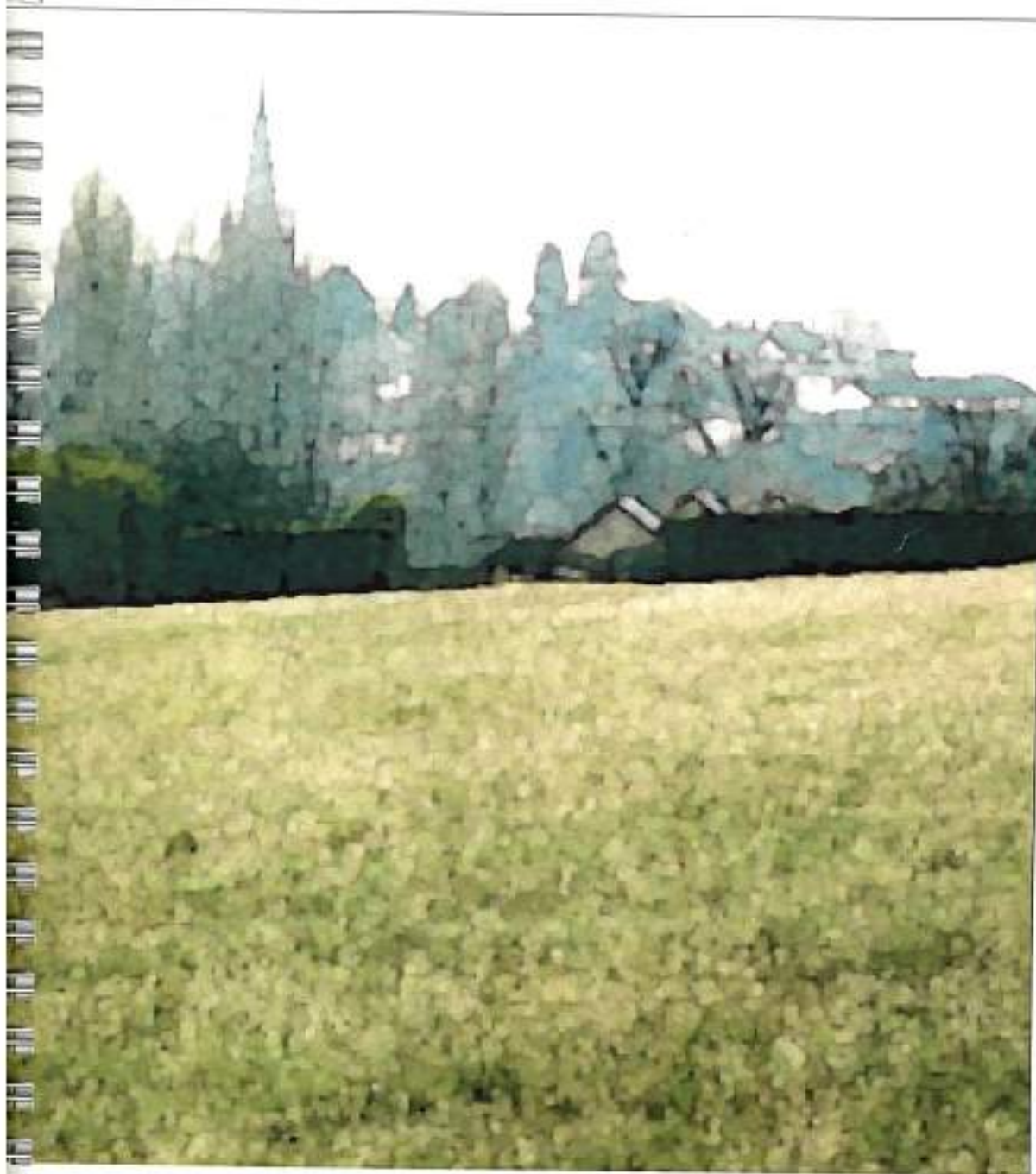


Tanyard Lane : Ross-on-Wye

supporting development brief



Planning and Environment



HEREFORDSHIRE
COUNCIL



PERSIMMON

RPS

Tanyard Lane, Ross-on-Wye
Supporting Development Brief
March 2004

for **Persimmon Homes (South Midlands) Ltd**
and **Herefordshire Council**
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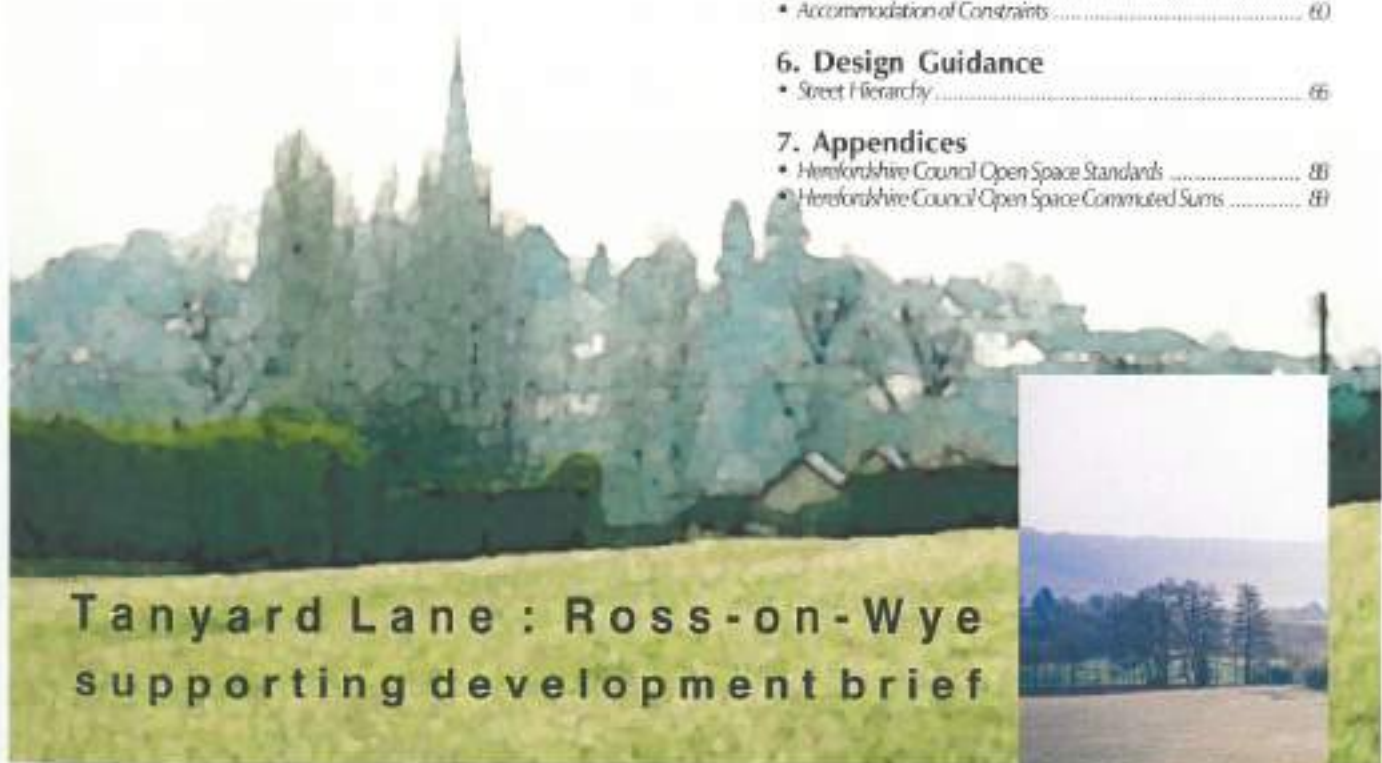
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Tanyard Lane : Ross-on-Wye
supporting development brief



This Residential Development Brief has been prepared by RPS Urban Design, in association with Herefordshire Council and Persimmon Homes (South Midlands) Ltd, to guide redevelopment of the Tanyard Lane site, Ross-on-Wye.

The site is allocated in the Herefordshire Unitary Development Plan (Revised Deposit Draft 2004) for a mixed residential scheme of approximately 150 units and is one of only four areas identified for housing in Ross-on-Wye. Of these four areas, the Tanyard Lane site represents the major residential development opportunity within the historic town of Ross-on-Wye.

In response to the site's important role, both in enabling a significant provision of housing to be brought forward and in maintaining the character of the historic town, this Development Brief has been produced to guide development.

It should be noted that this Development Brief does not prejudice the Unitary Development Plan (UDP) process. The Brief looks to explain and elaborate proposals in the plan and addresses a number of detailed site issues raised in representations to enable development of this site in the timescale envisaged in the UDP.

The Brief has been jointly prepared for Herefordshire Council and developers who have an interest in developing the site and Persimmon Homes (South Midlands) Ltd have therefore worked with the Authority to produce a Development Brief that meets the following aims:

- *Establishment of the development framework in a positive and enabling manner providing a development concept early in the Development Plan process.*
- *Identification of development requirements before land values are set to ensure the delivery of viable schemes.*
- *Provision of greater certainty.*
- *Promotion of good design standards and addressing of plan policy issues.*

(From Draft Residential Development Brief - Herefordshire Council, 19/07/02)

This document therefore gives a résumé of the relevant planning policies which should be addressed on the site. It also outlines the findings of the site assessments undertaken by consultants, acting on behalf of Persimmon Homes, to ensure greater certainty about the site. Additionally, local distinctiveness appraisals have been carried out to identify good design standards which should be promoted. As a result, the site's constraints and opportunities and local distinctiveness character references have been identified and establish a framework from which a development concept has been produced.

To guide the delivery of the site and promote greater certainty of its future, a series of development objectives have been identified and a Masterplan produced which summarises and demonstrates the potential of the site through the creation of a viable scheme.

Design standards are set for the site by the identification of street structures and built character which will act as a design framework for the development.



planning policy ■



The Adopted Development Plan is currently under review and has reached Revised Deposit Stage.

Although all development control decisions will be made within the context of the Adopted Local Plan, regard and increased weight will be attached to the emerging UDP as it progresses up until its adoption, when it will then become the Development Plan for the area.

The Brief therefore reviews both the Adopted Plan and the emerging UDP for the area.

SOUTH HEREFORDSHIRE DISTRICT LOCAL PLAN (FEB 1999)

The Adopted Local Plan (February 1999) identifies the Tanyard Lane site under Policy C30 (private open land within existing settlements) in relation to the need not to permit development that would adversely affect the visual amenity that forms an intrinsic part of the character of the settlement.

The existing kennels and associated commercial units are identified under Policy ED4 relating to the need to safeguard existing employment premises, unless it can be demonstrated that the environmental improvements and community benefits that accrue from a proposal for a non employment related use will outweigh the advantages of retaining the land/premises to provide local employment.

PUBLIC SPACE

The Council's open space standards for new residential development (Policy R3A) requires where more than 60 dwellings are proposed that the following be provided as a minimum:

- 0.162 hectares (0.4 acres) of playing field per 100 residents for youth and adult recreation,
- 0.081 hectares (0.2 acres) of play area per 100 residents for infant and children's use (properly fenced and equipped).

AFFORDABLE HOUSING

Under Policy SH12 (Cross Subsidisation Schemes) the Council will negotiate with developers for a reasonable amount of affordable housing in order to meet an identified local need.

- This is applicable to sites for 25 dwellings or more or over 1 hectare in size.



REVISED DEPOSIT DRAFT HEREFORDSHIRE UDP (MAY 2004)

The Revised Deposit Draft UDP covers the period from 1996 to 2011.

HOUSING

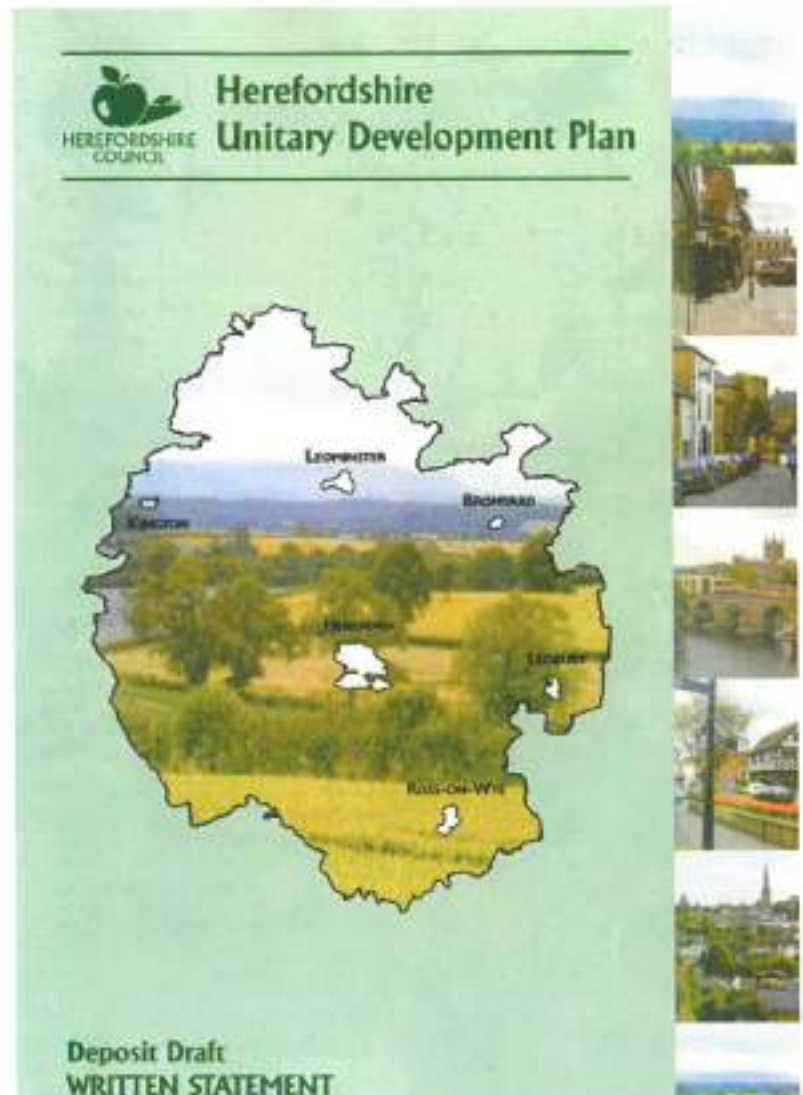
RPG11(1998) set a requirement for 16,500 dwellings to be provided between 1991 and 2011. Taking into account dwelling completions (1991-1996) this equates to 11,700 dwellings to be provided within the period of the UDP.

The recently published new RPG11 for the period to 2021 does not significantly alter the required level of housing in Herefordshire in the emerging UDP period to 2011.

Provision for 674 dwellings is proposed to be made for Ross-on-Wye of which 246 dwellings are phased for the period 2001 to 2006 and 176 dwellings from 2006 to 2011.

Of relevance to this brief is the housing allocation at Land at Tanyard Lane under Policy H2, which is noted below.

• Policy H2 of the Deposit Draft UDP indicates that Land at Tanyard Lane has an estimated dwelling capacity of 150 dwellings with an estimated phased release of 50 units between 2001 and 2006 and 100 between 2006 and 2011.



“... the housing allocation of Land at Tanyards Lane under Policy H2 ...”



