

3.6 ROSS-ON-WYE – SENSITIVITY ANALYSIS OF THE URBAN FRINGE

3.6.1 Sensitivity classification is as follows:

- 1: Low: key characteristics of landscape are robust and/or of relatively low intrinsic value as a landscape resource
- 2: Medium–low: key characteristics of landscape are resilient to change and/or are of limited intrinsic value as a landscape resource
- 3: Medium: key characteristics of landscape are susceptible to change and /or have value as a landscape resource
- 4: High–medium: key characteristics of landscape are vulnerable to change and/or have high value as a landscape resource
- 5: High: key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

The landscape sensitivity of the urban fringe of Ross-on-Wye is shown on Map 3.6: Ross-on-Wye – Landscape Sensitivity.

1: Low sensitivity

None of the land around the periphery of Ross-on-Wye was classified as low sensitivity. This is reflective of the fact that brownfield sites and sites closely related to the town have already been developed or have planning permission for housing (e.g. Tanyard Lane).

2: Low-medium sensitivity

Hildersley

Photographic viewpoints: 7, 10, 11, 12, 13, 14
Landscape type: Principal Settled Farmlands

The landscape character of Hildersley is very mixed. It is encircled to the north and east by small-scale farms and to the south-east by Hildersley Farm, where a business park is located. Modern housing estates have been built, which are accessed from the A40, as is a small ambulance station. A dismantled railway runs along the northern edge of Hildersley and to the south-west is a rifle range.

As an area, it is visually incoherent, due to the number of disparate elements within it. Visually, it does not act as a distinctive 'gateway' to Ross-on-Wye. The landscape character of the eastern part of Hildersley will change significantly when Model Farm is developed as an employment site; the character will change from agricultural to light industrial.

Reasons:

- Flat, low-lying land
- Existing landscape partially degraded by intensive agricultural use with corresponding loss of hedgerows and by the rifle range – this disturbs the historic pattern of hedgerows
- Visually incoherent landscape

- Good connections with the Ross Town & Country trail (cycle path)
- Good access to open countryside: Penyard Park & footpaths in Rudhall Brook area

Ashfield – field to the south-west of Cleeve Lane

Photographic viewpoints: 21

Landscape type: Principal Settled Farmlands

This field forms part of the band of agricultural land that has been retained between the minor road to Ayles Marsh (C1274) and the edge of the River Wye escarpment. To the north of this field is a listed building, The Cleeve, and another property, The Old Barn. Both of these properties fall within the Ross-on-Wye Conservation Area, which extends out along the River Wye escarpment. However, when viewed from the C1274, The Cleeve is concealed behind its boundary hedgerow and trees, which means that the field between The Cleeve and the C1274 is not a significant element in its setting. With regard to views across this field from the south-west, looking towards St. Mary's Church, the foreground to this view is the detached properties along Cleeve Lane.

Reasons:

- Visually related to existing housing

3: Land with medium sensitivity

Merrivale: land to the north-east of Alton Court

Photographic viewpoints: 15

Landscape Type: Principal Settled Farmlands

This area is fairly flat and comprises small-scale paddocks and disused waterworks. A public right of way (ZK27) runs along the south-western edge of this area. This area forms part of the large corridor of undeveloped, rural land, which lies between the Town & Country trail and Chase Wood and Penyard Park. It is a relatively tranquil area, due to its isolation – the town and country trail separates it from the Alton Road Industrial Estate.

Reasons:

- Forms part of the corridor of undeveloped land between the Town & Country trail and Chase Wood and Penyard Park
- Tranquillity of the area

Ashfield

Photographic viewpoints: 20

Landscape Type: Principal Settled Farmlands

This area comprises small-scale fields, some of which are used as paddocks. The land falls gently to the south. A public right of way (ZK23) runs along the southern

boundary of this parcel of land and there is residential development to the east, south and west. This area of land provides an attractive outlook for the residential development which surrounds it and increases the amenity value of the public right of way. The retention of this open land also contributes to the amenity of John Kyrle's Walk, which runs along the top of the river escarpment, because it allows expansive views from this footpath, across Ross-on-Wye, to Chase Wood and Penyard Park.

