

SUPPLEMENT TO THE AGENDA FOR

Cabinet

Wednesday 27 February 2013

9.00 am

Council Chamber - Brockington

**SUPPLEMENT – LDF: REPLACEMENT PAGES 66 (HEREFORD CITY)
AND 105 (ROSS-ON-WYE)**

Corporate Services

Dean Taylor, Deputy Chief Executive and Director

Your Ref:

Our Ref:

Please ask for: Sally Cole

Direct Line / Extension: 01432 260249

Fax:

E-mail: scole@herefordshire.gov.uk

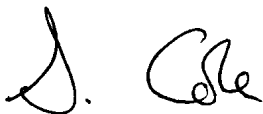
20 February 2013

Dear Councillor

CABINET AGENDA 27 FEBRUARY 2013 – LOCAL DEVELOPMENT FRAMEWORK

I refer to the above agenda and enclose two pages to accompany the agenda which are referred to in the appendices to the LDF report and relate to Hereford City Centre and Ross-on-Wye. These are agenda pages 66 and 105, which have become slightly obscured due to formatting issues in the printing process. I hope the addition of these pages will ensure clarity for Members when reading the appendices to the LDF report.

Yours sincerely,



**SALLY COLE
GOVERNANCE SERVICES**

Copy to: All Recipients of the Cabinet Agenda

Policy RW.1 – Development in Ross-on-Wye

Ross-on-Wye will accommodate around 900 new homes balanced with approximately 10 hectares of employment land during the plan period, in accordance with the spatial strategy. A strategic housing location will focus new residential development to the south east of the town. Further development will take place through the implementation of existing commitments, infill development and peripheral town sites allocated through a neighbourhood development plan or other development plan document.

Within Ross-on-Wye, new development proposals will be encouraged where they:

- Allow for suitable employment sites, including live-work opportunities within or adjoining the town;
- maintain and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 500m² gross floor space and located outside the Town Centre Area will need to be supported by an impact assessment to determine whether there could be any adverse impacts on the town centre;
- improve accessibility within Ross-on-Wye by walking, cycling and public transport, particularly where they enhance connectivity with local facilities, the town centre and existing employment areas;
- contribute to deficiencies in community facilities and/or allow for infrastructure improvements in the town to promote sustainable development;
- reflect and enhance the characteristic built historic elements of Ross-on-Wye, such as its red sandstone and timber framed Tudor buildings and boundary walls, the medieval plan form, conservation area and natural setting overlooking the River Wye;
- enhance green infrastructure and biodiversity, particularly the Wye Valley Area of Outstanding Natural Beauty and the River Wye.

Insert Ross-on-Wye Key Diagram

Policy RW.2 – Land at Hildersley

The strategic residential development proposal on land to the south east of Ross-on-Wye at Hildersley will be required to bring forward the following to achieve a sustainable urban extension of the town:

- around 200 new homes of a mix of predominantly 2 and 3 bedroom size, to be built at a density of up to 35 dwellings per hectare;
- a minimum of 40% of the total number of dwellings shall be affordable housing of a tenure to meet the requirements of Policy H1 Affordable Housing;
- the provision of and contributions towards any identified need for new/improved community facilities/infrastructure improvements. This shall include contributions towards the provision of: additional pre-school places; additional classrooms at John Kyrle High School for secondary, Post 16 and youth/community infrastructure; and further Special Educational Needs provision;
- the provision of a sport/recreation space either on or off site as an alternative to the existing on site John Kyrle High School playing field;
- the creation of new green infrastructure within the development area to benefit residents, local bat populations and other flora and fauna;
- new pedestrian and cycle links from the area towards the town and nearby employment sites, to ease road congestion and limit CO² emissions;
- appropriate mitigation measures to be implemented which ensure that acoustic and safety issues relating to the proximity of the adjacent firing range are satisfactorily addressed;
- adverse impacts on the Water Source Protection Zone should be avoided or mitigated, including through the incorporation of sustainable urban drainage solutions and the production by the developer of a Surface Water Management Plan/Statement;
- avoid and mitigate adverse impacts from noise pollution and vibration (during both construction and occupation of new homes) on the River Wye SAC, Wye Valley Woodlands SAC and the Wye Valley and Forest of Dean Bat Sites;
- development of bespoke, high quality and inclusive design, including accommodation that will meet the needs of older persons and that contributes to the distinctiveness of this part of Ross-on-Wye and enhances the setting of the adjacent Wye Valley Area of Outstanding Natural Beauty.