"This 8 hectare partly previously developed site is located on the eastern edge of Ross-on-Wye and is bounded by a residential development to the north and west, a caravan park to the south and a by-pass to the east. Its development will be guided by a Development Brief. The site has strong defensible boundaries and from a landscape perspective its value has been reduced by the developments that have taken place on either side.

Vehicular access to the site would be from the A40 whilst additional pedestrian and cyclist links to the town centre and new business park will also be required within the layout proposals. The vehicular access would also be expected to make safe and appropriate provision to serve the adjacent caravan park as the alternative to the current arrangement should this be required to eliminate the necessity for additional accesses.

A comprehensive landscaping scheme incorporating open space provision will be required to take particular account of adjoining residential amenity to the north west and the by-pass to the east. Additionally, the design and layout should protect the views of St Mary's spire from the A40, ensure that the southern streamside trees are protected and that a topographical survey is undertaken to assess land which should be protected and land where single storey development should be provided given the form and proximity of the adjoining residential development.

The site lies adjacent to the flood area of the Rudhall Brook. It is imperative that any development proposal does not increase surface water run off into the Brook. A surface water limitation scheme will need to be developed to the satisfaction of the Environment Agency and the Council's engineering section. Finally, and in relation to access, the scheme will be required to make appropriate financial contributions to alterations necessary to achieve at least nil-detriment in traffic terms at Overross roundabout, to the north of the site. Accordingly arrangements to secure developer contributions from this site and the new business park proposal will need to be secured to enable roundabout alterations prior to the commencement of either development. Development of this site is constrained by the capacity of the public sewerage system. Developers may be required to fund any improvements if the site is brought forward prior to Welsh Water undertaking the works."

From paragraph 5.4.22 of the Revised Deposit Draft UDP



AFFORDABLE HOUSING

Under Policy H2 an indicative affordable housing target of 35% will form the basis for meeting wider identified housing needs. Therefore, a target of up to 53 affordable dwellings is envisaged within the scheme. In accordance with Policy H9, the provision of affordable housing will be sought from negotiations with developers. Such housing should wherever possible be provided as a mix of affordable housing types, having regard to needs, and contribute to a mixed and balanced scheme in terms of dwelling size, type and affordability.

- The Council envisages that, in accordance with Policy H2, affordable housing provision will be phased - with 35% of the total provision in each phase therefore required to be affordable. Subsequently, 18 of the 50 units between 2001 and 2006 and 35 of the 100 units between 2006 and 2011 are required to be affordable.

OPEN SPACE

Policy RST3 sets out that in the absence of an assessment of need and local standards of provision being established, the minimum standards for open space provision is 2.8 hectares per 1,000 population, and this should comprise the following:

- 1.6 hectares of outdoor sport per 1000.
- 0.8 hectares of children's play space per 1000.
- 0.4 hectares for Public Open Space per 1000.

Policy H19 states that for schemes in excess of 60 family dwellings, the following will be required:

- Small children's/infant's play area, properly equipped and fenced, older children's informal play space, outdoor playing space for youth and adult use and Public Open Space to at least the minimum standards.

Such open space provision is envisaged to be well related to the development that it is intended to serve and be useful, safe and secure and accessible to all. It should be noted that in addition to these requirements all schemes should include appropriate amenity open space, determined according to the particular needs of the development.

EDUCATIONAL REQUIREMENTS

The Tanyard Lane site is envisaged to create some 23 primary and 19 secondary school places as part of the development of the site for 150 dwellings.

The School Organisation Plan Annual Review (2002-2007) currently identifies a surplus number of spaces both at primary and secondary levels and therefore provides an indication that currently there is adequate space to accommodate the pupils created through the development of the site.

This matter will require further discussions with the Local Education Authority, although consideration should be given to the need to replace or upgrade current facilities which are in a poor condition.

DESIGN

The emerging UDP seeks to achieve a more sustainable and more efficient use of land including previously developed sites and buildings whilst safeguarding environmental quality. Under Policy H13 proposals for residential development at all scales should maximise their contribution to a sustainable residential design and high quality living environment.

In accordance with Policy DR1 a Design Statement will be required as part of the planning application, setting out the design principles and the regard that has been made to the wider context of the site. New housing developments should make the most effective and efficient use of land.

- The site should aim to achieve at least 30 dwellings per hectare in accordance with Policy H15.
- Policy H16 (Car Parking) sets the maximum off-street car parking standard of 1.5 spaces per dwelling with no minimum level of provision.

All policies contained within the appropriate Development Plan should be read in conjunction with the above planning policy summary.

FLOOD RISK ASSESSMENT

PPG25 and UDP Policy DR7 indicate that proposals for sites located in areas where flooding is considered to be an issue are required to be accompanied by a Flood Risk Assessment. A small proportion of the southern part of the Tanyard Lane site is located within a potential flood risk area and so a Flood Risk Assessment will therefore be required.

DRAINAGE

Proposals to develop the site must address the disposal of both foul and surface water. Welsh Water has indicated that there are constraints in the town's public sewerage system and that capital works are required. The Revised Deposit Draft Herefordshire Unitary Development Plan states that developers of this site may be required to contribute towards funding any improvements if the site is brought forward prior to Welsh Water undertaking the works (see p.8 for reference). The Environment Agency has provided design parameters for attenuating surface water run-off from the site to ensure the existing greenfield conditions on part of the site are maintained in respect of water discharging into Rudhall Brook.

TRANSPORT IMPACT ASSESSMENT

A Transport Impact Assessment will be prepared in support of the development proposals. This report will detail the access strategy for the site and, in conjunction with the masterplan, will ensure that high quality link are provided for all modes – pedestrians, cyclists, bus based public transport and vehicular – to encourage sustainable travel to/from the development.

The impact of the development generated vehicular traffic will be considered in detail, with regard for the site access and off-site junctions, on the A40/A449 corridor, as agreed with Herefordshire Council for assessment. If significant capacity issues are identified, mitigation measures will be proposed to ensure that a nil detriment situation is provided in respect of the development traffic.

The traffic flows associated with the allocated or consented developments in the area, that Herefordshire Council have advised of, will also be included within the junction assessments. This will ensure that a full and comprehensive picture of the likely capacity situations at the aforementioned junctions is considered, although it will be for each development to mitigate for its own impacts where they occur.

NOISE AND ODOUR ASSESSMENT

An acoustic survey, sound level predictions and odour assessment will be required to determine the Noise Exposure Categories as identified in PPG24 and odour issues, for both conditions at the time of application and possible future changes. This will determine any mitigation measures necessary for the detailed design. The survey should account for the future changes regarding the adjoining A40 and possible land uses.

PLANNING OBLIGATIONS

Herefordshire Council will negotiate appropriate planning obligations with the developer that meet the requirements of Circular 1/97 to ensure that the planning obligations are:

- i. necessary
- ii. relevant to planning
- iii. directly related to the proposed development
- iv. fairly and reasonably related in scale and kind to the proposed development
- v. reasonable in all other respects.

It is anticipated that Section 106 and Section 278 Agreements for the Tanyard Lane site might include obligations relating to:

i) Affordable housing provision.

ii) Maintenance of Public Open Space.

1. This may include contributions towards the maintenance of any wildlife areas within the site and the balancing ponds to ensure their safety. -this is subject to agreement.
2. Standards set by Herefordshire Council regarding Public Open Space and commuted sums are located as Appendix i & ii to this document.
3. Contributions towards POS Outdoor Sport provision. The sloping nature of the Tanyard Lane site means that accommodation of pitch sport is limited and it is proposed that contributions will instead be made to off-site provision (see iv - 4 below).

iii) Off site transportation measures, including an equitable contribution towards improvement to the Overross Roundabout.

iv) Education.

The Education Directive will seek a level of funding from developers to contribute to the following:

1. Either a contribution to meet the needs of Public Open Space and education in terms of community facilities for children and families for outdoor play areas.
2. Or the replacement of temporary classrooms with permanent accommodation at Ashfield Park Primary School,
3. Or other accommodation improvements and enlargement of classrooms at Ashfield Primary School,
4. Or improvements to accommodation and enlargement of Technology provision at John Kyrle High School.

v) Potential contribution towards off-site drainage improvements.

site analysis ■



“... maintain the amenity for the residents immediately

Immediately east of the site lies the A40(T) road which forms part of the road system which encircles the town. This is a two-way road with a 60mph speed limit and it slopes considerably from north to south. The Highways Agency propose to de-trunk this route in the future.

- Development will need to be separated and buffered from the A40 to protect the amenity for the residents located immediately adjoining.



IMAGE 1: VIEW SOUTH ALONG THE A40 PAST THE SITE



IMAGE 2: VIEW WEST INTO THE SITE'S NORTH WEST CORNER

To the north east of the site lies an area of bungalow development which is accessed from Chatsworth, Blenheim and Arundel Close and sits slightly upslope from the site on higher ground.

These small dwellings are arranged quite closely to the boundary, which is defined by a tall hedge. Although most of these dwellings sit parallel to the hedge and therefore are not directly affected by overlooking, there are some which are orientated more directly towards the hedge and, the detailed layout must take this into account.

- Proposals will seek to ensure that a best solution to avoid overshadowing and intrusive overlooking into the bungalows is comprehensively addressed. In context, the design will take into account the close proximity of these dwellings.



IMAGE 3: BUNGALOW DEVELOPMENT ADJOINING SITE TO THE NORTH

“... north east of the site lies an area of bungalows ...”



IMAGE 4: VIEW NORTH TO BUNGALOW DEVELOPMENT



adjoining the A40(T) . . .



Half way along the northern boundary is an area of safeguarded open space (noted in Herefordshire UDP) and this sits at the end of a cul-de-sac alongside the boundary.

- There could be future potential to open a pedestrian route through this boundary to improve the connectivity of the area in general. (Subject to third party agreement).

To the north of the site lies Meades Sawmill and this is accessed via Tanyard Lane. The sawmill is currently active during the day but it is considered that this is a non-conforming use in a residential area and the potential that this site may come forward as a windfall brownfield development site in the immediate future is to be noted.

- The development proposal should set back and buffer the residential amenity from the noise and traffic generated by the sawmill, at this time.



IMAGE 5 | VIEW SOUTH FROM SAFEGUARDED POX



IMAGE 6 | MEADES SAWMILL

site analysis

immediate surroundings

Tanyard Lane lies along the western end of the northern boundary and is a single width track which serves the rear of several dwellings, Meades Sawmill and the business units currently within the centre of the site.

- The amenity of the development's residents closest to the road will therefore need to be considered and protected as necessary.



IMAGE 7: VIEW ALONG TANYARD LANE

“ Tanyard Lane lies along the northern boundary ... ”



IMAGE 8: VIEW NORTH TO ADJOINING HOUSING



IMAGE 9: VIEW NORTH TO ADJOINING HOUSING

The dwellings which are immediately north of the site on the western side are set back from the site boundary, beyond Tanyard Lane and are located on higher ground so overlook the site.

- The outlook of these dwellings to the north, across the site should therefore also be considered.



IMAGE 10: VIEW WEST TO ADJOINING HOUSING



“... to the west lies a new development of houses ...”



IMAGE 11 : VIEW WEST TO ADJOINING HOUSING



IMAGE 12 : VIEW WEST TO ADJOINING HOUSING



IMAGE 13 : VIEW EAST OVER UNDEVELOPED SPACE

To the west lies a new development of houses which are accessed from the top of Tanyard Lane. This development includes a small area of undeveloped space along the boundary.

- This boundary should be reinforced to protect the amenity of adjoining residential properties.



IMAGE 14 : VIEW NORTH ACROSS BROAD MEADOW CARAVAN PARK

To the south of the site lies Rudhall Brook and immediately beyond this lies Broadmeadow Caravan Park. This is a seasonal touring caravan site and is well maintained but the park is visible from the site through the trees along Rudhall Brook.

- The amenity of the development should be considered, in particular during the summer months when the caravan park will be in operation.

- In addition, the UDP requires accommodation of a vehicular route through the site which can cater for possible future access to the caravan park. This could, in the future, replace the existing access through the town.

- Herefordshire Council is also seeking provision alongside Rudhall Brook to create a linear park from the town centre out to the east. The Tanyard Lane site should therefore create a linear landscape park along its boundary with the watercourse as the first phase of this landscape initiative, after which redevelopment of other sites would need to provide the later phases further into town. The development should also seek to ensure that access over the brook to any other areas of park created south of the brook in the future is not compromised by the development's layout.

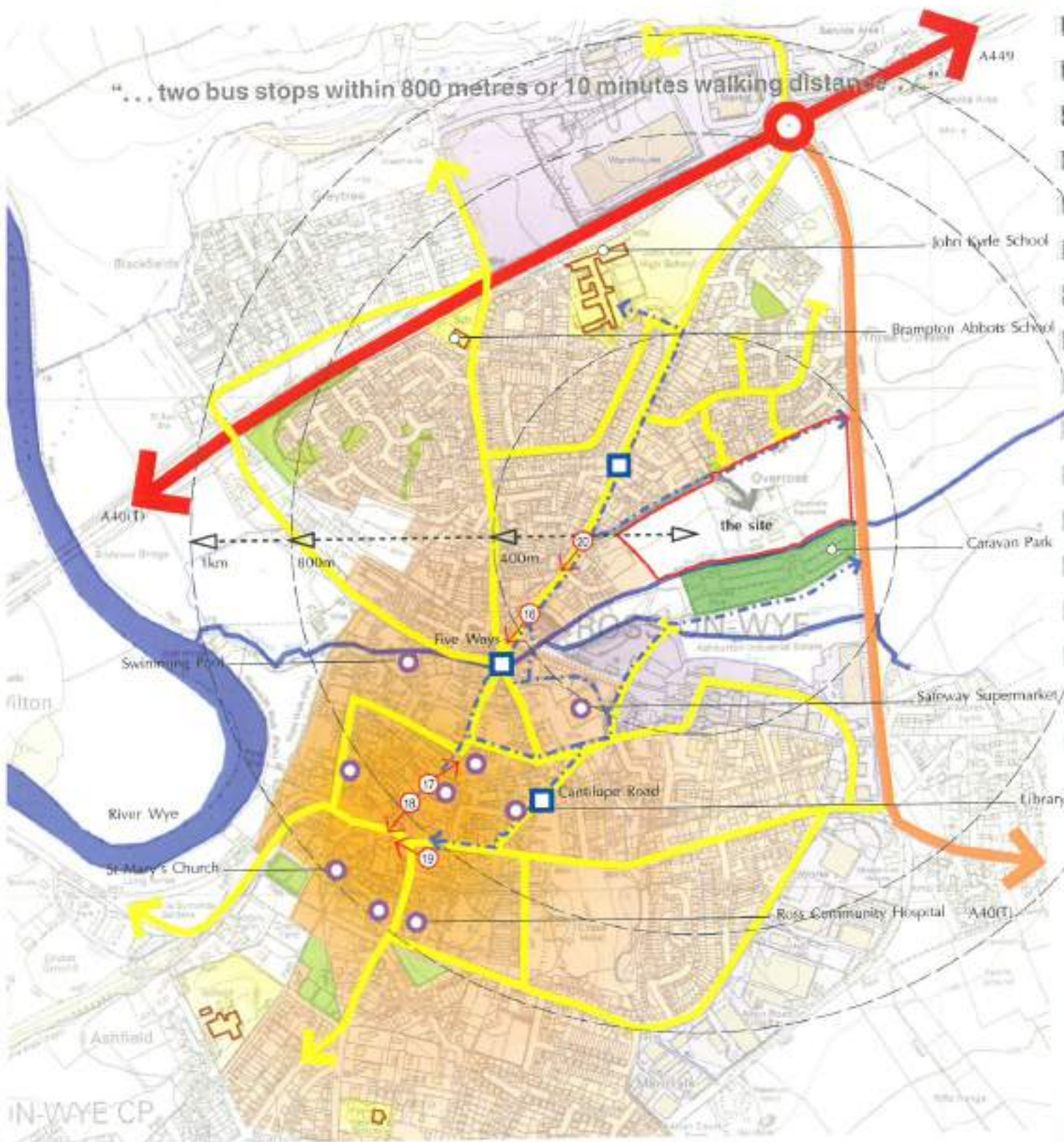


IMAGE 15 : VIEW NORTH ACROSS RUDHALL BROOK

site analysis
community links

- | | | | |
|-------------------|--|-----------------------------|--|
| schools | | amenities | |
| residential area | | primary shopping frontage | |
| employment areas | | secondary shopping frontage | |
| caravan park | | bus stops | |
| Public Open Space | | paths | |

"... two bus stops within 800 metres or 10 minutes walking distance"





The location of new development within an existing residential area is consistent with National and Regional guidance for the achievement of objectives of closely associating new residential development with existing transportation networks, promoting sustainability and incorporation into existing communities. This can assist with reducing overall journey lengths, encouraging walking and cycling and reduces the need for additional services and infrastructure.

