

Ross-on-Wye Local Plan

REPORT OF SURVEY



Ross-on-Wye Local Plan REPORT OF SURVEY

South Herefordshire District Council

August 1982

Revised February 1983

J. Loynes, Dip. T.P., M.R.T.P.I.,
Planning Officer,
Brockington,
35 Hafod Road,
Hereford.

This report was produced by the Local Plans Section of the South Herefordshire District Council Planning Department.

STUDY TEAM

J. Loynes, Dip. T.P., M.R.T.P.I., Planning Officer

D.R. Carter, M.R.T.P.I., Senior Assistant Planning Officer

C.M.J. Botwright, Dip. T.P., Assistant Planning Officer

A.W. Lloyd, Senior Planning Technician

N.J.M. Banning, Planning Technician

Typing — Linda Barber

Printing — Adrian Walters and Paul Tennant

Thanks are due to members of other sections of the Planning Department who have assisted with the preparation of this Report. The Report has also been prepared with valuable help and advice from other Departments of the District Council, the Hereford and Worcester County Council, statutory bodies and voluntary organisations.

Special thanks also to Mr. B.W.G. Barden who was Planning Officer when this Report was first published and who retired on 31st October, 1982.

Some of the maps in this report have been reproduced from Ordnance Survey Maps with the permission of the Controller of Her Majesty's Stationery Office.

ROSS-ON-WYE LOCAL PLAN - REPORT OF SURVEY

C O N T E N T S

	<u>Page</u>
1. INTRODUCTION	1
2. POPULATION AND HOUSING	3
3. INDUSTRY AND EMPLOYMENT	20
4. CONSTRAINTS UPON DEVELOPMENT	37
5. TRAFFIC AND TRANSPORTATION	41
6. RECREATION AND LEISURE	53
7. TOURISM	62
8. CONSERVATION	71
9. TOWN CENTRE AND SHOPPING	81
10. COMMUNITY FACILITIES	88
11. APPENDICES	99

SECTION 1

Introduction

1.0. INTRODUCTION

1.1. WHY A LOCAL PLAN?

- 1.1.1. Ross-on-Wye has at present no up-to-date detailed statutory plan. Yet the town is subject to constant pressures for new housing and industry, a relief road is to be built which will affect traffic, and there are many parts requiring enhancement or redevelopment. It is therefore considered necessary to prepare a Local Plan so that the broad policies of the County Structure Plan can be applied in detail to Ross-on-Wye and the problems mentioned above can be considered. At present the County Council are reviewing the approved Structure Plans for Herefordshire and Worcestershire and the Local Plan will have to adhere to any new new policies as contained in the approved Written Statement of the Hereford and Worcester County Structure Plan.
- 1.1.2. Much of the Plan area also lies within the Wye Valley Area of Outstanding Natural Beauty and to help preserve and enhance this most precious landscape, a Management Plan has been prepared with the aim of safeguarding this heritage for posterity. The Local Plan in addition to containing detailed policies and proposals required to implement broad Structure Plan policies and local needs, will also be expected to implement, wherever possible, the policies and proposals of the non-statutory Management Plan. The detailed policies contained in the Local Plan will hence serve to guide the control of development over the Plan period.
- 1.1.3. The approved plan will be called the Ross-on-Wye Local Plan and will set out the detailed planning policies for the area in the period up until 1991 thus coinciding with the County Structure Plan period. The Local Plan will consist of a Report of Survey, a Written Statement illustrated by maps and diagrams and a Proposals Map.
- 1.1.4. This document is the Report of Survey, which contains the description and analysis of the survey data on which the Written Statement and Proposal Map are to be based. It makes available information on which local people and organisations can base representations to the Local Planning Authority on the Local Plan as a whole.

1.2. THE PREPARATION OF THE LOCAL PLAN

- 1.2.1. The procedure for the preparation of local plans is laid down by the Town and Country Planning Act, 1971 as amended by the Local Government Act, 1972 and the Town and Country Planning (Structure and Local Plans) Regulations, 1982, and the preparation and adoption of a local plan must comply with these Acts and Regulations.
- 1.2.2. A 'Project Report' or plan brief was prepared in May, 1976 specifying the area of the plan, the reasons for its preparation and the issues to be examined.
- 1.2.3. Following this Report of Survey which will identify problems and opportunities in the Study Area, draft proposals will be formulated and included in a draft Written Statement. The two documents will be published simultaneously and will be made available for public comment. The comments and observations received from the public and other bodies will be taken into account before a final version of the Plan is produced. The Plan will then be put on deposit for a

further period of six weeks at which stage there will be an opportunity for formal objections to be made and depending on whether or not objectors wish to have their objections formally heard, there may or may not be a need for a public local inquiry before the Plan is finally approved. Prior to final approval, the Local Plan will be submitted to the Hereford and Worcester County Council for certification of the Plan's conformity with the new Hereford and Worcester County Structure Plan which is currently with the Secretary of State awaiting approval.