New homes

The policy for Ross-on-Wye focuses on delivering high quality, sustainably constructed new homes to meet housing need and demand, especially for smaller open market housing and affordable housing, in this high house price area. It also aims to balance new development against the environmental constraints of this historic market town. The strategy to deliver new homes in a dispersed manner between a single strategic site and other smaller sites dispersed sites within and around the town is economically viable and spreads the effect of new buildings across this sensitive town and its surroundings, which is predominantly within the Wye Valley Area of Outstanding Natural Beauty.

The development of the strategic extension at Hildersley represents an opportunity to create a scheme which is sensitive to the landscape of this edge of town and that can provide additional biodiversity benefits to the local protected bat population, whilst meeting the needs of all sections of the community, including those of working age who will be close to existing and new employment opportunities and also older people – a need which was highlighted in the study of the Housing and Support needs of Older People in Herefordshire 2012.

The housing requirement to be met through the development of smaller non-strategic sites in and around Ross-on-Wye will be delivered through existing

Hereford city centre

Hereford city centre plays an important role in contributing to the economic, cultural and social performance of the wider city and the county as a whole. It has a rich heritage which makes it an attractive location for residents and visitors alike.

The strategic growth policy for Hereford's central area has been influenced by the Hereford City Centre Regeneration Strategy which sets out a ten-year ambition up to 2018 containing broad views and aspirations for the successful future of the city. The successful and sustainable future of the city relies upon maximising its current strengths and realising opportunities for the regeneration and redevelopment of the city centre. The role of Hereford as the main business, service and focal point for the county will be maintained and enhanced through the expansion of the retail, commercial, leisure and residential functions.

Policy HD1 will strengthen Hereford's role as a focus for the county and outlying areas. Hereford will become a stronger shopping, employment, leisure, education and cultural focus for the county. In addition to new retail and leisure opportunities, city expansion and regeneration proposals will also provide new homes (including affordable ones) and tackle existing movement and flooding constraints, improving the city for residents and visitors. Maintaining and enhancing the city's historic heritage and environmental assets will be high priority issues, as will the sustainability of the new development for existing and future generations.

The Core Strategy aims to improve Hereford's status as a sub-regional shopping destination by enhancing and improving existing facilities and integrating the new development into the historic centre. The Eign Gate and Edgar Street regeneration areas are the focus for achieving this aim. Development in the Edgar Street regeneration area will be developed in accordance with a masterplan to ensure the delivery of a high quality mixed use development. This will be informed by the existing masterplan and will set out an overarching vision of how the area will be developed and along with the Infrastructure Delivery Plan identifies the required supporting infrastructure to enable the successful delivery of the project.

Policy HD1 – Hereford city centre

The city centre will accommodate around 800 new homes. The majority of these will be located within a new urban village. Further residential development will take place through the implementation of existing commitments, re-development of existing brownfield sites, re-use of upper floors above commercial premises, infill development and site allocations through the Hereford Area Plan. A minimum of 35% of these new homes will be mixed tenure affordable with a density that is compatible with the sustainable urban location of the site.

The urban village will be served by safe and attractive pedestrian and cycle links to other areas of the city, the new transport interchange, the Courtyard Arts Centre and nearby areas of green space. A new Link Road will also serve development parcels forming part of the urban village connecting Edgar Street to the west and Commercial Road to the east (with a spur linking Blackfriars Street to the south) as well as assisting in reducing traffic within the core of the city.