The Tanyard Lane site is situated next to existing residential development and is therefore also within close reach of existing transport networks and local facilities/amenities within Ross-on-Wye.

PUBLIC TRANSPORT NETWORK

PPG3 and PPG13 recommend that new development is located close to existing sustainable transport networks to encourage use of alternative travel means and reduce car dependency to trip destinations, such as places of employment and shopping premises.

Ross-on-Wye is well served by bus networks, both shuttle services within the town and rural services running to other local centres within the region. There are "request" bus stops just north of Tanyard Lane and services also run from two permanent stops which are within 800 metres or a 10 minute walking distance of the site to the following destinations: Gloucester, Monmouth, Hereford, Newent, Ledbury, Worcester and Fownhope. Shuttle services also run from these two stops to serve the Ross-on-Wye settlement.

- The development at Tanyard Lane should provide convenient pedestrian routes to the bus stops located on Ledbury Road, at the Five Ways Roundabout and Cantilupe Road to capitalise upon the routes offered and encourage reduced car usage.



IMAGE 16: FIVE WAYS ROUNDABOUT



IMAGE 17 | LOOKING NORTH FROM ROSS
TOWARDS THE SITE

ACCESSIBILITY TO FACILITIES AND SERVICES

PPG3 and PPG13 recommend that new development is located close to existing services and facilities to encourage walking and cycling to these destinations - reducing dependency on motor travel, particularly for short journeys.

Ross-on-Wye contains a selection of commercial premises and public houses, with a public library, small hospital and Post Office. Schools are situated within the town, with Brampton Abbotts C of E Primary School and The John Kyrle High School both located close to the site. Major employment areas are the Ashburton Industrial Estate to the south and next to the A40 to the north.

The site is situated within 800 metres or a ten minute walking distance of most of Ross's facilities - including the commercial centre, two schools to the north and both the Ashburton Industrial Estate and Oveross employment areas.

- The development should encourage walking and cycling (given the closeness of facilities/amenities) by creating safe and convenient pedestrian and cycle links from the site via Tanyard Lane.

“... should encourage walking and cycling to existing services and facilities ...”



IMAGE 19 | CENTRE OF ROSS



IMAGE 20 / VIEW SOUTH ALONG ROSS STREET TOWARDS ROSS

HIGHWAY NETWORK

The site lies west of the A40 (T) which skirts the eastern side of the town, connecting to the A449 to Gloucester. This route is proposed for de-trunking in the future.

To the north are a series of residential cul-de-sacs, two of which (Blenheim Close and Arundel Close) terminate at the site boundary.

To the west is Over Ross Street, which becomes Ledbury Road (B4234) further north and forms a direct connection between the town centre and A40.

From Over Ross Street runs Tanyard Lane. This changes from a two way, tarmac surface at its connection with Over Ross Street to a single width, rough surfaced route alongside the northern site boundary. This originated to serve the site's historic tannery, hence its name - Tanyard Lane.

SITE ACCESS PROPOSALS

The site is currently accessed from Tanyard Lane, the A40 and the caravan park. Tanyard Lane serves the existing business premises. A field gate off the A40 serves the eastern field and a private bridge across the brook accesses the caravan park.

- It is proposed to serve the site via a new roundabout on the A40, which will also slow traffic on the road.

- Accommodation of a vehicular route through the site which will allow for possible future access to the caravan park to be catered for is required. This could, in the future, replace the existing access through the town.

- Access onto Tanyard Lane will be retained for pedestrian, cycle and emergency vehicle use only.

- A possible additional connection with the site may be made available in the future if the Sawmill and Laundry sites are redeveloped and, in so doing, allow for a route to Ledbury Road. (This is unconfirmed at this time).

- The footpaths along Over Ross Street to the town centre and John Kyrle High School should be connected into from the site via Tanyard Lane to provide convenient routes to local destinations.

- Future connections to a footpath which runs along the southern side of the caravan park could be made as an alternative pedestrian route into Ross, (subject to third party agreement).

- Pedestrian connections should also be encouraged to the employment area located by the cattle market to the north.

- Off-site contributions are referred to on page 10.



IMAGE 21 | VIEW EAST TOWARDS A40

The site is bound to the east by a thick, defensive 2m high hedge which serves to visually screen the A40 from the site.

To the north the boundary with the bungalow housing area is formed by a 2m high hedge which effectively serves to screen the dwelling's gardens from the site.

The boundary with Tanyard Lane to the north is a low discontinuous hedge which varies in alignment to the road.

- The Tanyard Lane boundary may require augmentation to provide buffering from Meades Sawmill.

The boundary to the west with the new housing is formed partially by a retained hedge and new close boarded timber fencing (2m and 1m high) and also by a large stone wall. The wall is over 2m in height and forms a boundary for the properties behind, with some structures using the wall as a support for roofs, etc.

- The stone boundary wall needs to be retained in the scheme.

The southern boundary is formed by Rudhall Brook and, although a post and wire fence runs along the bank top, the brook has broken its bank in places and so the water edge actually meanders inside and outside of the fenceline. This boundary is also marked by trees growing alongside the watercourse.

- Development needs to be set back from Rudhall Brook to allow for maintenance of the watercourse.



IMAGE 24 | RUDHALL BROOK IN EASTERN FIELD



IMAGE 22 | VIEW ALONG NORTHERN BOUNDARY



IMAGE 23 | FORD WALLS ON WESTERN BOUNDARY

hedge along Tanyard Lane

hedge along A40

hedge adjoining bungalows

trees alongside Radhall Brook

stone wall

timber close boarded fence

hedge alongside houses

site analysis

topography



“.. south facing slopes allow for strong passive solar design ..”

The site is a mainly south facing slope, although the eastern end slopes more eastward. The slope varies from 1 in 22 at the base next to the brook to mainly 1 in 12 across the rest of the site and rises from 35.5m at the brook to 49.5m at the top of the eastern field parcel.

- There are two main places where the slope is steeper than 1 in 12 and these areas will need to be regraded to allow for residential development to be achieved effectively in these areas.

- The prevalence of south facing slopes allows for strong passive solar design to be utilised in both the design of the houses and the site's Masterplan.



IMAGE 23 - VIEW NORTH UP SLOPE TO BOUNDARY

The ecological assessment for the site was undertaken by FPCR in August 2001, with a follow-on survey in February 2003. The information provided was a Phase 1 habitat appraisal and a protected species survey and the findings are summarised in this section.

The methodology used for the habitat appraisal to identify specific habitats and features of ecological interest was the standard extended Phase 1 habitat Assessment methodology, as adopted by English Nature. The appraisal undertaken in February identified five differing areas of flora and fauna and these are noted opposite with the recommendations.

IMPROVED GRASSLAND

The site features four field compartments, all improved grassland, which has resulted in poor species diversity and is therefore of little conservation value.

Target Note ① on the following page represents perennial ryegrass dominated grassland, with occasional species including, cocks-foot, creeping buttercup, meadow buttercup, Yorkshire fog, yarrow and common mallow.

Target Note ② notes where the waterlogged nature of the ground has meant the species composition has altered to include hairy sedge, jointed rush and hard rush.

- A waterlogged area at least 20m wide, within the western most field, should be preserved and enhanced for conservation value, including restricting access of public and pets to designated pathways.

“... a 20m waterlogged strip should be preserved for conservation value ...”

Herefordshire Wildlife Trust report that there are no records of non-statutory or protected species and that the site “holds little value for wildlife”.

HEDGEROWS

The hedgerows were assessed in 2001 but were not found to have altered in the intervening period and so were rated as per their nature conservation value, (noted below).

- ①① = moderately high/high - good structure & species mix.
- ①② = moderate - relatively poor & unmanaged.
- ①③ = moderately high - good structure & species mix.
- ①④ = low - defunct with old willows.
- ①⑤ = moderately high - includes mature trees of high value.
- ①⑥ = moderate/moderately high - well managed, alien species.
- ①⑦ = moderate/moderately high - good structure.
- ①⑧ = moderate - poor and ‘gappy’.
- ①⑨ = high - excellent structure.

- Hedges H1, H3, H5, H6, H7 H8 and H9, shown in italics above and noted on the plan opposite, are the ones to be considered for retention. Any removal should be compensated for by a like-for-like replacement in a suitable position. H2 should be improved and enhanced.

- Native planting should be used to enhance the retained and new hedgerows.



IMAGE 28 | WATERLOGGED AREA IN WESTERN FIELD

RUDHALL BROOK

The brook is generally shallow and of slow flow and is overshadowed by scrub and mature crack willow and alder. Species along the waters edge include greater willowherb, reed canary grass, branched bur reed and hemlock waterdropwort.

- The brook is an important habitat for nesting and foraging and should be retained and maintained to ensure species diversity. A strip of at least 10 metres should be provided alongside the watercourse to allow conservation enhancement, preferably limiting access by the public and pets to designated points along the bank.

- Consideration should be given to opening up some areas of tree canopy to allow a more diverse habitat community to develop along the watercourse.

MATURE TREES

There are few mature trees within the site, with a mature ash and oak within hedgerow H3 and a row of planted white poplar adjacent to H8. A further black poplar containing mistletoe is located just beyond the southwest corner of the site. Black poplars and mistletoe are listed on the Herefordshire BAP Priority Species list and so are of particular value.

- Consideration should be given to maintaining the mature trees where possible, in particular the black poplar which should be surrounded by a 20m conservation area.

TALL RUDERAL

Two areas of tall ruderal vegetation exist in the site and Target Note ③ represents an area of deposited manure where vegetation has developed whilst Target Note ④ is an area dominated by nettles and brambles. Neither area is noted as being of any conservation significance.

BIRDS

A preliminary walkover of the site identified 23 species, mainly concentrated along Rudhall Brook. Several of the species are a conservation concern for the RSPB - song thrush, sparrows, starling and linnet are on the red List of Conservation Concerns. The lapwing, green woodpecker, dunnock, lesser black backed gull, grey wagtail and goldcrest are also noted on the Amber List of Conservation Concerns. Both the lapwing and song thrush are also on the Herefordshire BAP Priority Species list.

- Most bird species are concentrated along the brook and so the zone identified for flora conservation to protect the watercourse will also protect the bulk of the bird's habitats for foraging and nesting.

- improved grassland
- minimum 20m wide waterlogged strip - conservation zone
- conservation enhancement areas - 10m from brook & 20m from poplar tree
- tall ruderal vegetation
- hedges
- mature trees
- site boundary





BADGERS

Badgers, their setts and other structures of habitation are afforded statutory protection under the Badger Act 1992 and so a walkover of the site was undertaken to determine any evidence for badger activity, however no evidence of badger presence was discovered on the site

BATS

Built structures and trees should be surveyed to determine suitable conditions for often use by bats. The trees on-site have potential as bat roosts but did not display evidence of occupation.

• However, any trees proposed for removal should be surveyed prior to being removed.

WATER VOLE

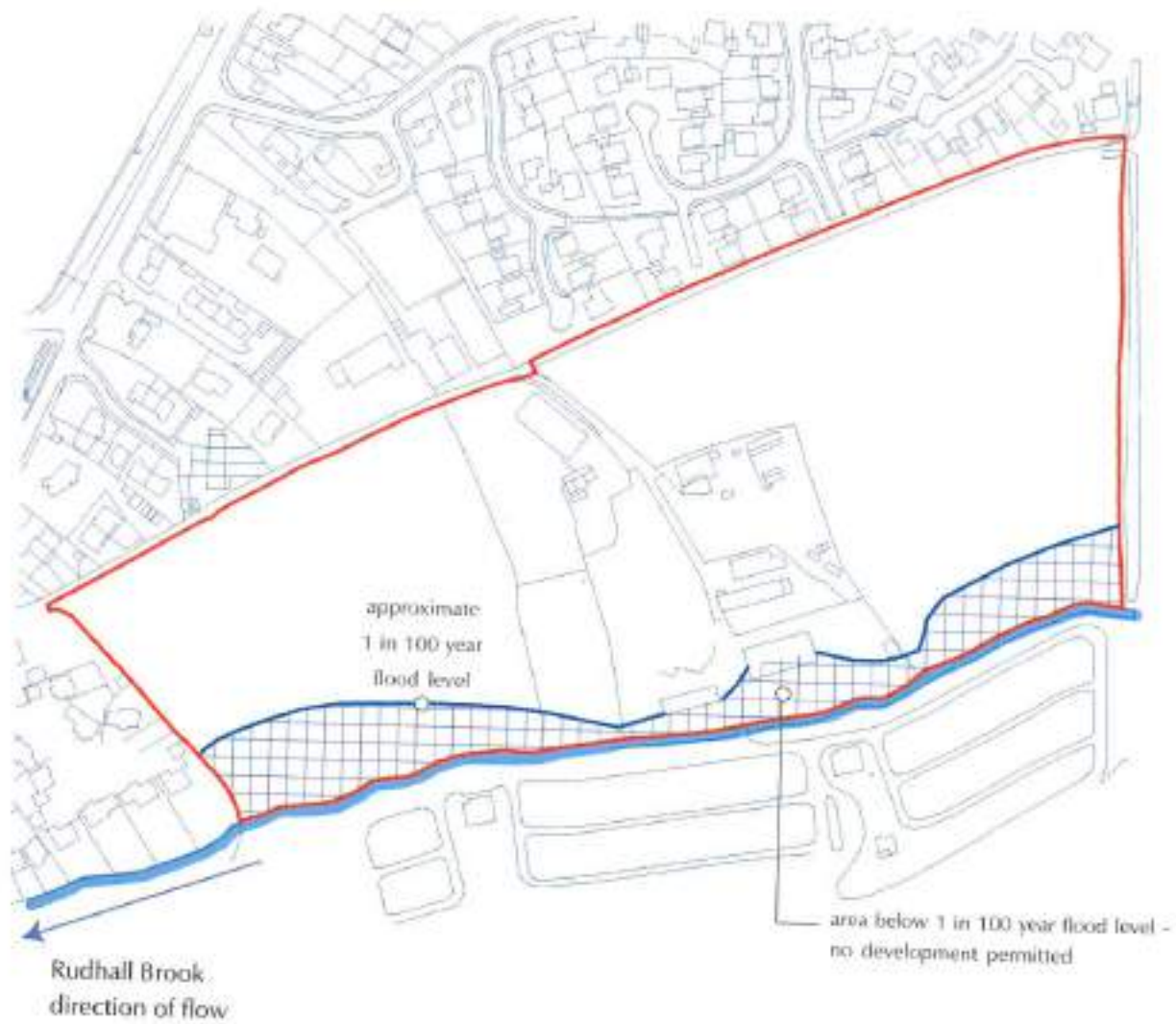
No evidence of water voles was observed along Rudhall Brook.





site analysis

WSP - surface water drainage (summary)



"... encourage the use of sustainable drainage techniques ..."

