

SECTION 2

Population and Housing

2.0. POPULATION AND HOUSING

2.1. INTRODUCTION

- 2.1.1. In the Review of the County Structure Plans, Ross-on-Wye has been included in the Ross Sub-Area for which the strategy anticipates further housing growth to cater for the needs of the indigenous population and migration into the area. The Written Statement of the new Hereford and Worcester County Structure Plan (now with the Secretary of State awaiting approval) proposes that the majority of the housing growth in the Ross Sub-Area will be located in or adjacent to Ross-on-Wye and in accordance with the general housing and settlement policies, viz:

POLICY SA11.1

"SUFFICIENT LAND WILL BE PROVIDED ON THE ROSS SUB-AREA TO ENABLE THE CONSTRUCTION AND COMPLETION OF APPROXIMATELY 850 DWELLINGS BETWEEN APRIL 1981 AND MARCH 1991. THE MAJORITY OF THE NEW HOUSING DEVELOPMENT (UP TO 600 DWELLINGS) TO BE IN, OR ADJACENT TO, ROSS-ON-WYE, THE REMAINDER TO BE IN SETTLEMENTS IN THE RURAL AREA."

POLICY SA11.2

"THE PRECISE LOCATION AND AMOUNT OF THE UNCOMMITTED HOUSING GROWTH WILL BE DETERMINED BY THE DISTRICT COUNCIL IN LOCAL PLANS, HAVING REGARD TO THE TOTAL IN POLICY SA11.1."

- 2.1.2. The basic strategy of concentration of growth embodied in the proposed new Structure Plan cannot be disregarded without justification. Therefore one of the initial objectives of this Local Plan is to see whether new housing sites to accommodate up to 600 new dwellings in the town by 1991 can be achieved without difficulty.
- 2.1.3. The Report of Survey (paragraph 2.24.1) identified that there were sites with planning permission to accommodate 317 dwellings, some of which were under construction, therefore leaving a need to identify sites to accommodate in the region of 300 further dwellings. It is considered feasible to find these sites within the Plan area.
- 2.1.4. The initial aim has been first to identify small housing sites within the existing built-up area of the town with provision then being made on a 'green field' site to meet the shortfall.
- 2.1.5. To assist in achieving the objectives indicated in the foregoing paragraphs, the following policies and proposals are identified for adoption.

2.2. POLICIES AND PROPOSALS

Policy HSG 1 - "Sites for sufficient dwellings to satisfy demand for up to 300 dwellings will be allocated for new residential development sufficient to satisfy Structure Plan Policies and hence meet the needs identified in the Report of Survey for the Plan period."

Policy HSG 2 - "The District Planning Authority will resist the granting of planning permissions for major housing developments within the Plan Area outside the area/areas specifically allocated for that purpose."

2.2.1. The purpose of these policies is to apply the strategy of the Structure Plan in terms of housing targets, to protect the environment, and to ensure that development can be properly serviced.

Policy HSG 3 - "Proposals for the development of 'infilling' plots within the built-up area will generally be considered favourably."

2.2.2. ('Infilling' being the filling of a small gap in an otherwise built-up frontage).

2.2.3. The Report of Survey (paragraph 2.25.1) identified that in the last six years, construction rates had been in the order of 110 dwellings per year and whilst only 79 dwellings had been built in the last year up until 31st December, 1981, these figures are in excess of the proposed new Structure Plan target of 60 dwellings per year for the Plan period. It would therefore be desirable to phase the projected level of development over the Plan period to meet continuing housing needs.

Policy HSG 4 - "To meet the continuing housing needs throughout the Plan period, the Local Planning Authority will phase development by seeking agreements with developers/imposing conditions on the larger sites."

2.2.4. In the Report of Survey (paragraph 2.23.) it was considered that there was a need to provide one and two bedroomed dwellings to cater for an increasing number of first time buyers, retired persons and low income families.

Policy HSG 5 - "Encourage the provision of one and two bedroomed dwellings to meet the needs of younger and first time house buyers and to cater for elderly persons."

2.2.5. It has been the policy of the District Council to provide more purpose-built public housing to cater for the increasing number of elderly and infirm persons thus releasing under-occupied dwellings for family occupation (see Report of Survey - paragraph 2.22.4).

Policy HSG 6 - "The needs of elderly and infirm persons will continue to be provided for principally by the Local Housing Authority but proposals from other agencies will be welcomed."

2.2.6. In the Report of Survey (paragraph 2.8.1.), it was evident that 45% of total dwellings were constructed prior to 1945 and it is likely that the majority of this housing will require modernisation/improvement. Similarly, there is a need to improve the environment of the older housing areas.

Policy HSG 7 - "In order to ensure maximum possible use of present housing stock, encouragement will be given to the retention and improvement of existing housing unless there are overriding reasons for demolition."

2.2.7. As stated in paragraph 2.1.4. the primary aim has been to identify small housing sites within the built-up area to accommodate as much of the proposed new housing development as possible.

2.2.8. The Report of Survey (paragraph 2.26.3) referred to a number of sites of 'infilling' and 'rounding off' within the existing housing areas. It is expected that development of such sites along with the redevelopment of unfit houses and town centre sites would accommodate about 50 dwellings. Infilling sites are accounted for in Policy HSG 2.

Policy HSG 8 - "The redevelopment of appropriate sites especially in the town centre to include residential uses will be encouraged."

Proposal HSG 9 - "REDEVELOP THE FORMER ALTON COURT BREWERY IN STATION STREET, THE CAR PARK IN KYRLE STREET AND THE IMPROVEMENT/REDEVELOPMENT OF PART OF THE CROFTS LANE AREA."

2.2.9. Small parcels of land within the built-up area have also been identified.

Policy HSG 10 - "Housing development on small parcels of undeveloped land, outside the town centre but within the built-up area will also be encouraged."

Proposal HSG 11 - "ALLOCATE THE FOLLOWING AREAS OF LAND FOR HOUSING DEVELOPMENT:-

- i) ABOUT 0.9 ACRES (0.36 HECTARES) OFF FALAISE CLOSE
- ii) ABOUT 1.3 ACRES (0.52 HECTARES) IN FERNBANK ROAD
- iii) ABOUT 1.5 ACRES (0.60 HECTARES) ON THE SITE OF THE PRESENT CATTLE MARKET."

2.2.10. It is expected that development of the above sites together with 'infilling', 'rounding off' and town centre redevelopment could account for approximately 100 dwellings thus leaving a requirement to find a 'green field' site(s) totalling approximately 18 acres (7.3 hectares) in area to accommodate in the order of 180-200 dwellings.

Policy HSG 12 - "Allocate up to 18.0 acres (7.3 hectares) for residential development."

2.2.11. In Section 4 of the Constraints upon Development in the Report of Survey, a broad analysis of constraints indicated that the only suitable areas of land for future large housing development were at Redhill and at Overross. Both sites are subject to development difficulties and these are summarised in Appendix II of this Report but are considered to be alternative housing sites to accommodate the residual 180-200 dwellings.

2.2.12. After considering public comment and further consultation on these alternative sites, the District Council have selected site 2 - the land at Overross, as the preferred site to accommodate the residual 180-200 dwellings to satisfy Structure Plan requirements.

Proposal HSG 13 - "THAT LAND AT OVERROSS BETWEEN THE PROPOSED RELIEF ROAD AND THE EXISTING BUILT UP AREA (APPROXIMATELY 17 ACRES - 7 HECTARES) BE DEVELOPED FOR RESIDENTIAL PURPOSES."

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