

Ross-on-Wye Local Plan

**REVISED DRAFT
WRITTEN STATEMENT**





Hereford and Worcester County Council

TOWN AND COUNTRY PLANNING ACT 1971

Hereford and Worcester County Council hereby certify that the Local Plan described in the Schedule hereto conforms generally to the following Structure Plan or Plans as required by Sections 12 and 14 of the above Act. This certificate is issued under the provisions of Section 15A of the above Act (Local Plan generally conforming with the submitted Draft Review of Structure Plans, Hereford and Worcester County).

Name of Structure Plan

DRAFT REVIEW OF STRUCTURE PLANS
HEREFORD AND WORCESTER COUNTY

Date submitted to the Secretary
of State for the Environment

1 February 1983

SCHEDULE


Name of Local Plan: ROSS-ON-WYE LOCAL PLAN

District Planning Authority: SOUTH HEREFORDSHIRE DISTRICT COUNCIL

Identification of Plan

The plan approved by South Herefordshire District Council, and dated 7 February 1984, a copy of which is attached hereto, signed by the Secretary of that District Council, and counter-signed by the Secretary and Solicitor of Hereford and Worcester County Council.


Secretary,
South Herefordshire District Council,
Brockington, 35 Hafod Road, Hereford.


County Secretary and Solicitor
Hereford and Worcester County Council
County Hall, Spetchley Road, Worcester.

Date: 8th March, 1984

Ross-on-Wye Local Plan REVISED DRAFT WRITTEN STATEMENT

South Herefordshire District Council

August 1982

Revised February 1983

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

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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 – REVISED DRAFT WRITTEN STATEMENT

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SECTION 1

Introduction

1.0. INTRODUCTION

1.1. PURPOSE OF THE PLAN

1.1.1. In accordance with the provisions of the legislation of the time (viz the Town and Country Planning Act, 1947), the former Herefordshire County Council prepared a Town Map for Ross-on-Wye which formed part of the County Development Plan approved by the Minister of Housing and Local Government in 1960. The provisions of the Town Map became outdated with the passage of time and in 1968 an 'Informal' Local Plan was prepared and approved by the Herefordshire County Council as an interim measure to supplement the Town Map. This Local Plan was a non-statutory document and whilst it allocated several substantial areas of land for residential development and an area for industrial purposes, no account was taken of traffic problems, problems associated with the town centre or other needs of the town.

1.1.2. Under the Town and Country Planning Act, 1971 and subsequent amending legislation, Town Maps have been replaced by Structure Plans and Local Plans. In January, 1976, the Secretary of State for the Environment approved the Herefordshire Structure Plan which aims at concentrating growth primarily in Hereford City, the majority of the remaining provision to be located within the market towns including Ross-on-Wye. To supplement the provisions of the Structure Plan the County Council approved a Development Plan Scheme which identified a list of local plans to be prepared. A plan for Ross-on-Wye was included in the scheme.

1.1.3. The need for the preparation of a plan for Ross-on-Wye has now become urgent. Much of the land formerly identified for housing has been developed and some industrial development has occurred, though not in step with the housing increase. The approved line of the Ross relief road has been fixed and the implications of this require consideration. In addition the County Council have prepared a draft review of the County Structure Plan and this document contains specific proposals for the Ross-on-Wye area for the period 1981-1991.

A Local Plan dealing with these and other matters and providing planning guidance over the next ten years is now called for.

1.1.4. 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 Herefordshire Structure Plan policies require that major residential, industrial and commercial development, will be directed principally to Hereford City and, to a lesser extent, the market towns.
- ii) To provide a detailed framework for the efficient operation of development control. A map based on an Ordnance Survey base will show proposed land uses while the Written Statement will explain the policies and the proposals in detail.
- iii) To provide a basis for phasing and programming. The policies and proposals of the Local Plan will help to guide the co-ordination of public and private sector development during the Plan period.

- iv) As a means of bringing local planning issues to public attention. It is, important that members of the public are granted the opportunity to consider the problems, appreciate the options available having regard to the economic constraints, and to express their views in a meaningful way. The District Council are obliged to consider public comments as part of the process of agreement on the final Local Plan.

