, if appropriate, a Sustainable Urban Drainage scheme included.



Design

The site is adjacent to Character Area 9. Plot sizes and shapes, the use of front gardens and building heights to be consistent with that immediate local character.

The site could accommodate in the order of 16-18 houses, maximum 20.

Merrivale Lane Allocation (p82)

This site is allocated for housing subject to the following:

- Existing hedgerows to be retained and reinforced except where road and footpath access is required or frontage development is proposed.
- Subject to detailed arboricultural survey, and site-specific design considerations, the group of trees around the existing house and the trees in the upper garden to be retained.
- A desk-based archaeological study to be undertaken.
- Road access to be off Merrivale Lane.
- Additional pedestrian access to be provided from the path to the north west.

Design

In line with the NPPF 2019 (para. 127) the design should be “sympathetic to local character and history”. The site is within Character Area 7. Plot sizes and shapes, direct access off the road frontage, the use of front gardens and building heights should therefore be consistent with that of the immediate local area. Proposals should show in particular their response to the Conservation Area context.

The site could accommodate in the order of 20-25 houses.

Stoney Stile / Hawthorne Field Allocation (p83)

This site is allocated for housing and public open space or allotments subject to the following:

- Any public right of way must be retained or safely re-routed.
- Solutions should be included to manage local water-run-off problems.

Design

The site is within Character Area 9. Plot sizes and shapes, the use of front gardens and building heights to be consistent with that immediate local character.

The site could accommodate in the order of 15 houses according to final access agreements, quantum of open space etc.

The Ryefield Centre Allocation (p85)

This site is allocated for housing subject to the following:

- Parking to be provided on site.

Design

The site is within Character Area 6.

Plot sizes and shapes, the use of front gardens and building heights to be consistent with that immediate local character.

The site could accommodate in the order of 10-12 houses.

Planning Policy H1: Custom and Self-Build (p50)

Self-build and custom-build housing will be supported, subject to it respecting local character, residential amenity and highway safety.

Planning Policy H2: Home-working (p51)

Development to provide for home working will be supported, subject to it respecting local character, residential amenity and highway safety.

Planning Policy H3: Town Centre Housing (p53)

The development of new housing in the town centre that respects local character, residential amenity and highway safety, will be supported. Where residential development requiring planning permission is proposed above other ground floor uses, access should be from a separate ground level entrance.

Planning Policy H5: Living and Working Over Shops (p54)

Where planning permission is required, the development of space above town centre shops for residential or appropriate business use (use class B1), will be supported.

Objective 3: Protect, enhance and diversify the local economy (p30)

Planning Policy E1: New Employment Development (p57)

New employment development, including but not limited to the provision of starter units and/or shared service accommodation and the development of offices will be supported. Tourism and leisure development that enhances the offer and which does not detract from the vitality and viability of the town centre will be supported. All employment development should respect local character, residential amenity and highway safety.

Planning Policy E2: Resisting Out of Town Retail (p57)

Further edge-of-centre and out-of-centre retail development, especially large scale, will normally be resisted. If applications are forthcoming, all schemes with a gross floorspace of 400 sq metres (or more) must be accompanied by a Retail Impact Assessment in addition to the normal sequential testing

Planning Policy E3: Town Centre Uses (p58)

The town centre will continue to be a focus for retail, commercial, leisure, cultural and tourism uses. Proposals for new or changed uses which contribute to the vitality and viability of Ross will be supported.

Development resulting in a reduction in the overall provision of retail, commercial, leisure, cultural and tourism uses in the town centre must demonstrate that it contributes to the vitality and viability of the town centre and should demonstrate that the original use is no longer viable and has been suitably marketed within the Ross Market Area.

Objective 4: Ensure an accessible and well-connected town for all (p31)

Planning Policy A1: Active Travel (p61)

Major development proposals should demonstrate how they will contribute to encouraging active travel - more and safer walking, cycling, disabled access and/or use of public transport. The provision and/or enhancement of safe walking and cycling routes and/or networks and cycle parking facilities will be supported.

Planning Policy A2: Walking and Cycling (p63)

The protection and/or enhancement of the Neighbourhood Area's public rights of way network will be supported.

Planning Policy A3: Changes to Car Parks (p65)

Proposals that would result in the loss of parking spaces on town centre car parks must be accompanied by a report to demonstrate the impacts on overall town centre parking and how these will be addressed.

Planning Policy A4: Provision of Electric Charging Points (p67)

Provision should be made for charging of electric vehicles for all new houses where this can be achieved on plot. The addition of charging facilities to places of work or leisure will be supported.

Objective 5: Protect, enhance and diversify the town's social and cultural assets (p33)

Planning Policy SC1: Retaining Community Facilities (p68)

There will be a presumption in favour of safeguarding existing facilities against any adverse proposals that would result in their loss. Proposals that would result in loss of a community facility will only be supported where it is clearly demonstrated they are no longer fit for purpose or viable, or that an equivalent alternative facility is available within Ross.

Planning Policy SC2: New Community Facilities (p69)

New community facilities in the town centre will be supported, subject to respecting local character, residential amenity and highway safety.