PPG25 and UDP Policy DR7 indicate that proposals for sites located in areas where flooding is considered to be an issue are required to be accompanied by a Flood Risk Assessment. A small proportion of the southern part of the Tanyard Lane site is located within a potential flood risk area and so a Flood Risk Assessment will therefore be required to inform the development of the site.

As a result of the liability of the flooding it will be necessary to set development back from the Rudhall Brook and limit any increases in discharge from the site.

WSP Development Ltd is therefore assessing the surface water drainage regime for the site and the flood levels of Rudhall Brook. Although the findings of these assessments have not been finalised it has been determined by the Environment Agency that:

- There must be NO new buildings, structures (including gates, walls or fences), or raised ground below the 1 in 100 year flood level (once identified). The developer must not materially alter the site below this level.

- Any floor levels for development must be set at least 600mm above the flood level.

- No development shall commence on site until a scheme for the provision and implementation of surface water runoff limitation has been submitted and approved by the Local Planning Authority and the Environment Agency.

With regard to the flood risk of the site the assessment carried out by WSP so far states that:

- The site levels below the flood level will not be changed.

- Flooding on-site results from the flows in the Rudhall and Chatterley Brooks being restricted by a culvert downstream from the site.

- Development will be proposed for above the 1 in 100 year flood level only, which has been approximately identified on the plan opposite, but is yet to be confirmed.

- Detailed design of the site will be carried out at a later date, but floor slabs will not be lower than the 1 in 100 year flood level. Development will not result in a change to the flood plain area below the flood level and there will be no change in the flood risk of the area or elsewhere in the catchment.

- The design will ensure that development will not increase discharge from the site.

- The effective flow from the developed site, after on/off site attenuation measures, will not be greater than the existing flow.

WSP notes that the Environment Agency will encourage the use of sustainable drainage techniques - preventative measures (rainwater harvesting, recycling, good practice design and techniques,) permeable surfaces, soakaways/infiltration ditches, conveyance swales, detention and retention ponds and wetland areas to meet the limitations upon effective flow from the site.

(See page 10 for additional references to drainage contributions).

“... no new buildings, structures or raised ground below the flood level ...”

The archaeological assessment for the site was undertaken by JSAC in March 2003. The information provided was a desk based assessment and the findings are summarised in this section.

The methodology used for the analysis was a desk based assessment of the County Sites and Monuments Record and other library resources. In addition a site visit and walkover survey were also undertaken.

HISTORICAL ASSESSMENT

19th Century maps of the area show the site as a series of open fields, with references to a tannery beginning in the 1830s.

Development of the site began in about 1837 when an extensive tannery was established by Smythe & Co.

Little evidence remains of the tannery today, other than the red sandstone corner blocks which have been incorporated into a modern building within the Wye Valley Tractor Works.

There is no evidence of the tan pits shown on early maps.

“... references to a tannery begin in the 1830s ...”

ARCHAEOLOGICAL ASSESSMENT

- The Hereford Sites and Monuments Record shows only one record for the site - SMR18946 - and notes it as the remains of a post medieval tannery of local importance.

CARTOGRAPHIC ASSESSMENT

The earliest maps of the area, 1823, 1831, 1834 and 1840 show the site as field plots. The 1887 OS map shows the tannery and identifies the tan pits, whilst the 1905 map shows the beginnings of Tanyard Lane, although un-named.

By 1972 the tannery has been demolished and replaced with engineering works and Tanyard Lane is now noted as such.

CONCLUSIONS

- At present there is no desk-top evidence of pre-historic settlement although it is noted that an archaeological field examination should be considered prior to determination of an application.
- If the remains of the tannery stones are to be removed then preservation by record should be considered.

“... preservation by record of the remains should be considered ...”



WSP undertook a Phase One Geo-Environmental Assessment of the site in December 2003 to ascertain environmental and geotechnical considerations.

The assessment was undertaken with regard to:

- The current and former land uses.
- The environmental sensitivity of the site's location regarding geology, hydrology, surface watercourses and neighbouring land uses.
- Environmental Regulator records.

SOURCES

The report notes that potential sources of contamination could be attributed to the following:

- The historical location of a Tannery on site. The tannery may have used a range of chemicals for the treatment of hides and could have resulted in contamination of run-off water and leakage from chemical storage tanks or open storage areas into the surrounding ground.
- There are areas of made ground associated with the Tractor Engineering firm and to the west of the site. This may include contaminated demolition material from historic buildings.
- There are underground fuel storage tanks located near the southern boundary and above ground storage tanks located along the southern boundary and the tractor engineering site. These tanks may well have leaked into the surrounding ground.
- Non hazardous waste is noted as being present in the tractor firm and rubber mouldings firm.
- There is a possibility of asbestos within the building fabrics and made ground which would require removal.
- The Timber Yard to the north of the site is understood to have a semi-submerged creosote tank which may have leaked over time and potentially migrated down slope into the site.

ENVIRONMENTAL LIABILITY

The site's geology comprises alluvial deposits and sandstone which are minor underlying aquifers and important for the supply of groundwater to Rudhall Brook. Given this proximity, it is possible that any site contamination discovered could have migrated off-site and so the risks associated with Environmental Impact should be considered.

GEOTECHNICAL RISK

The presence of made ground, historical footprints, demolition material and underlying alluvial deposits on site with a high water table/flooding may well affect the size, location and construction of development platforms.

CONCLUSIONS

- **As a result of the location of the former tannery, the ground has high potential for historical contamination within the centre of the site. However, the remainder of the site as agricultural land is considered less at risk.**
- **Based on a desk top study it is considered by WSP that the site represents a high/medium risk regarding geo-environmental issues, (the issues could or are likely to arise as a liability/cost implication for the owner of the site). This relates to the centre of the site and its historical use as a tannery.**
- **It is recommended that an intrusive investigation will be required to quantify risks associated with historic sources of contamination, primarily around the centre of the site, and establish remediation. The site should also be investigated to establish ground conditions and identify suitable development platforms for the site.**



IMAGE 27 - OBSCURED VIEW NORTH ALONG A40

Mason Richards Partnership undertook an assessment of the landscape and visual setting of the site in 2003 to assess the landscape character of the site and its surrounding context. The methodology used was a desk based analysis and a site visit and local area survey were also undertaken.

VISUAL ASSESSMENT

Local views (under 0.5km) westward of the site will be experienced primarily by motorists along the A40.

- Views of the site from the A40 are mostly screened by the topography and existing housing when travelling from the north and by trees along Rudhall Brook and the boundary hedge when from the south.

Views towards Ross from the A40 are largely screened by the large hedgerow planted along the boundary and the high ground and tree planting in the centre of the site.

- Views to St Mary's Church can however be gained from the high ground within the centre of the site itself and are key visual links to the town centre which should be maintained.

- Local views southwards to Penyards Park and Chasewood are made from the top of the site and from housing to the north, although partially obscured by the dwellings themselves.

Local views eastwards across the site are obscured by the rising ground in the centre of the site. Local views northwards can be made from the public footpath within the caravan park and Ashburton Industrial Estate. The trees along the brook partially screen the views and the site is seen as foreground to existing development further up the slope.

Intermediate views (up to 2km) of the site are constrained by the surrounding rolling topography and the A40 embankment.

- In views from the east the housing estate north of the site is particularly visible, as is the spire of St Mary's Church in Ross, whilst the site is obscured by topography and so is not overtly prominent in the views.

Long distance views (up to 5km) are impeded by the rolling landscape and distance makes it difficult to perceive the site.



IMAGE 28 | VIEW WESTWARD TOWARD THE SITE FROM PUBLIC FOOTPATH



IMAGE 29 | VIEW OF ST MARY'S FROM THE SITE

VISUAL ASSESSMENT CONCLUSION

The most important views identified which should be considered in the proposal are:

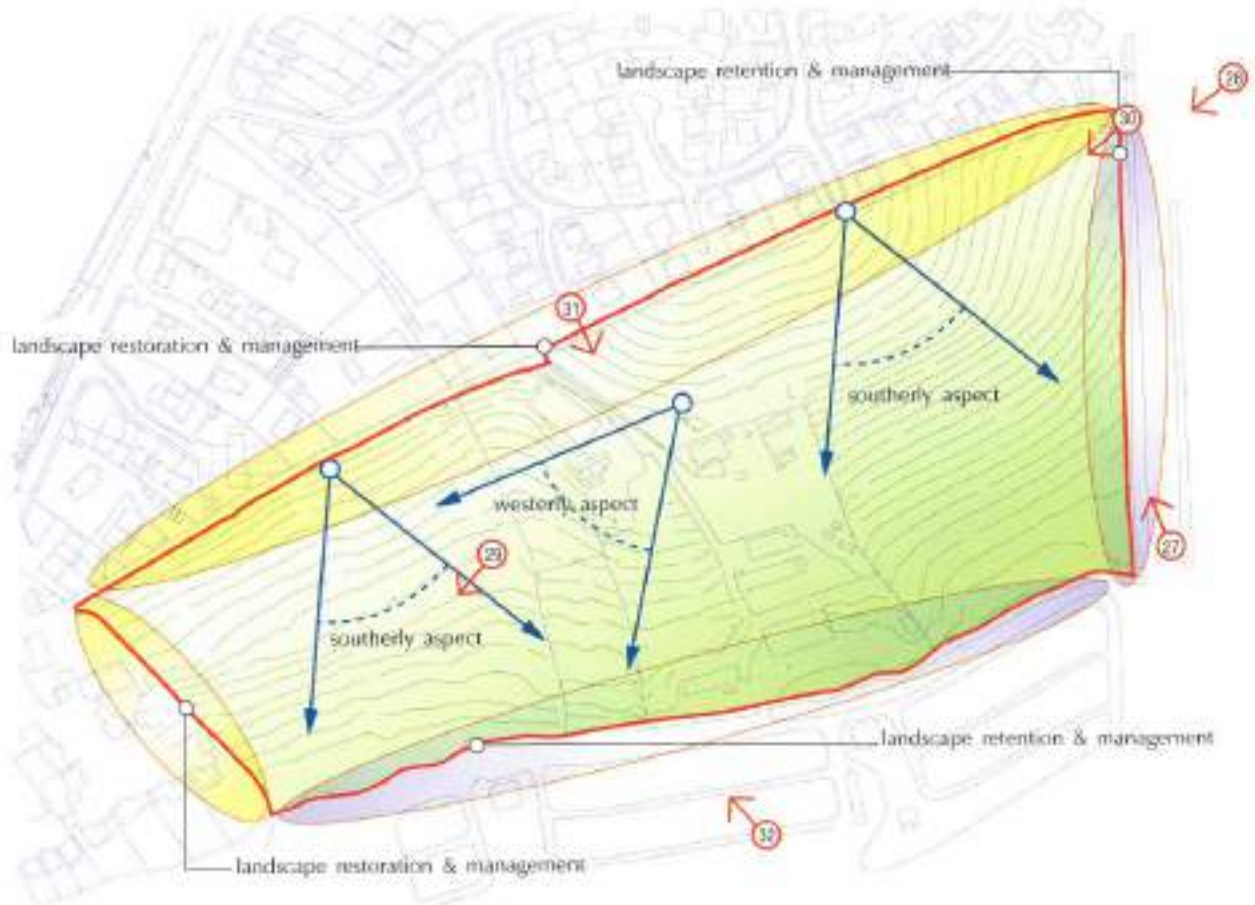
- Westwards towards the centre of Ross-on-Wye.
- Southwards towards Penyard Park and Chasewood.

"... views to Ross from the A40 are largely screened by the boundary hedgerow ..."

IMAGE 30 | VIEW WESTWARD TOWARDS ROSS, FROM THE EASTERN EDGE OF THE SITE, OBSCURED BY RISING TOPOGRAPHY

site analysis

MRP - landscape assessment (summary)



"... character of the site has been lessened in recent years and is, as a result, not particularly strong ..."



IMAGE 31 | VIEW SOUTHWARD TO PINNACLED PARK CLIMBED BETWEEN HOUSES

TANYARD LANE : ROSS - ON - WYE

on behalf of Persimmon Homes (S. Midlands) Ltd
and Herefordshire Council



A Landscape Assessment is derived from analysis of character, quality, value and capacity to change.

LANDSCAPE CHARACTER

The site is mainly gently rolling grassland with an open southern aspect, but the influence from the adjoining land uses, particularly the houses north of the site, is such that the character of the site has been lessened in recent years and is, as a result, not particularly strong.

LANDSCAPE QUALITY

The site landscape and visual definition is not in great condition.

- The boundary planting would benefit from a landscape restoration strategy.

LANDSCAPE VALUE

The site is mainly improved grassland which is of little intrinsic value.

- The value for the site comes primarily from the tree planting along Rudhall Brook

LANDSCAPE CAPACITY TO CHANGE

Given the low landscape value of the site and the gentle character there is a high capacity for the site landscape to be changed.

- The A40 boundary and Rudhall Brook however have a low capacity for change and should be maintained.



IMAGE 12 | VIEW NORTH OBSCURED BY RUDHALL BROOK PLANTING

LANDSCAPE ASSESSMENT CONCLUSIONS

The key features of the site that should be preserved to maintain the character of the site are:

- The rolling topography.
- Streamside planting alongside Rudhall Brook.
- Defensive planted boundary with the A40.

To ensure the preservation of the character of the site the following should be undertaken:

- Restoration and enhancement of the northern and western site boundaries.
- Retained aspects towards the south and south west,
- Enhancement and some restoration of the existing planting along southern and eastern boundaries,
- Development which complements the rolling landforms.

“... value for the site comes primarily from the Rudhall Brook planting ...”

PROVIDE BUFFERING

1. Development will need to be distanced from the A40 to protect the amenity of the residents.

2. The proposed development should buffer the new residents from the noise and traffic generated by Meades Sawmill and other users of Tanyard Lane.

3. Proposed dwellings on the southern boundary should be buffered by increased native planting from the adjoining caravan park, particularly during the summer when the caravan park will be active.

