Ross-on-Wye Town Council

# Planning Obligations Policy

**Context**:

The Town Council notes that Planning Obligations can be used to enhance the infrastructure of the Town but that clear priorities need to be in place to ensure that income streams are used effectively. It notes the current legal requirement that Planning Obligations should be both necessary, and fairly and reasonably related to the relevant development. It also notes that current arrangements are under review nationally and may be subject to change.

**Aim**:

To promote the effective use of Planning Obligations to enhance the built environment and community of the Town

**Objectives:**

· To establish a process by which the Council decides its priorities when recommending projects for Planning Obligations support

· As appropriate, to publicise its priorities via the website, newsletter, and press

· To review the implementation of this policy annually

**Process**

1. The Planning & Development Sub-Committee produce a list of projects which are not part of the council's current budgeted expenditure but which could be potentially funded by Planning Obligations. In doing this, they should bear in mind the Neighbourhood Plan priorities, see 7.4 Objectives and Practical Projects in the Ross-on-Wye Neighbourhood Development Plan.

   The list should indicate the priority attached to each project, the organisations responsible, the area(s) of the town most likely to benefit, and estimated costs.

2. The list should be presented at Full Council, which will either note the contents or refer it back to the Planning & Development Sub-Committee.

3. Once noted by Full Council, the list will be communicated to the Planning Obligations Officer at Herefordshire Council.

4. The list will be reviewed and updated by the Planning & Development Sub-Committee annually, followed by reference to Full Council as per 2. above.

5. The Planning & Development Sub-Committee to scrutinise planning applications and heads of terms agreement documentation to ensure that Town Council priorities are being recognised as Planning Obligations are negotiated.

# Planning Obligations (Section 106)

The purpose of planning obligations is to ensure that any new development does not put a strain on existing services and facilities such as roads, schools, open space or other community facilities and/or services.
They are used to mitigate the impacts of the development.
The Planning Obligation should make the proposed development accord with local, regional and national planning policies.

They must be:

- Necessary i.e. without the Planning Obligation there would be sufficient reason to refuse planning permission for the development
- Relevant to planning and to the development and/or use of the land to which they relate
- Related directly to the proposed development and not to other planning related issues in the area
- Fairly and reasonably related in scale and kind to the proposed development
- Reasonable in all other respects

## PLANNING OBLIGATIONS POLICY

The following list (which may be reviewed every six months) was agreed by the Planning & Development Sub-Committee of the Ross-on-Wye Town Council at a meeting on Tuesday 13th August 2024 for consideration when deciding on how Section 106 Planning Obligations monies should be spent on developments in Ross-on-Wye.

*Reviewed by the Planning & Development Committee August 2026*

| Priority | Project | Organisation responsible | Area of town most likely to benefit | Estimated cost | Length of time to achieve |
|---|---|---|---|---|---|
| 1 | To provide pedestrian and buggy access into the town centre from new developments | Herefordshire Council | All | | |
| 2 | To implement improvements to<br>1) Dean Hill Play Park<br>2) Bluebell Close Play Park<br>3) Wilton Road Skate Park | Ross-on-Wye Town Council | 1) East<br>2) North<br>3) West | | |
| 3 | Enhance Pedestrian Connectivity<br>1) Crossing on Copse Cross Street<br>2) Crossing on Edde Cross Street near Man of Ross | Herefordshire Council | All | | |
| 4 | To improve the healthcare infrastructure in the town (in particular NHS dentistry) | NHS | All | | |
| 5 | To improve the traffic flow through the town, including the introduction of a Car Club in order to increase car sharing and reduce car parking | Herefordshire Council (Car Club – willing volunteer group needed) | All | | |
| 6 | To support a pedestrian safe way of crossing A449 | National Highways | All | | |
| 7 | To update traffic and other signage (to include fingerposting) | Herefordshire Council (Fingerposting – Ross-on-Wye Town Council) | All | | |
| 8 | To improve the Town and Country trail and extend the buggy route to Wilton Bridge | Town and Country Trail – BBLP Buggy Route – Ross-on-Wye Town Council | East and West | | Completed |
| 9 | Improve street scene by providing street seating, increase trees in town centre, reduction of A Board signage | Herefordshire Council | All | | |
| 10 | To provide charging points for electric | Herefordshire Council | All | | |

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|---|---|---|---|---|---|
| | vehicles | | | | |
| 11 | To provide CCTV installations where need is determined | Herefordshire Council/Ross-on-Wye Town Council | All | | Completed |
| 12 | Improve Gateway Signage | Herefordshire Council | All | | |