Planning Policy SC3: Allotments (p71)

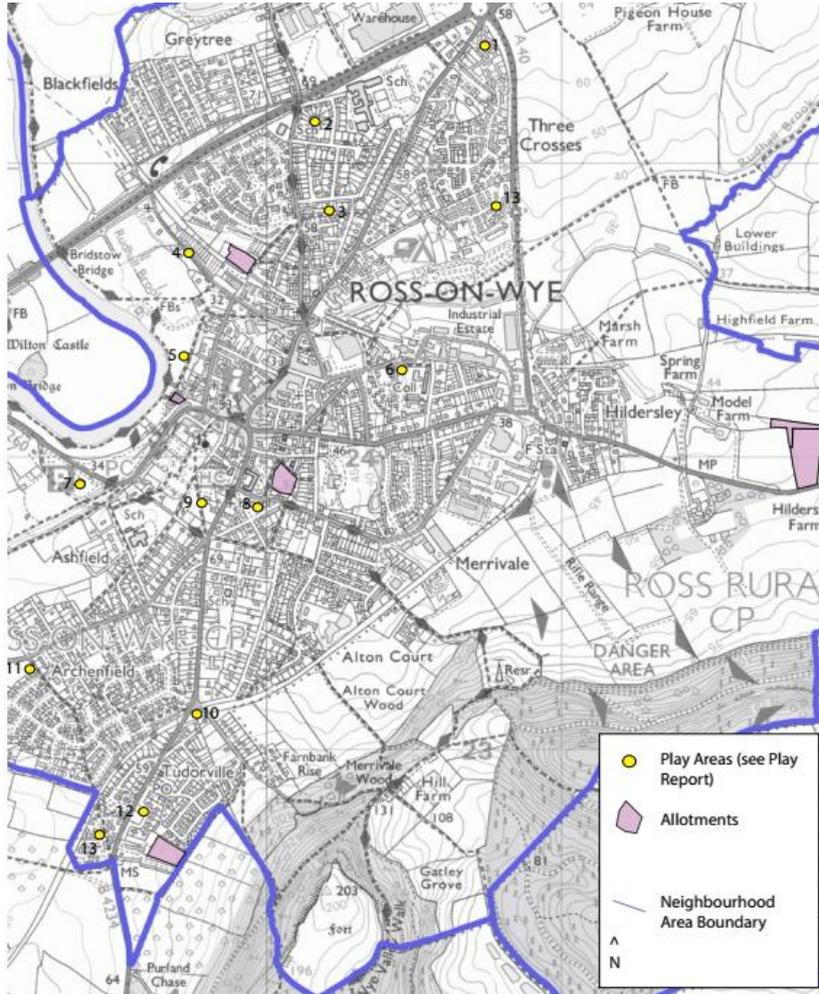
Existing allotments as shown on Figure 16 [see map on next page] should be retained, unless equivalent or improved provision is delivered as near as possible to the site where allotments are lost.

The provision of new allotments will be supported.

Developments of over 100 houses should provide allotment sites within their schemes or contribute to allotments elsewhere.

Planning Policy SC4: Play Areas (p73)

Existing play areas as shown on Figure 16 should be retained, unless equivalent or improved provision can be provided nearby.



← Figure 16

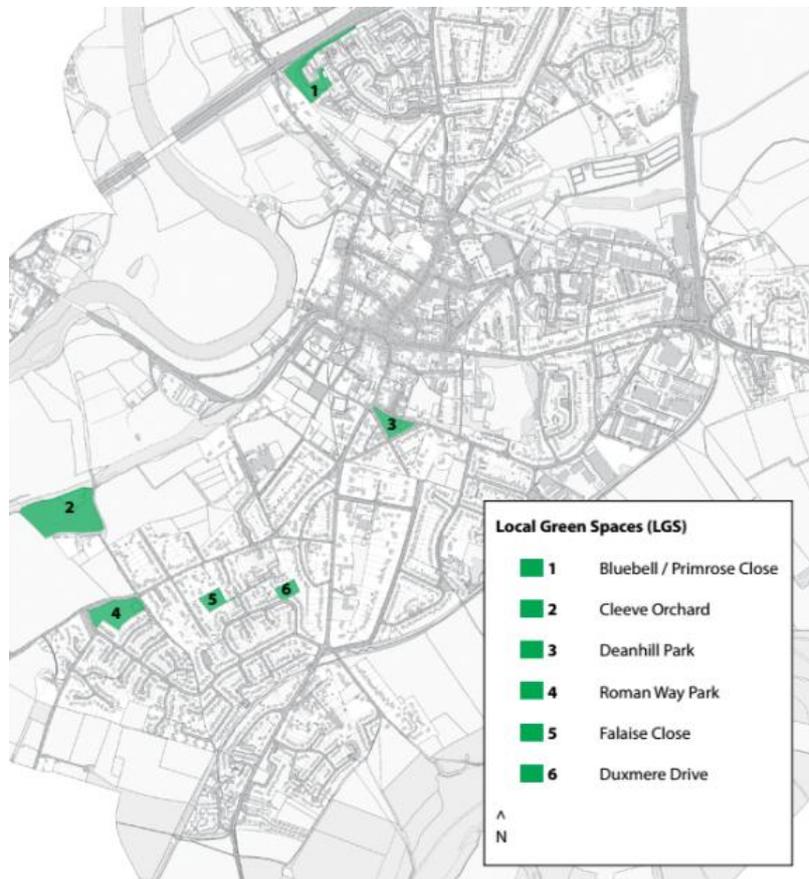
↓ Figure 17

Planning Policy SC5: Local Green Space Designations (p74)

The six areas identified on Figure 17 and supporting plans are designated as Local Green Space, which will be protected in a manner consistent with the protection of land within the Green Belt.

Planning Policy SC6: Telecommunications Infrastructure (p77)

Proposals to enhance the present and create additional telecommunications infrastructure will be supported, including to those working from home.



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