RESPECT AMENITY OF ADJOINING DWELLINGS

4. New development should avoid overshadowing and overlooking of the bungalows, primarily in the NE corner of the site.

5. The outlook over the site of the other dwellings to the north along Tanyard Lane and to the west on Rudhall Meadow should also be respected.

RESPECT HISTORIC FEATURES

6. If the remains of the tannery stones are to be removed then preservation by record should be considered.

7. The stone boundary wall on the west of the site should be incorporated into the scheme.

MAXIMISE EXISTING VIEWS

8. Views to St Mary's Church from the A40 are largely screened but can however be gained from the high ground within the centre of the site itself and are key visual links to the town centre which should be maintained.

9. Local views southwards to Penyard Park and Chasewood are made from the top of the site and from housing to the north, and are key views to be incorporated into the scheme.

UTILISE SLOPING SITE

10. Where the slope of the site is greater than 1 in 12 the areas will need to be re-graded to allow for residential development to be achieved effectively.

11. The prevalence of south facing slopes allows for strong passive solar design to be utilised in both the design of the houses and the site's Masterplan.

PROVIDE PEDESTRIAN AND CYCLE LINKS

12. A potential pedestrian route through the northern boundary onto the safeguarded open space could possibly be made to improve connectivity of the area.

13. A potential pedestrian connection into the adjoining new development to the west is not to be pursued in the scheme.

14. The development should provide convenient pedestrian routes to the bus stops located on Ledbury Road, at the Five Ways Roundabout and Cantilupe Road via Tanyard Lane.

15. Existing access onto Tanyard Lane is to be used for pedestrians, cycles and emergency vehicles only.

16. A pedestrian connection between Tanyard Lane and the A40 should be created as a safe and attractive route.

17. The footpaths running alongside Over Ross Street should be connected into from the site.

18. If possible, (subject to third party agreement), connections to a footpath along the southern side of the caravan park should also be made as an alternative pedestrian path into Ross. This will also allow for access in the future to any new areas of landscaping alongside Rudhall Brook further towards town.

19. Pedestrian connections should be encouraged to the employment area located next to the cattle market roundabout to the north.

PROVIDE VEHICULAR CONNECTIONS

20. It is proposed, to serve the site via a new roundabout on the A40.

21. In addition, the UDP requires accommodation of a vehicular access through the site which could allow for possible future access to the caravan park to be catered for. This could, in the future, replace the existing access through the town.

PRESERVE ECOLOGICAL FEATURES

22. A waterlogged strip, approximately 20m wide, within the western field should be preserved and enhanced for conservation value, including directed and managed public access.

23. Hedges H1, H3, H5, H6, H7, H8 and H9 are to be considered for retention, but should they need to be removed then like-for-like replacement should be made in a suitable position.

H6 alongside the northern boundary will be protected and management of this to mitigate the concerns of adjoining residents will be agreed as part of the planning application process.

24. Native planting should be used to enhance both retained and new hedgerows, especially H2.

25. Rudhall Brook should be retained and maintained to ensure species diversity. A strip at least 10 metres wide should be provided alongside the watercourse to allow conservation enhancement, preferably with designated access points for the public. Consideration should also be given to opening up the canopy in places to increase diversification of habitat

26. The mature trees should be retained where possible and the black poplar tree should be surrounded by a 20m conservation area.

27. The zone identified for flora conservation alongside the watercourse should also protect the majority of the birds' habitats too.

28. Trees proposed for removal should be surveyed prior to being removed to establish bat presence.

IMPROVE LANDSCAPE CHARACTER

29. The rolling topography, streamside planting alongside Rudhall Brook and defensive planted boundary with the A40 are key features of the site that should be preserved to maintain the character of the site,

30. The landscape character of the site should be preserved through the restoration and enhancement of the northern and western site boundaries, retention of an aspect towards the south and south west, enhancement and some restoration of the existing planting along southern and eastern boundaries and the use of development forms which complement the rolling landforms.

COMPLY WITH FLOOD MITIGATION MEASURES

31. There must be NO new buildings, structures (including gates, walls or fences,) or raised ground below the 1 in 100 year flood level. The developer must not materially alter the site levels or flood plain area below this contour.

32. Floor levels for development should be 600mm above the 1 in 100 year flood level.

33. A scheme for the management of surface water runoff should be developed and approved by the Environment Agency and the Environment Agency.

34. The effective flow on/off site attenuation should be greater than the existing flow.

-  buffer required
-  consider adjoining amenity
-  buffer required from caravan park
-  noise source
-  stone wall
-  views to be responded to
-  slope > 1 in 12
-  pedestrian routes
-  possible pedestrian links
-  vehicular entrance
-  vehicular link to caravan park
-  20m waterlogged conservation area
-  hedges for retention
-  10m conservation area
-  trees for retention
-  approximate 1 in 100 year flood level



design context ■





IMAGE 33 : VIEW TOWARDS TOWN CENTRE SKYLINE

The skyline character of Ross-on-Wye is created primarily by the mixture of rooflines and visible walls. The town's variety of building sizes, strong street structures, roof pitches and also building materials serve to make the views of the town's slopes visually rich and interesting.

This variety is notable across the town, except for the development located uphill of the site. Here the material palette is uniform and the roof pitches have only two variations. This causes the development to appear noticeably different from its surroundings in both close and long distance views. This incongruity is further amplified by the use of bungalows and an unstructured street definition.

- An interesting skyline should be maintained across the scheme through the use of a range of building forms, strong street alignments and a local materials palette.

“... an interesting skyline should be maintained ...”



IMAGE 34 : VIEW ACROSS ROSS TOWARDS THE ADJOINING DEVELOPMENT



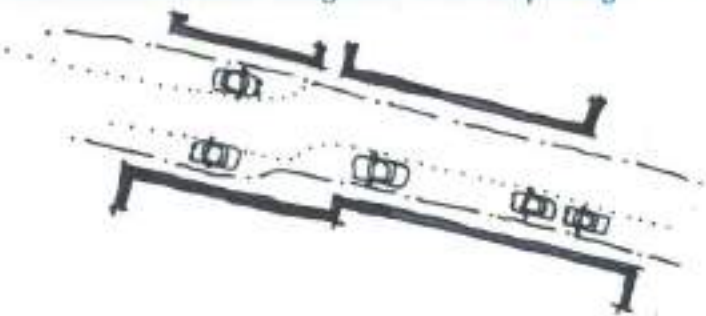
IMAGE 35 : VIEW OF THE MORE VARIED ROOFLINE BEHIND THE SITE



IMAGE 36 : VIEW OF THE BUNGALOW DEVELOPMENT NORTH OF THE SITE

Analysis within Ross-on-Wye has identified three locally appropriate street structures which should be used as a reference for the routes of the proposed scheme. This will allow the street pattern of the development to blend as a natural extension of the existing patterns of Ross-on-Wye, especially in long views.

- Near the centre of Ross are closely contained linear routes, with generous footways and variable road widths which are able to accommodate designated on-street parking.



- Between the site and the town centre are wider, less linear routes with buildings set facing street junctions and variable width footways. Buildings located both close to and set back from roadway.



- Leading away from the site are wide routes with buildings set back within defined curtilages, combined with some buildings on the back of the footway and tree planting.

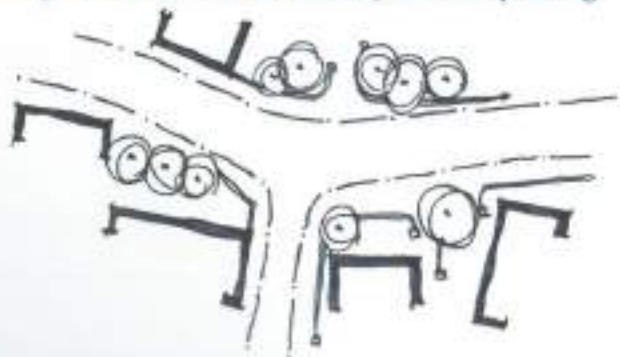


IMAGE 37: CLOSE CONTAINED ROUTES



IMAGE 38: WIDER ROUTES



IMAGE 39: TREE PLANTING INCLUDED



IMAGE 40 - TWO STOREY TERRACED BUILDINGS WITH NO BOUNDARY TREATMENT

"... references for development plot structures within the proposed scheme ..."



IMAGE 42 - TWO STOREY DETACHED BUILDINGS SET BACK WITHIN THE PLOT



IMAGE 41 - TWO/THREE STOREY TERRACED BUILDINGS SET ON BACK OF FOOTWAY

Analysis of the plot structures within the local context has identified four predominant patterns of plot development, which should be used to provide references for plot structures within the proposed scheme. This will enable the built patterns of the development to blend with the existing structure of Ross, both on the ground and in views towards the site

- Buildings set on back of pavement without front curtilage, parking to rear, garages in facade or on-street. [1]
- Buildings set back from pavement edge by 1m, front curtilage defined by changing material or heights. [2]
- Buildings set back from pavement by 2 to 3m, with a front curtilage defined by low walls, parking within curtilage. [3]
- Buildings set back from the pavement, within the plot, by a variable distance and parking to the side. [4]



IMAGE 43 - THREE STOREY TERRACED BUILDINGS SET BACK BY 1M



IMAGE 44 - THREE STOREY END TERRACE - ASYMMETRICAL ELEVATION



IMAGE 45: THREE STOREY DETACHED CLASSICAL BUILDINGS



IMAGE 47: TWO & HALF STOREY DETACHED BUILDING

This collection of images also represents a selection of built forms within Ross which capture the local distinctiveness of the town. These images should be used as references to inform the design of the buildings proposed for the development site. This will enable the scheme to display a recognisable connection with its surroundings and appear as a natural expansion to the built form of Ross-on-Wye.



IMAGE 46: TWO & HALF STOREY CONNECTED BUILDINGS



IMAGE 48: TWO STOREY TERRACED BUILDING - OVER GARAGE ENTRANCE



IMAGE 49: THREE STOREY TERRACED BUILDING WITH ASYMMETRICAL FACADE

“... capture the local distinctiveness of the town ...”



IMAGE 50: TWO STOREY TERRACED BUILDINGS SET BACK BY 2 TO 3M

“... incorporate local character into the streetscape ...”



IMAGE 51 : METAL RAILINGS



IMAGE 52 : NO FRONT CURTILAGE



IMAGE 53 : CURTILAGE DEFINED BY HEIGHT VARIATION



IMAGE 55 : BRICK OR STONE WALLS



IMAGE 52 : BRICK WALLS

An appraisal of the front curtilages within Ross have identified several boundary treatments which should be used within the new scheme to incorporate local character into the streetscape.

- No front curtilages
- 1m curtilage defined by a different material/height change.
- Curtilage defined by low and high brick/stone walls.
- Curtilages defined by metal railings.

The images opposite and on the following page provide examples of local materials and building details which should be utilised within the scheme. This will enable the development to incorporate some of Ross's local distinctiveness and bring a recognisable character to the new buildings.



IMAGE 56 : BRICK WALLS



IMAGE 57 | RED BRICK, UPPER STOREY BAY WINDOW



IMAGE 59 | PAINTED BRICK UPPER FLOOR,
RENDERED GROUND FLOOR,
DIMINISHING WINDOW SIZES



IMAGE 58 | RENDERED WALLS



IMAGE 60 | RED BRICK, BAY WINDOW



IMAGE 61 | EXPOSED ROUGH STONE



IMAGE 62 | PAIR OF FRONT DOORS UNDER CANOPY



IMAGE 64 - PAINTED BRICK, PAINTED RENDER
SLATE ROOFS, SASH & CASIMENT WINDOWS



IMAGE 65 - PAINTED BRICK, PAINTED ROUGH RENDER
SLATE ROOF



IMAGE 65 - PAINTED RENDER, SLATE ROOF



IMAGE 66 - BANDED RED, BUFF AND BLUE BRICK



IMAGE 67 - STONE WALL ON SITE BOUNDARY

development strategies & masterplan



The primary aim is the creation of a sustainable and land efficient development that respects its location and situation, and benefits not only the site's residents but also those of the wider area.

To achieve this, the Urban Design Development Objectives are:

- **Respond to the constraints and opportunities as identified in the site analysis summary -**
as noted on pages 28 - 29.
- **Minimise the effects upon the site from the adjacent non-residential land-uses.**
- **Encourage walking and cycling throughout and from the site -**
facilitate access to surrounding services/facilities, John Kyrle School and Cattle Market employment site.
- **Integrate with the existing infrastructure of Ross -**
facilitate easy access to public transport at the Five Ways junction.
- **Provide a legible environment -**
use recognisable main routes and landmark features at connections and junctions.
- **Provide a mix of densities and accommodation -**
promote the creation of a viable and varied community structure.
- **Create a land efficient development -**
integrate with the existing structure of the adjacent residential areas.
- **Incorporate the character of the local area throughout the design -**
create a place of recognisable Ross-on-Wye Identity.
- **Set out an attractive, safe, useable and successful public realm.**
- **Improve the character and appearance of the long distance views -**
use structured street patterns, Ross-on-Wye built forms and a varied local material palette.

