

TANYARD LANE DEVELOPMENT BRIEF

Report By: Forward Planning Manager

Wards Affected

Ross- on- Wye

Purpose

To consider the draft Tanyard Lane development brief and approve it for public consultation purposes with a view to it eventually forming supplementary planning guidance to the Unitary Development Plan.

Background

A draft development brief has been prepared to guide the future development of the Tanyard Lane site which is located in Ross on Wye and forms a housing allocation for 150 units within the emerging UDP. The brief has been prepared jointly between the Council and developers of the site. The brief will provide additional information to supplement the policies of the plan and as such will eventually be adopted as supplementary planning guidance. It should be noted that this development brief in no way undermines objections already made to this UDP allocation. To the contrary, it helps to clarify and address some of the design and site layout issues that are of concern to some local people. It is anticipated that all objections relating to Tanyard Lane will be debated at the Inquiry. These objections centre around the following issues: access/traffic, flooding, affordable housing, landscape, design, greenfield/brownfield issues, and capacity of the local infrastructure. The brief looks to progress and develop proposals in the plan and attempts to address detailed site issues raised to development of this site.

The Development Brief

The aim of the brief is to:

- Establish the development framework in a positive and enabling manner providing a development concept early in the development plan process.
- Identify development requirements before land values are set to ensure the delivery of viable schemes
- Provide greater certainty
- Promote good design standards and address plan policy issues

The brief, which is attached for Members of the Committee, includes details on the following information:

- Planning Policy
- Site Analysis
- Design Context
- Development strategies and Masterplan which includes details on site layout
- The brief also includes details of planning obligations which will be sought from the development which relate to:
 - Affordable housing provision
 - Maintenance of open space
 - Off site transportation measures
 - Provision of formal play areas
 - Contributions to education facilities
 - Provision of children play areas.

Consultation

In line with the Governments requirement to encourage community participation within planning and in line with the SPG process a community consultation event around the draft brief is proposed for September 2004 which will be advertised in the local press. It is anticipated that this will involve an exhibition being held within Ross on Wye followed by a Local Area Forum meeting where members of the public would have the opportunity to discuss with officers of the Council and developers any concerns emanating from the brief. Once this exercise has been completed the brief would be brought back to this committee for final approval as supplementary planning guidance.

Members may be aware that the new Planning and Compulsory Purchase Act makes changes to the planning system. The role of supplementary planning guidance is still to be clarified and account will be taken of this when bringing the final version of the brief back to Committee.

RECOMMENDATION

THAT It be recommended to the Cabinet Member (Environment) that the draft Tanyard Lane Development Brief be approved for public consultation purposes as detailed within the report.

Background paper

Tanyard Lane Development Brief