

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