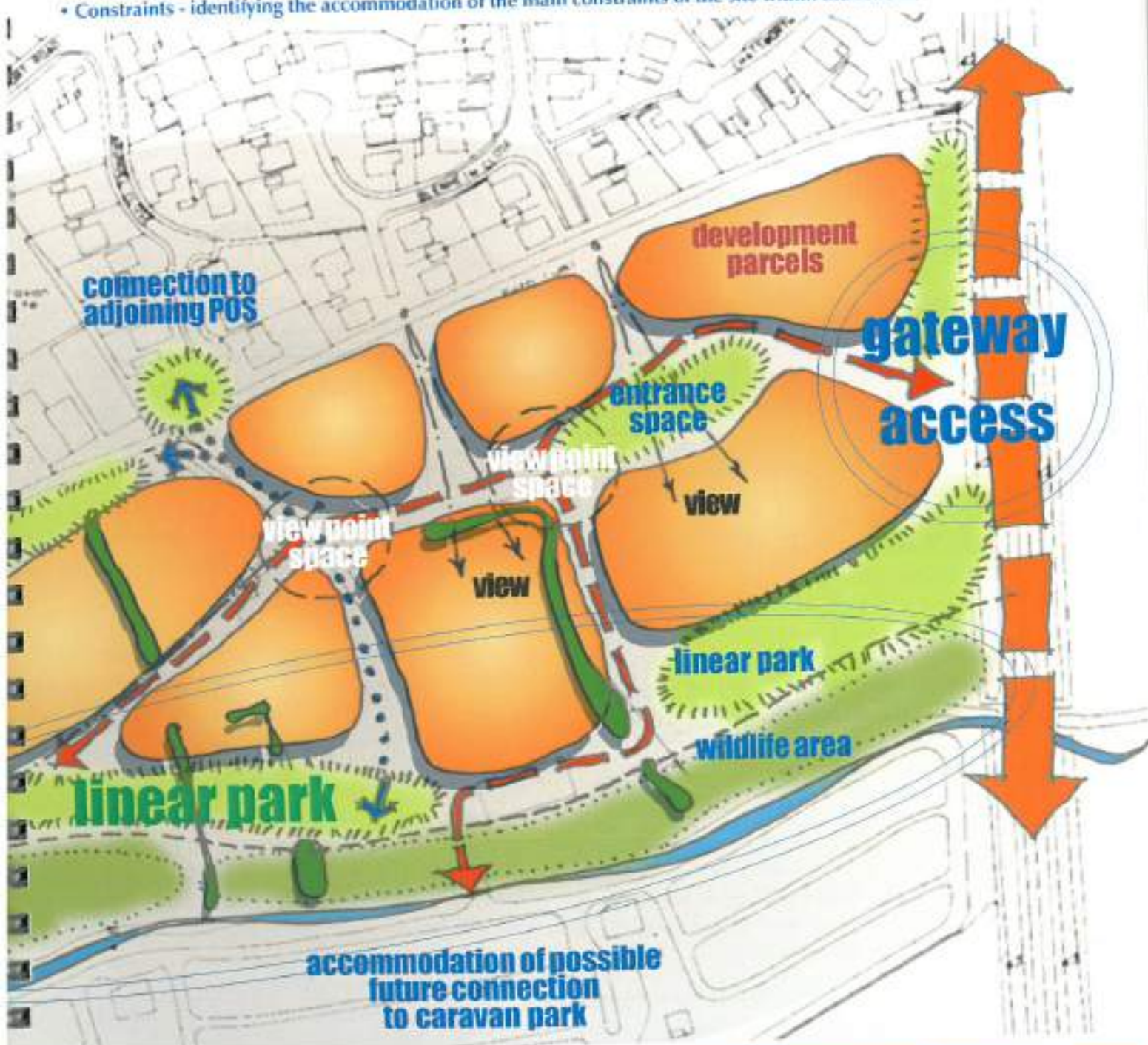
The resolution of these objectives will be demonstrated through five strategies for development. (see opposite)

These strategies will, in turn, form the basic components of the proposed Masterplan for Tanyard Lane:



development strategies & masterplan
urban design objectives and site concept

- Development - outlining residential parcels, built densities and frontages.
- Movement - defining a sustainable network of pedestrian routes, cycle links and vehicular connections.
- Landscape - defining retained landscape elements, the provision of new planting and open spaces.
- Legibility - identifying the key buildings providing identity, character and distinctiveness, plus the axis, vistas and views into and within the site.
- Constraints - identifying the accommodation of the main constraints of the site within the scheme.



- The development will be accessed from a new roundabout junction located on the A40, although access to the existing connection over Rudhall Brook will be maintained to allow caravan park traffic to pass through the site in the future if required.
- Emergency vehicle access only will be taken via the existing Tanyard Lane access into the site, secured with collapsible bollards.
- Primary pedestrian and cycle connections from the site are made onto Tanyard Lane to allow access south into the town centre facilities/bus stops and north to the John Kyrle School. Another link could possibly be made into the adjoining open area to the north to improve local connectivity.
- A pedestrian footpath runs through the open space overlooking Rudhall Brook and other pedestrian connections can be made across the site via shared surfaces and road side paths.
- Open space is concentrated along Rudhall Brook to provide a linear park overlooking the brook. Part of the space between the brook and the dwellings is given over for wildlife conservation - a 20m waterlogged zone in the western field parcel and a 10m strip along the rest of the watercourse. This zone will have designated public access areas and pathways to ensure protection of the nature interests. It is intended that this area of wildlife conservation will be adopted by the Local Authority and managed by a wildlife body or the Local Authority.
- A small Square is located at the entrance into the site. This will form the threshold space for the site and will be a recognisable and contained place which will be a landmark for the scheme.
- No development is located below the approximate 1 in 100 year flood levels except for the existing connection over Rudhall Brook which would serve to enable access to the caravan park in the future.
- To ensure that the flooding within Ross is not increased by the development the effective flow from the site will be limited to existing levels through the inclusion of sustainable drainage measures, including balancing ponds, located above the flood level.
- Shared surfaces will be incorporated into the site structure to reduce the dominance of the car and to encourage walking and cycling through, and beyond, the site. These allow movement between the linear park and the top of the site, combined with the shared surface nodal spaces.
- The existing hedges are incorporated into the structure and, where sections have been removed, they have been replaced by a new stretch of hedge in the eastern parcel.
- Existing trees have been retained and incorporated into the site layout.

“... open space is concentrated along Rudhall Brook ...”

- The brook boundary will be augmented through additional native planting which will not only improve the habitat value but will also increase the visual buffer between the site and the caravan park during the summer months in particular.
- Buffer planting has been introduced into the northern site boundary to visually separate the dwellings from the sawmill site, new planting is proposed around the entrance from the A40 to improve the visual quality of the gateway and planting on the western boundary will protect existing amenity.



- wildlife areas - with designated public access designed to protect the existing habitats
- open space - including provision of Local Equipped Areas of Play
- possible balancing ponds - part of a sustainable and safe drainage system ensuring site discharge does not exceed existing level
- retained and replacement hedges
- retained trees
- new planting
- area below approximate flood contour
- vehicle movement points
- emergency vehicles only
- key buildings
- footpath connections off-site
- foot/cycle (possible and proposed) connections
- pedestrian path overlooking brook
- cyclepath alongside road
- pedestrian paths through site
- paved spaces
- shared surfaces

pedestrian
& cycle
connection

pedestrian connection

Linear Park

wildlife area

emergency vehicles only

possible
pedestrian/cycle
connection



-  *development land parcels*
-  *highest density areas*
-  *medium density areas*
-  *lowest density areas*
-  *main frontages*

higher and medium densities enclose entrance space

frontages face onto central space

lower densities adjoining existing bungalows to minimise impact

site is structured with a radial grid of blocks that follow the contours of the sloping site

frontages enclosing main route into the heart of the site






higher densities closer to town centre



development strategies & masterplan
development land parcels, densities and frontages



medium densities at eastern and southern site edges

-  vehicle movement points across the site boundary
-  6.75m main route to accommodate caravan route
-  other traffic dispersing road routes
-  connecting road link
-  shared surface connections

emergency vehicles only from Tanyard Lane. This will be controlled by suitable measures, i.e. collapsable bollards which will be determined during a planning application

Tanyard Lane (beyond site boundary) still serves Meades Sawmill and other existing properties

loop route runs across shared surfaces










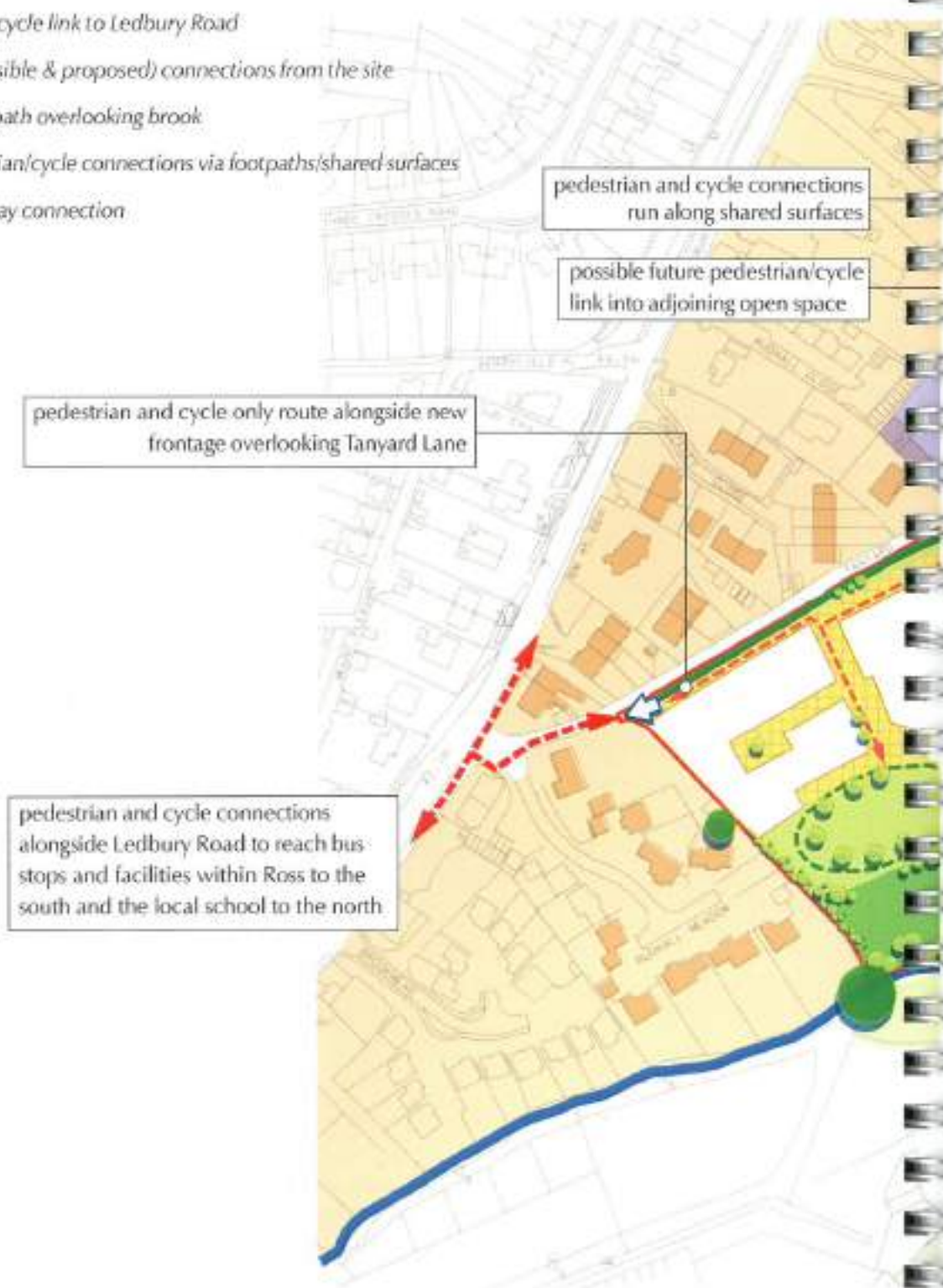
no connections into Blenheim Close

site entrance from the A40 - roundabout to ensure slower speeds along the road

main route through to south of the site

access point to potential connection over Rudhall Brook to serve the Broad Meadow Caravan Park

-  pedestrian and cycle link to Ledbury Road
-  pedestrian (possible & proposed) connections from the site
-  pedestrian footpath overlooking brook
-  internal pedestrian/cycle connections via footpaths/shared surfaces
-  footway/cycleway connection

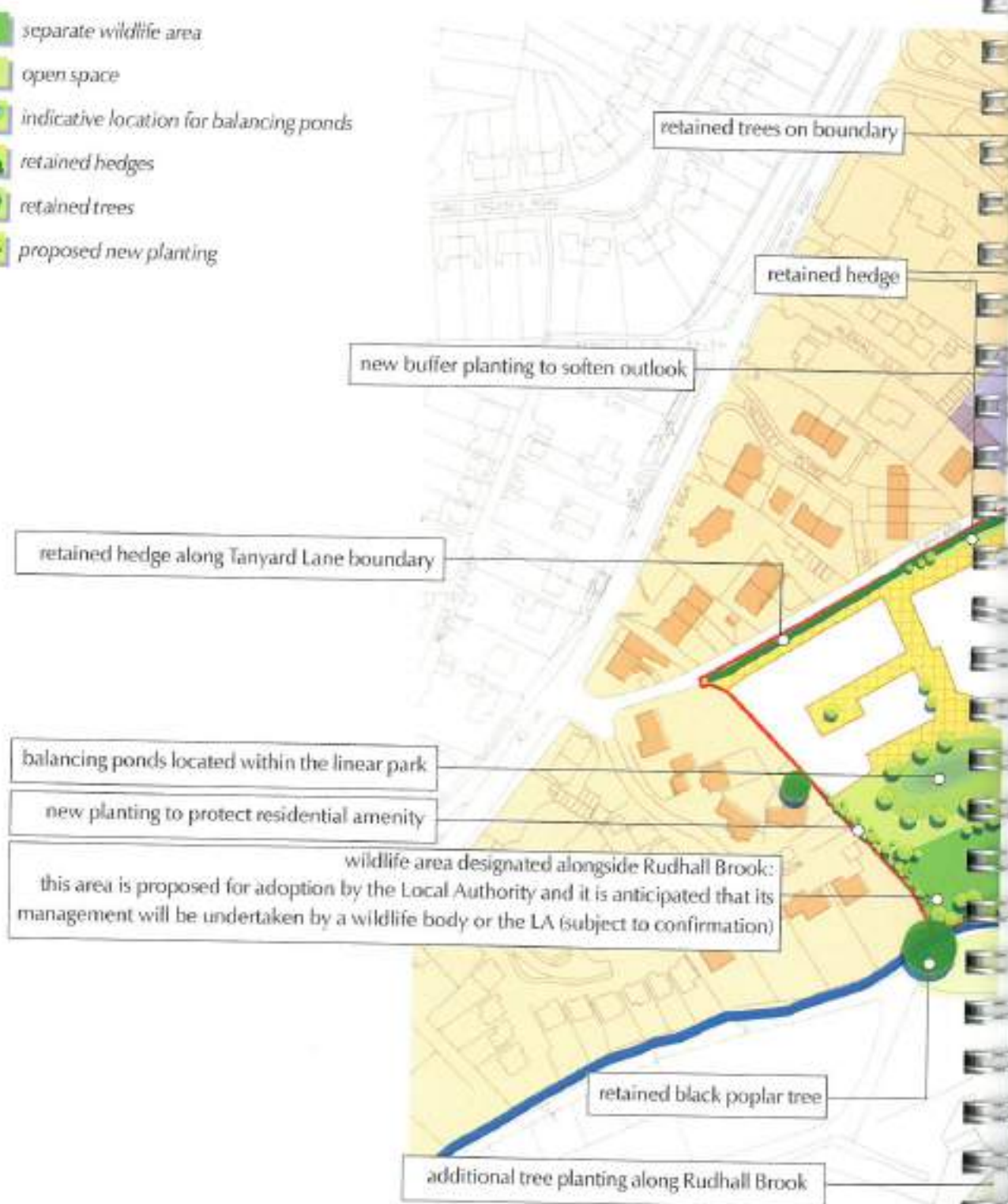




pedestrian footway runs alongside
open space overlooking Rudhall Brook

A possible pedestrian connection across the caravan
park to the existing footpath may be made in the
future (subject to third party agreement)

-  separate wildlife area
-  open space
-  indicative location for balancing ponds
-  retained hedges
-  retained trees
-  proposed new planting



development strategies & masterplan
retained features and proposed landscaping



- wildlife spaces
- green spaces
- shared surface spaces
- nodal spaces

- ① site entrance - surfaced route into space
- ② Square - including seating to encourage social interaction
- ③ shared surfaces
- ④ linear landscaped park (with LEAP and balancing ponds)
- ⑤ shared surfaces
- ⑥ shared surfaces
- ⑦ surfaced space at crest of hill - including seating to encourage social interaction and to take advantage of views to St Mary's Church
- ⑧ shared surfaces
- ⑨ threshold surfaced space into lower section of site
- ⑩ shared surfaces
- ⑪ linear landscaped park (with LEAP and water balancing ponds)
- ⑫ linear landscape belt retaining white poplar trees, connecting the main road with the park




The sloping nature of the site is such that it is proposed that pitch provision is not accommodated within the scheme at this time (see pg10 re S106).