1.3. GENERAL AIMS AND OBJECTIVES

1.3.1. In summary, the main purposes of the Local Plan are:-

- i) To ensure that the strategy of the Structure Plan and any subsequent modifications are implemented. The Structure Plan gives guidance to the long term prospects of the market towns of Herefordshire. Outside Hereford City all major residential development, and similarly industrial and commercial development, will be principally directed to these market towns.
- ii) To provide a detailed framework for the efficient operation of development control. A map based on Ordnance Survey base will show land allocations and other land uses while the Written Statement will explain the policies in detail.
- iii) To provide a basis for phasing and programming. The policies and proposals of the Local Plan will be used to co-ordinate the public and private sector development during the Local Plan period.
- iv) As a means of bringing local planning issues to public attention. It is at the Local Plan stage that public attention will be gained. It is, therefore, important that members of the public are granted the opportunity to realise the problems, appreciate the options available having regard to the economic constraints, and to express their views in a meaningful way in the best interests of their community.

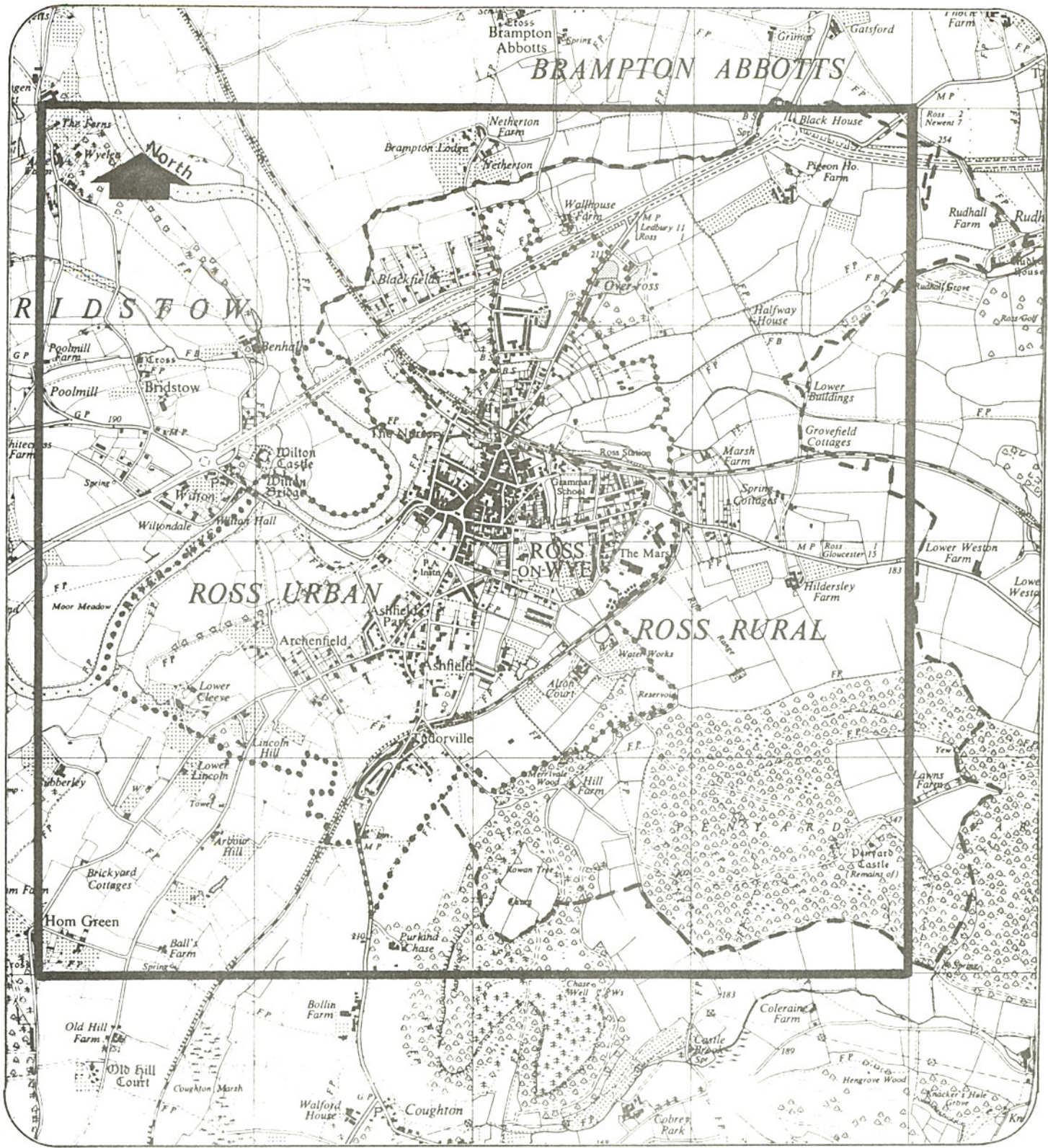
1.4. KEY ISSUES TO BE EXAMINED

1.4.1. The following items are considered to be the key issues for examination:-

Population and Housing	-	Employment and Industry
Traffic and Transportation	-	Community Facilities
Recreation and Leisure	-	Tourism
Town Centre and Shopping	-	Conservation
Constraints upon Development.		

1.5. THE AREA OF THE PLAN

1.5.1. The area of the Local Plan is indicated on the attached 1/25000 Ordnance Survey Plan (Plan 1) which includes some of the town's immediate hinterland.



Key

- Plan area
- Ross Urban District
- Ross Rural Parish

Plan 1.

Local Plan Study Area

Scale;