1.2. PREPARATION OF THE PLAN

- 1.2.1. The Draft Ross-on-Wye Local Plan has been prepared by the South Herefordshire District Council under the provisions of the Town and Country Planning Act, 1971 (as amended by the Town and Country Planning (Amendment) Act, 1972 and Local Government Acts of 1972 and 1980, the Disabled Persons Act, 1981 and the Town and Country Planning (Structure and Local Plans) Regulations, 1982.
- 1.2.2. A 'Project Report' or Plan Brief was prepared in May, 1976 when work originally commenced and this document set out the purpose of the Plan and issues to be examined. When preparation recommenced on the project towards the end of 1981, survey work was undertaken prior to the preparation of this Draft Written Statement and the findings are incorporated in the 'Report of Survey' document which should be considered in conjunction with this Written Statement. The Report of Survey sets out the basis for the draft policies and proposals contained in this report.
- 1.2.3. Although initial public comment was invited at the Public Exhibition held on 28th April to 5th May, 1976, it was considered that the situation had changed considerably over the past six years hence public comment was again invited in January, 1982 on the issues to be examined. The response was disappointing despite two public meetings called respectively by the Ross-on-Wye Civic Society and the Ross Chamber of Commerce.
- 1.2.4. In preparing the Report of Survey, a considerable number of consultations were undertaken with statutory undertakers, local government agencies, local organisations and other appropriate bodies. The results of those consultations have been incorporated in the Report of Survey and Draft Written Statement, where appropriate.

1.3. THE AREA OF THE PLAN

- 1.3.1. The area of the Local Plan is indicated on the attached 1/25000 Ordnance Survey Plan (Plan 1) and includes an area larger than the urban area of the town.
- 1.3.2. Although the boundary of the area is delineated along National Grid lines, the settlement of Wilton on the west bank of the River Wye is included together with part of the important wooded hillsides to the south-east of the town.

1.4. POLICIES AND PROPOSALS

- 1.4.1. The policies and proposals are intended to be a statement of the District Council's intentions and will form the basis of the Ross-on-Wye Local Plan. In this document they appear in draft form and will require formal consideration and approval by the District Council after public consultation.

Policies are intended as broad principles which guide the District Council as Local Planning Authority in controlling development over the Plan period.

Proposals are statements of intent to implement physical development in accordance with policies.

1.4.2. Whilst much needs improvement and there are many opportunities for development, the draft proposals contained in this report have been limited to those which could realistically be implemented during the plan period 1981-1991. This is particularly necessary in view of the financial constraints on both public and private resources at the present time, although it is hoped that this will ease towards the end of the Plan period.

1.5. STRATEGIC BACKGROUND

1.5.1. One of the main purposes of the Plan is to ensure that the strategy of the Structure Plan is implemented. At present the approved Herefordshire Structure Plan remains in force but, draft proposals have recently been published for the Review of the Structure Plans for Hereford and Worcester County, for the period 1981-1991. Due regard has therefore been paid to the approved Structure Plan and also to possible revisions when the Review is considered for approval,

1.5.2. Much of the Plan area lies within the Wye Valley Area of Outstanding Natural Beauty for which a Management Plan has been prepared. 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 this non-statutory Management Plan.