The design of these spaces should refer to standards set out in Appendix i

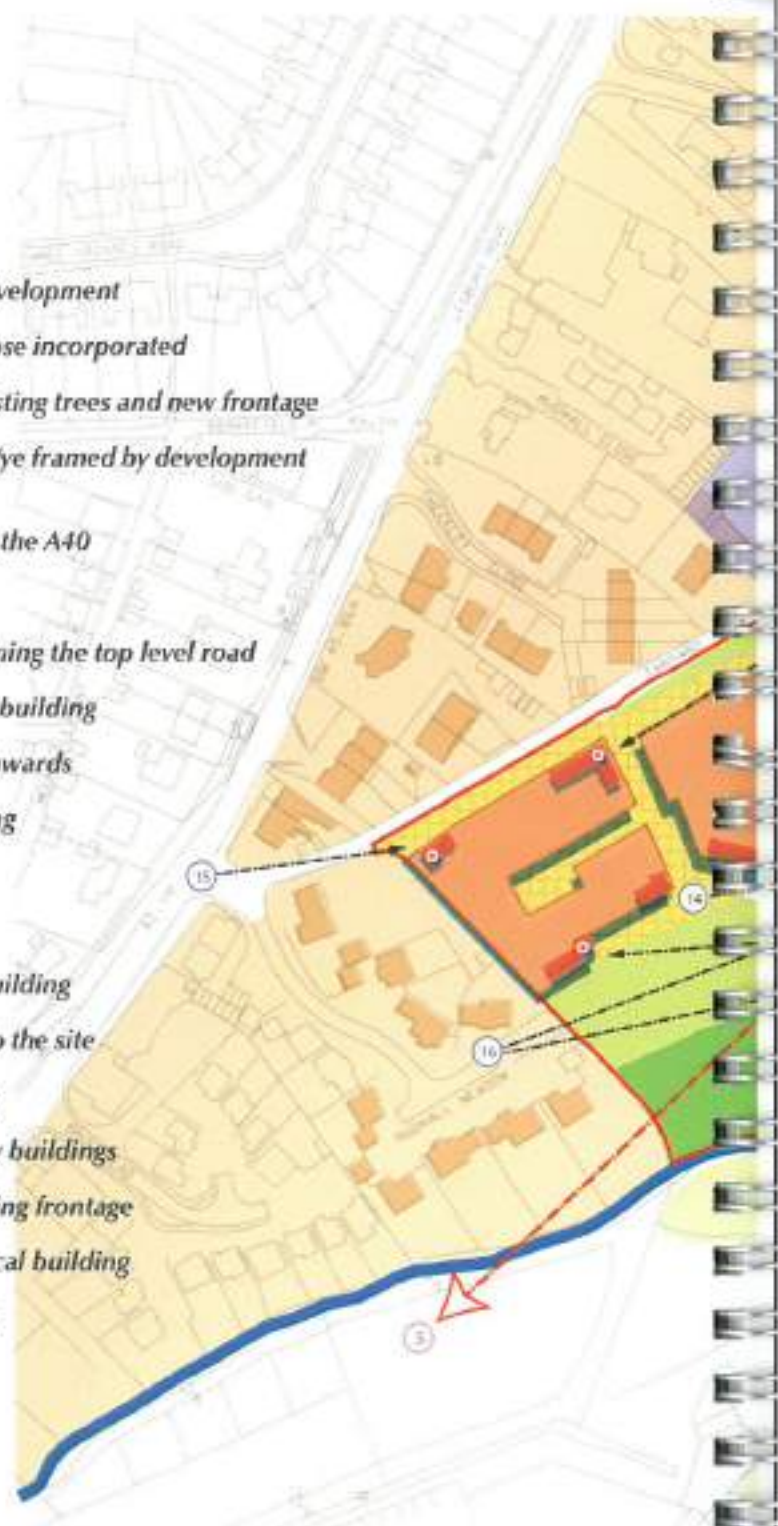
5 minute walking distance from LEAP (240m straight line/ 400m actual route)



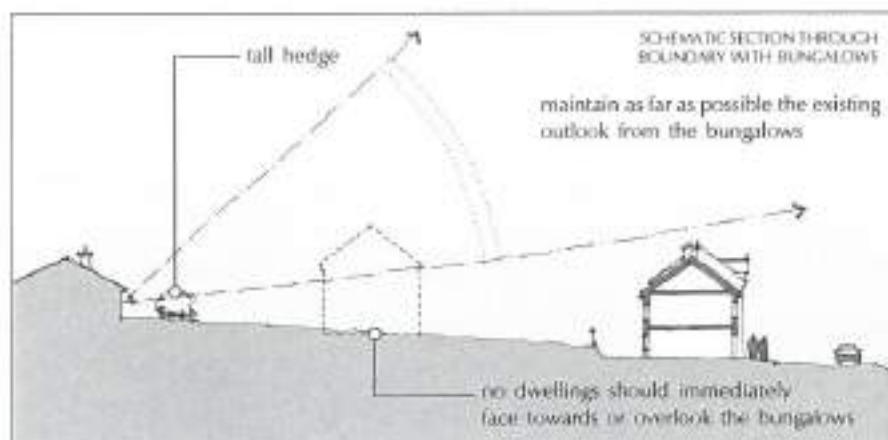


-  vistas towards key buildings
-  views towards distant landmarks
-  key buildings within the scheme

- ① long views towards open countryside
- ② long views south to Penyards Park framed by development
- ③ existing view along Blenheim Close/Arundel Close incorporated
- ④ long views south to Penyard Park framed by existing trees and new frontage
- ⑤ long view to St Mary's Church across Ross-on-Wye framed by development
- ⑥ buildings mark the site entrance in vistas along the A40
- ⑦ entrance road focuses on a key frontage
- ⑧ vistas across the Village Green to buildings framing the top level road
- ⑨ vista along top road culminates in a key corner building
- ⑩ key building denotes a corner in the route southwards
- ⑪ view towards St Mary's is framed by key building
- ⑫ vista from adjoining POS towards building
- ⑬ view along Tanyard Lane culminates in a key building
- ⑭ corner building marks the start of the route into the site
- ⑮ vista from Ledbury Road catches a key building
- ⑯ vistas across the open space feature several key buildings
- ⑰ view up into the site focuses on a key south facing frontage
- ⑱ view from caravan park is faced onto with a focal building
- ⑲ view across open space towards focal building
- ⑳ vista along route is framed by a key building and focuses on the frontage enclosing the Village Green







Intrusion on the adjoining bungalows is minimised by aligning neighbouring new dwellings perpendicular to the boundary and on the same alignment as the existing buildings - this means that the outlook from the bungalow gardens will be over new gardens and not towards rear facades in the immediate vicinity. North facing elevations are positioned further down the slope to ensure that a degree of visibility over the ridge can be maintained.





Framed views towards Penyard Park along Blenheim Close are maintained by positioning access routes on the same alignments and along Arundel Close by locating new dwellings such that views can still be taken.

Development is positioned facing Tanyard Lane but is set back with new planting and shared surfaces positioned between the frontage and Meades Sawmill. This will minimise the visual intrusion from the sawmill and buffer the private amenity space of the dwelling's rear gardens from any noise (subject to noise report recommendations and the continued use of the Mill). This also provides a pleasant outlook for the dwellings overlooking from the north.

The building lines follow the rising site topography - creating both level and sloping streets and allowing for southerly facing facades on most dwellings.

Balancing ponds are accommodated above the flood contour to ensure effective flow from the site is restricted to required levels. These will be designed and managed to strict agreed standards to ensure their safety.

The area below the approximate 1 in 100 year flood level is excluded from the developable area of the site - the only built structure is the existing connection across Rudhall Brook to access the caravan park.

-  wildlife spaces
-  area below approximate flood level
-  balancing ponds
-  new planting





Development is positioned facing the A40 but is set back with new planting and open space in between the frontage and the retained hedge. This will minimise the visual intrusion from the highway and buffer the private amenity space of the dwellings rear gardens from any noise (subject to noise report recommendations).

section B
(see overleaf)

An area 10m wide is set aside for nature conservation to protect the brook - area to have designated access points from adjoining Public Open Space to protect the nature interests.

The site's road provides an access point to a potential connection over Rudhall Brook to serve the Broad Meadow Caravan Park.

An area, 20m wide, is set aside for nature conservation in western land parcel to protect the brook, the waterlogged area and the black poplar tree - the area is to have a designated access pathway from the adjoining Public Open Space which will protect the nature interests.

New planting will provide a screen along the brook - buffering the caravan park from view during the active summer months.

INDICATIVE SECTION [A] ACROSS TANYARD LANE AND INTO THE SITE

05



INDICATIVE SECTION [B] ALONG ARUNDEL CLOSE AND INTO THE SITE TO SHOW VIEWS SOUTHWARDS

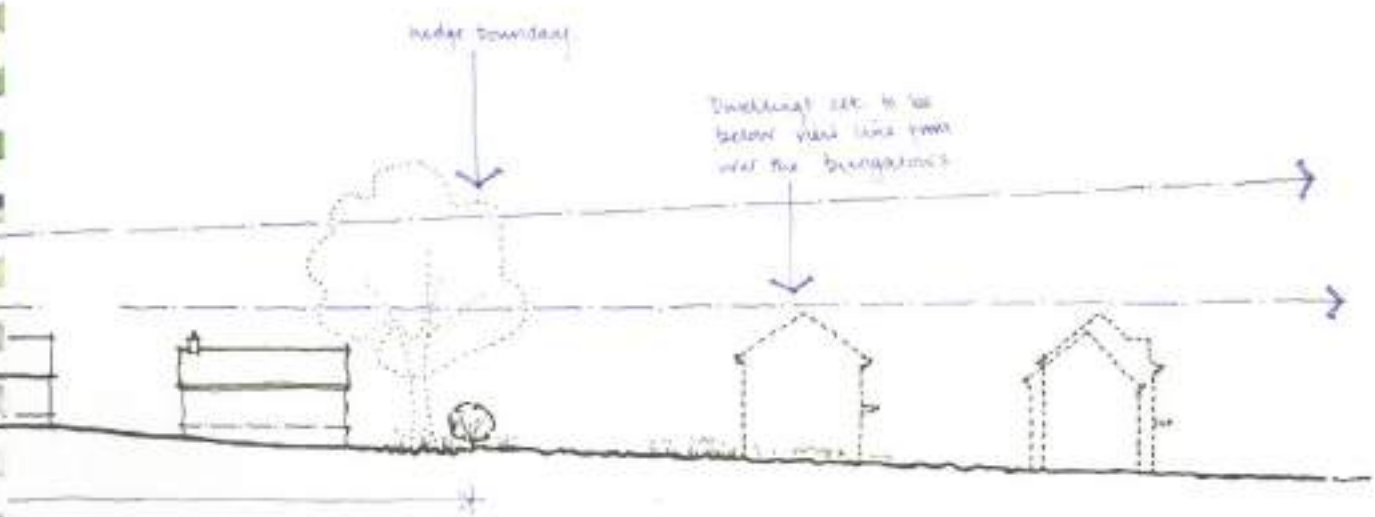
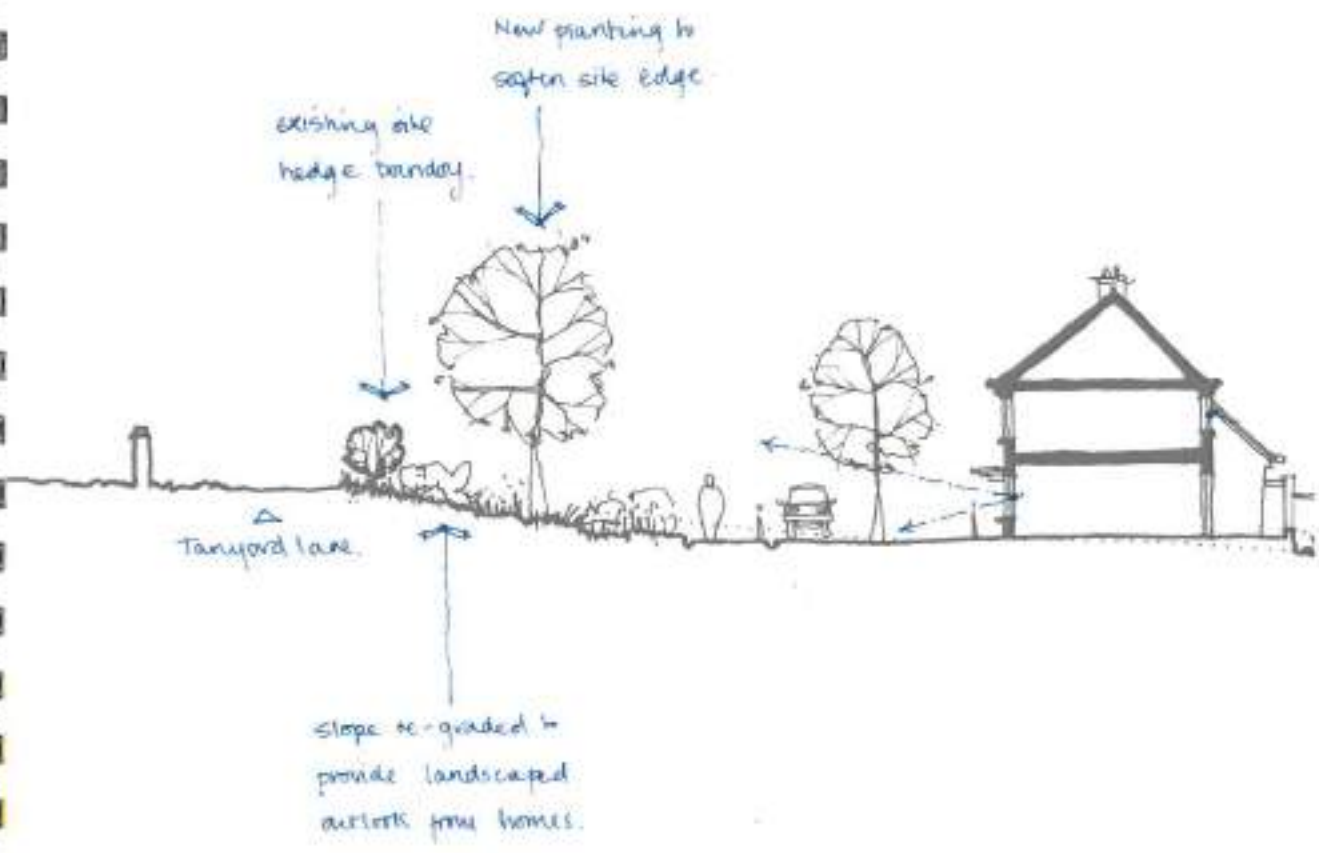
06

view north up
Arun del Close



view to Forward Park
over the roofs of the
existing bungalows.





design guidance ■





Both the *Urban Design Compendium* and *By Design* promote diversity of development - encouraging streets to be designed to suit the activities expected to take place there and create a recognisable series of pathways through the scheme.

This variety of design structure will also ensure accommodation of a range of dwelling sizes and styles, which is more likely to enable the occupation of a more sustainable mix of social community.