Newmarket Street, Blueschool Street and Commercial Square will be re-designed to become safe and attractive routes for pedestrian and cyclists, with improved public transport facilities and enhanced connectivity between the historic city centre and regeneration area partly facilitated by the construction of the new link road.

The urban village will be complemented by other uses and infrastructure forming part of the wider regeneration area creating a sustainable mixed use development. These include the following:

- A canal basin forming the terminus of the Herefordshire and Gloucestershire Canal will be created;
- Widemarsh Brook will be enhanced for biodiversity, to provide flood relief and sustainable surface water drainage solutions and optimised as a green infrastructure link.
- An integrated transport interchange will be developed close to the railway station to maximise opportunities for sustainable travel.
- Opportunities for large scale new commercial, tourism, education, leisure, civic and health uses will be available to meet any identified need.
- Opportunities for the mixed use re-development of parts of Hereford United Football Ground incorporating new spectator stands will be sought
- New public car parking facilities.

In order to maintain and enhance the viability and vitality of the city centre, new retail uses will be focused to the core of the city centre as defined below. Any identified need for further major retail development over the plan period will be met through further development within the Eign Gate regeneration area including the former livestock market site, along Blueschool Street and through the refurbishment and re-development of the Buttermarket.

Hereford HD1 cont/d

Within Hereford city centre, new developments including changes of use will also be encouraged where they:

- provide new commercial and office space in appropriate city centre locations including above existing retail and commercial premises;
- provide residential use of upper floors of retail and commercial premises;
- maintain and enhance the vitality and viability of the city centre. Proposals for town centre uses outside the defined town centre will be subject to the sequential test and applications for development over 1,250 sq.m. gross floor space will require an impact assessment to determine whether there could be any adverse impacts on the town centre;
- improve overall accessibility by walking, cycling and public transport
- provide new, or enhanced sport, recreation and leisure facilities for local residents and visitors;
- provide new and improve existing cultural and tourism attractions and facilities which respect the city's historic character and local distinctiveness;
- enable the provision of a canal basin with associated wharfage and visitor centre;
- enable the protection, restoration and enhancement of Hereford's natural and built heritage assets, with particular regard to the historic street patterns and the skyline.

Policy HD1 pursues Core Strategy objectives 1, 2, 3, 4, 5, 7, 9, 10, 11 and 12

Policy H1 promotes living in the city centre. This has many advantages, including good accessibility levels for residents to a range of services and facilities, encourages walking and cycling and makes best use of existing properties by using vacant and underused spaces above shops and offices. This approach will contribute to the vitality of the city centre as its role is broadened from mainly daytime shopping and business uses to create an inclusive 'evening' economy beyond normal working hours making it a more attractive place to live as well as boosting the local economy.

The development of the urban village will provide around 800 new homes. These will comprise a mixture of apartments and family housing at a minimum average density of 50 dwellings per hectare. One third of these homes will be affordable with different types of tenures available, to satisfy identified local needs. Housing will be delivered that meets the needs of all sections of the community including housing for older persons – a need highlighted in the study of the Housing and Support needs of Older People in Herefordshire 2012. All homes will be constructed to high energy efficiency standards in accordance with other policies in this plan.

The urban village will require associated infrastructure in order to address flooding issues. A key element of this will be the production of an integrated surface water management strategy. This should inform the design and layout of development and help deliver sustainable drainage and flood risk reduction measures taking into account the development of the other strategic sites in Hereford. Access and traffic constraints will also need to be addressed. The need for good pedestrian and cycle links to other parts of the city, including the railway station and retail and leisure areas is vital to a successful urban village development.

The residents of all new homes will have access and public open space and where possible, there should be green corridors to link the site to other green areas. Opportunities exist to make an attractive feature of the canal basin and its corridor within the new residential area.