1.6 THE NEXT STAGES

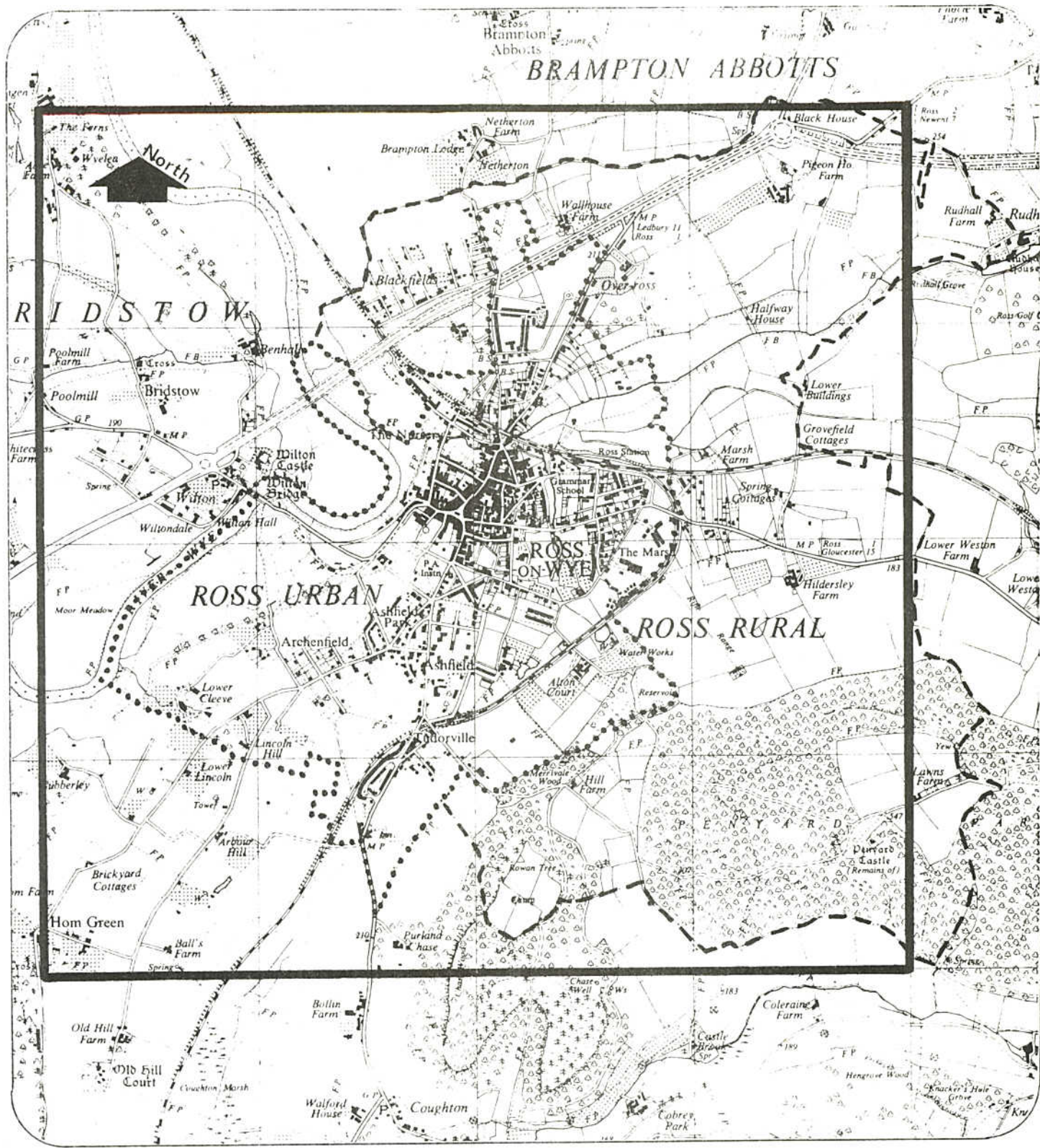
1.6.1 The Draft Written Statement and the Report of Survey were published concurrently in August, 1982. After publication, a period of six weeks was allowed for the making of representations and the comments and observations received from the public and other bodies were taken into account before this revised version of the Plan was produced.

1.6.2 Once certified the Local Plan will 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. Depending on whether or not objectors wish to have their objections heard, there may or may not be a need for a Public Local Inquiry before the Plan is finally approved. Prior to public deposit, the Local Plan will be submitted to the Secretary of State for certification of its conformity with the new County Structure Plan.

1.6.3. The Report of Survey identified the issues, problems and opportunities within the Plan area and the policies and proposals that follow are intended to help meet future needs. Such policies and proposals have been formulated in the following sections:-

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

*
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* Policies are indicated in *italics* and underlined whilst PROPOSALS *
* are shown in BLOCK CAPITALS and are again underlined. *
*
*



Key

- Plan area
- Ross Urban District
- Ross Rural Parish

Plan 1.

Local Plan Study Area

Scale;
1/4
0
1/2 Miles
3/4