Reasons:

- Open land affords expansive views from John Kyrle's Walk across Ross-on-Wye, to Chase Wood and Penyard Park
- Need to conserve the amenity of the public right of way

4: Land with High-medium sensitivity

Greytree

Photographic viewpoints: 1, 2, 3

Landscape Type: Principal Settled Farmlands

The existing housing at Greytree occupies the south-east facing and south-west facing slopes of a hill on the north-western side of the A40 corridor. To the north of the housing are two open fields, one on the summit of the hill, which is bounded to the east by Brampton Road, and one on land which falls to the west.

The existing housing at Greytree detracts from the rural setting of Ross because it extends to the top of the slope. Building housing on the field on the summit of the hill would exacerbate the harm that has already been caused. With regard to the lower field, new housing on this site would be exposed to views from the north and would impinge on the rural setting of Ross-on-Wye.

Reasons:

- Existing housing at Greytree has exceeded the landscape capacity of this area – housing extends onto prominent, upper slopes
- Elevated, visually prominent area, in particular when viewed from the north
- Rural character of Brampton Lane

Three Crosses/Rudhall Brook/Marsh Farm

Photographic viewpoints: 5, 6, 7, 8, 9

Landscape Type: Principal Settled Farmlands

The views of this area from higher ground to the north illustrate that the area of land between the A40 and Kingstone, which is bisected by the Rudhall Brook, is wholly agricultural in character. There is no built development except for farms and wayside dwellings at Kingstone and Rudhall. With regard to the eastern side of Ross-on-Wye this large tract of agricultural land forms the rural setting of the town and maintains the quality of the Wye Valley AONB.

Reasons:

- Contributes to the rural setting of Ross
- Rolling topography of land to the east of the A40 – lack of visual containment
- Slope down from the M50 corridor to the Rudhall Brook is visually prominent
- Low-lying damp meadows between Marsh Farm and the Rudhall Brook are a landscape asset
- Amenity value – good network of footpaths

Penyard Park – lower slopes

Photographic viewpoints: 14

Landscape Type: Principal Settled Farmlands

This zone of land is the mid-slope area of the north-eastern facing slope of Penyard Park, extending from Alton Court, across the upper part of the rifle range towards the A40. It comprises medium scale agricultural fields, which are predominantly arable. This zone is visually sensitive due to its elevation and because of its contribution to the rural setting of Ross-on-Wye. In combination, the open agricultural fields and the woodland on the steeper slopes above, form a visually cohesive backdrop to Ross-on-Wye, on its south-eastern side.

Reasons:

- Elevated, visually prominent area
- Contributes to the rural setting of Ross-on-Wye

Lower Cleeve

Photographic viewpoints: 19

Landscape Type: Principal Settled Farmlands

This area of land comprises fairly flat arable land to the north-west of Cleeve Farm within the Wye Valley AONB. A footpath (ZK22) runs along the north-western edge of this zone of land, separating it from the river escarpment, which ascends towards the north-east. The footpath continues along the Lower Cleeve Farm driveway to link with the Ayles Marsh minor road. This area does not relate visually to the built-up edge of Ross-on-Wye, because residential development is fragmented on the opposite side of Ayles Marsh Road. Opposite Lower Cleeve Farm, on the southern side of Ayles Marsh Road, is open land and an Unregistered Parkland (Lincoln Hill House) lies on the steep north-west facing slope of Lincoln Hill. To the south-west of Roman Way, a small cul-de-sac, accessed from the Lincoln Hill Road, extends across to the Ayles Marsh road, but on the north-eastern side of Roman Way, there is a public open space.

Reasons:

- Lack of visual relationship with existing residential development at Archenfield
- Area forms part of the rural setting of Ross-on-Wye
- Contributes to the quality of the Wye Valley AONB landscape

5: Land with high sensitivity

Netherton

Photographic viewpoints: 2, 4

Landscape Type: Principal Settled Farmlands

Netherton is within the Wye Valley AONB. These views illustrate the rural setting of Ross but demonstrate that industrial/retail development relating to the A40 corridor detracts significantly from the rural character, particularly from viewpoints in the Netherton area.

Reasons:

- Elevated, visually prominent area
- Contributes to the rural setting of Ross
- Contributes to the quality of the Wye Valley AONB
- Industrial/retail development associated with the A40 corridor has already caused harm to the rural setting of Ross

Land between Town & Country Trail & Penyard Park/Chase Wood

Photographic viewpoints: 16

Landscape Type: Principal Settled Farmlands

In combination, the open agricultural fields and the woodland on the steeper slopes above, form a visually cohesive backdrop to Ross-on-Wye on its south-eastern side. They also provide a very large, tranquil area for recreation. This area can be accessed by the Town & Country trail and its linking footpaths. The absence of built development along this corridor, with the exception of Alton Court, is key to maintaining the rural character of this area. The modern housing development (Okell Drive) on the higher slope at the south-western end of this corridor is highly visually intrusive and this demonstrates how damaging further built development would be to the character of this area. The rural character of the corridor of agricultural land has been degraded slightly by the loss of some of the historic field hedgerows. The presence of small paddocks, adjacent to the disused waterworks, gives the base of the slope a domestic character.

Reasons:

- Elevated, visually prominent area
- Contributes to the rural setting of Ross
- Tranquillity of the area
- High amenity value - excellent pedestrian access from the town due to the absence of barriers, such as major roads

Land to the south of Tudorville/Archenfield

Photographic viewpoints: 17, 18, 22

Landscape Type: Principal Settled Farmlands

This area is within the Wye Valley AONB. In terms of landscape character, there is a sharp differentiation between the modern housing development at Tudorville and

Archenfield and the land to the south. The B4234 corridor of land between Ross-on-Wye and Coughton has maintained a rural character, despite the fact there is only 1km between the two settlements. Arbour Hill has also maintained a rural, tranquil character and the density of settlement is very low, comprising mainly of dispersed farms. Lower Lincoln and Arbour Hill form part of the rural backdrop to Ross-on-Wye and the high quality of this landscape (in particular, the mature trees at Lincoln Hill House, an Unregistered Historic Garden), is evident in photograph 16, which illustrates views of Lower Lincoln from the Ashfield area of Ross-on-Wye.

Reasons:

- Contributes to the quality of the Wye Valley AONB landscape
- Contributes to the setting of Lincoln Hill House, an Unregistered Historic Garden

Ashfield – river escarpment

Photographic viewpoints: 21, 22, 23, 24

Landscape Type: Principal Settled Farmlands

The river escarpment is within the Wye Valley AONB. This area has particular historic landscape value. The Ross-on-Wye Conservation Area extends along it and John Kyrle's Walk, (designated as an Unregistered Parkland) runs from The Prospect, along the edge of the river cliff, to Lower Cleeve. From John Kyrle's Walk there are fine views of Penyard Park, Chase Wood, Lincoln Hill and the trees at The Prospect.

Reasons:

- Contributes to the quality of the Wye Valley AONB landscape
- Contributes to the historic character of the Ross-on-Wye Conservation Area
- John Kyrle's Walk, an Unregistered Parkland is a historic landscape asset

Urban Fringe Landscape Sensitivity Analysis

MAP 3.6 ROSS-ON-WYE

Landscape Sensitivity

KEY

-  High Sensitivity
-  High-Medium Sensitivity
-  Medium Sensitivity
-  Medium-Low Sensitivity
-  Low Sensitivity

SCALE 1:18000



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