The Tanyard Lane Masterplan has been designed using a variety of street structures to promote recognisable routes throughout the layout.




The various street structures will connect a network of spaces and enhance the individuality, character and legibility of the public realm.

The following pages describe each of the street structures for the scheme, providing the basis for the development's design and creating the codes by which detailed applications for housing layouts will be measured.

The defining distances for the carriageway and pedestrian/cycle routes are set out, and key access arrangements for plots identified.

“... promote recognisable routes throughout the layout ...”



-  development of two storeys maximum
-  development of two & half storeys maximum
-  development of three storeys maximum

amenity protection zone where single storey development would be appropriate to ensure protection of the amenity of the adjoining bungalows and avoid overshadowing of existing gardens as identified in paragraph 5.4.22 of the UDP (see site boundary sections on following pages for details)

this zone has been established by looking at a generally accepted set back distance (21m) between facing windows and adjusting to provide greater separation depending on whether the existing dwelling is parallel or perpendicular to the site

this zone has also taken into account the need to ensure that natural light into the existing properties/gardens is not affected and so an angle of 25° from horizontal has been used as a guide to the location of adjoining dwellings

maximum of two storey development on the upper levels of the site

maximum of 2 and half storeys on uphill side of route to ensure visibility of dwellings uphill

maximum two storey development along Tanyard Lane to respect adjoining residential amenity

maximum of three storey development alongside the linear park to provide a key frontage to the space

maximum of two storey development alongside to respect adjoining residential amenity

Note: no three storey development will be located to the detriment of existing properties





INDICATIVE SECTION ONE THROUGH
THE NORTHERN SITE BOUNDARY

Scale 1:200

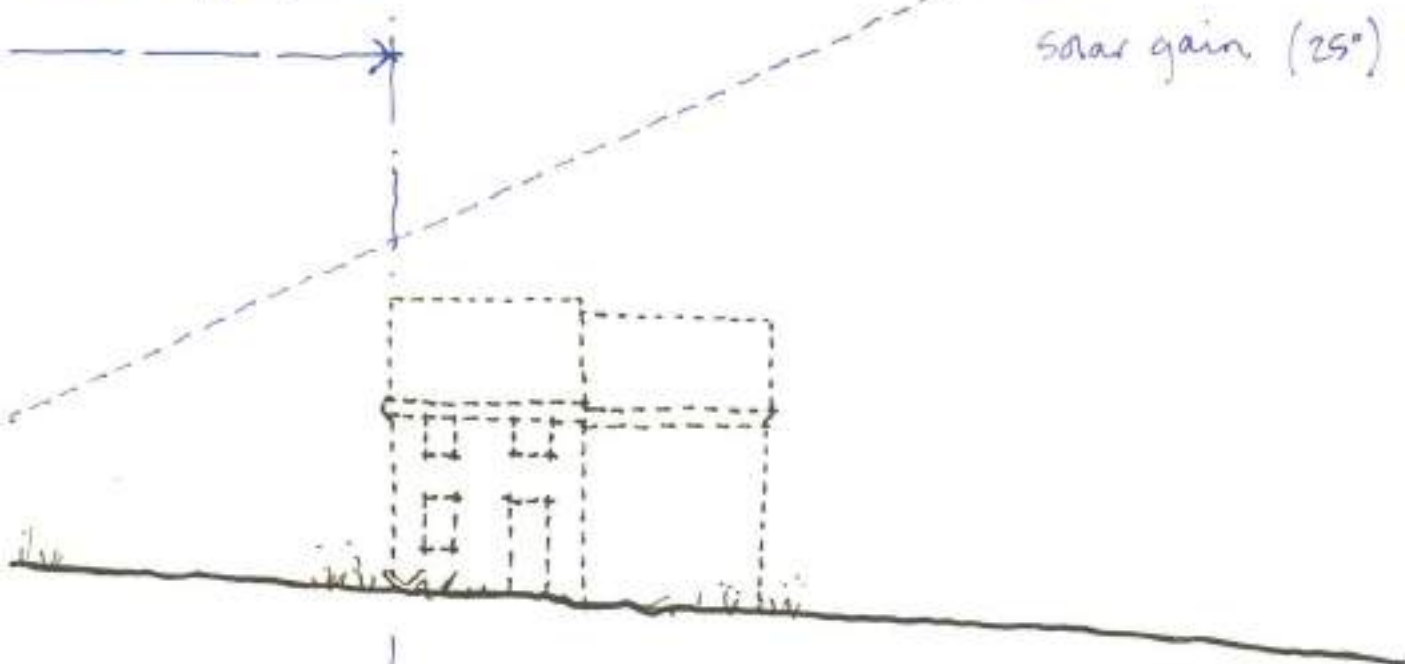
- The bungalows off-site to the north, at this point, face parallel to the site boundary and behind a hedge.
- New adjoining dwellings will be therefore placed on the same alignment as the bungalows to avoid direct overlooking from the dwelling into the bungalow or its garden.
- New two storey dwellings will be separated from adjoining the boundary by a zone where single storey development would be appropriate.
- This zone has been established by considering the direction which the bungalow is facing and the need to ensure the new dwellings do not overshadow.



dwelling faces
parallel to
the hedge
boundary.



one where single
storey development
would be appropriate



minimum
15 metres
side from the
joining bungalow
& wall to any
1 storey buildings

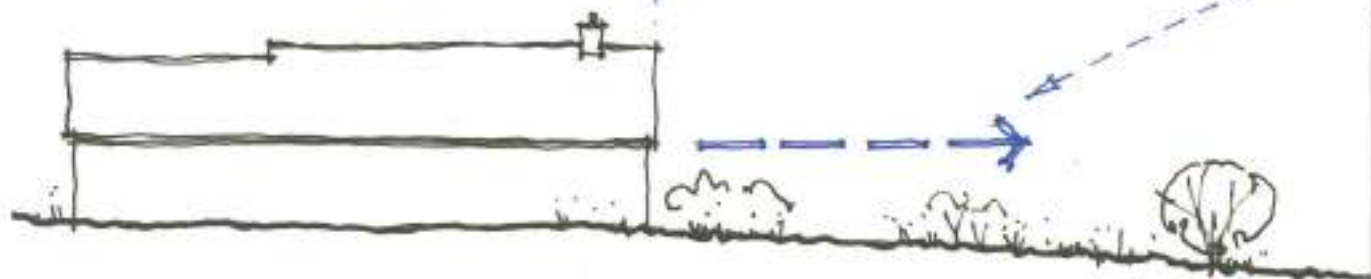


dwelling faces
parallel to
hedge boundary.

dwelling facing
towards boundary

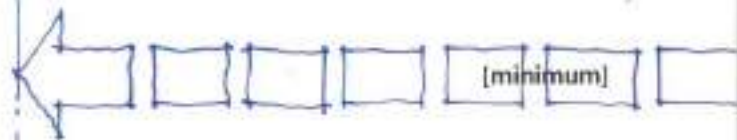


zone where single storey developn
appropriate.



hedge

Existing bungalow
faces southwards.



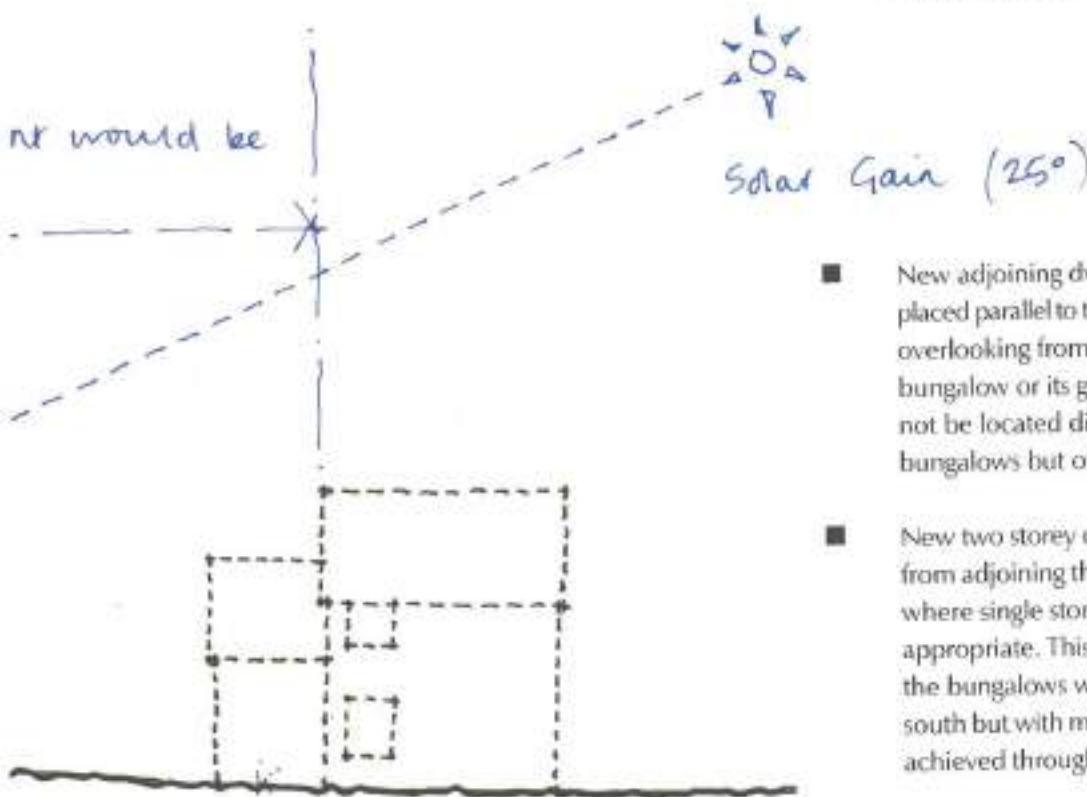
28 metres separation between
bungalow and side of two



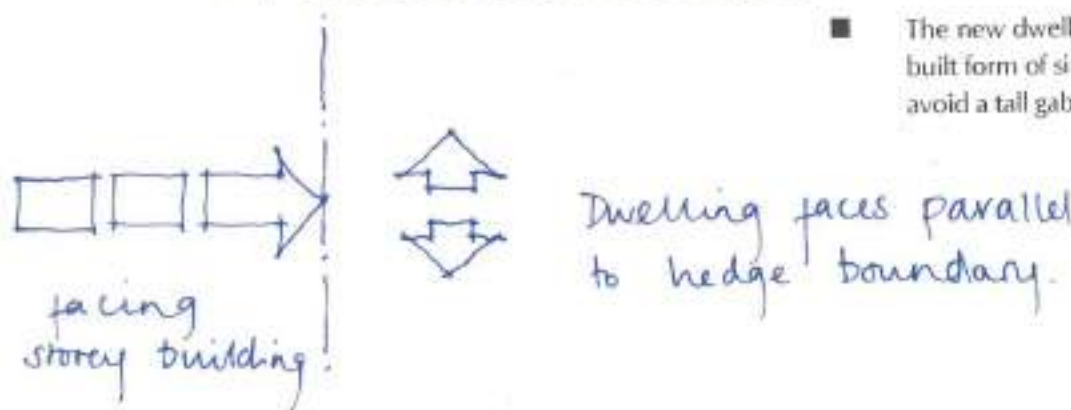
INDICATIVE SECTION TWO THROUGH THE
NORTHERN SITE BOUNDARY

Scale 1:200

- The bungalows off-site to the north, close to the eastern boundary, are orientated more towards the site.

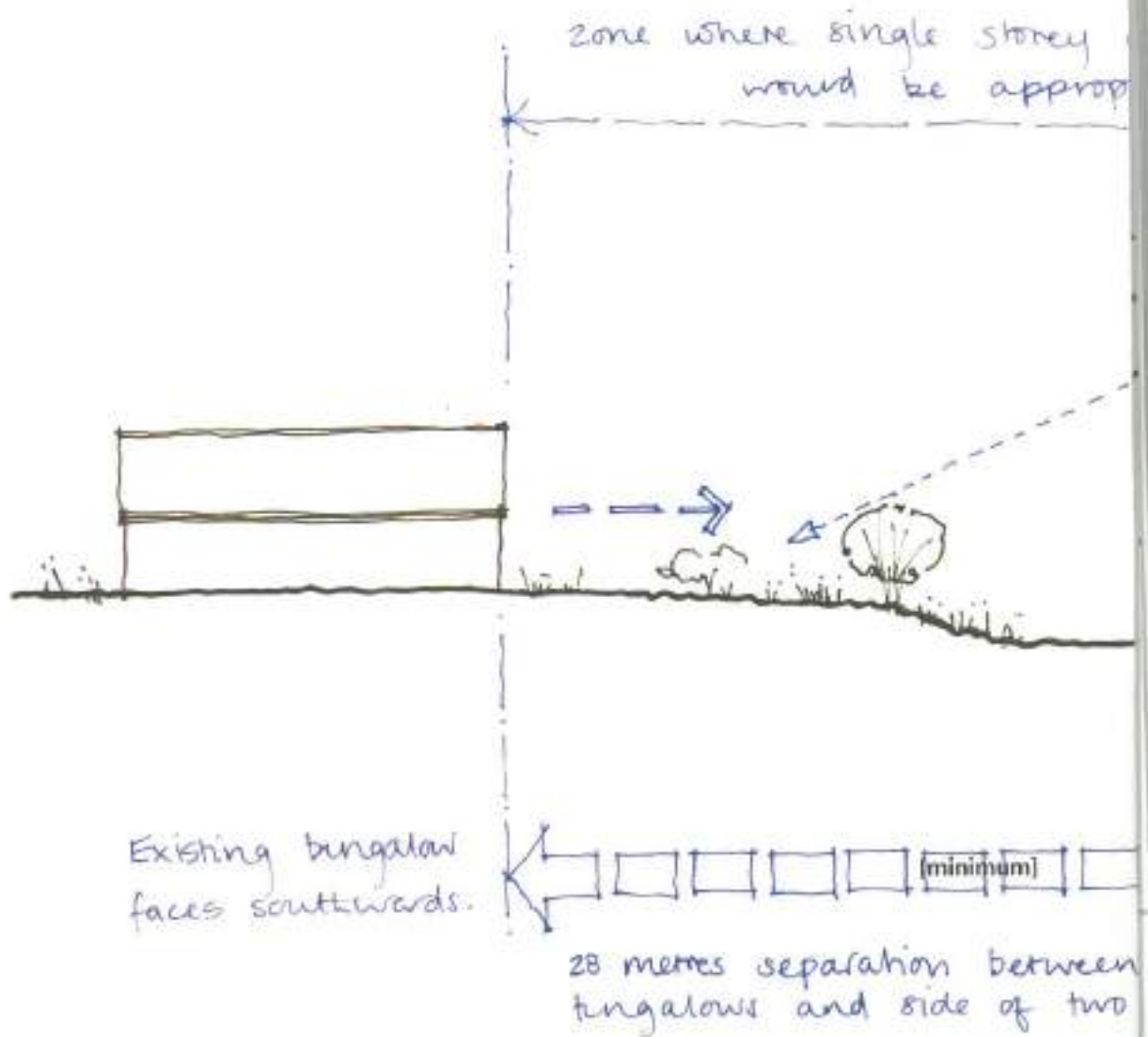


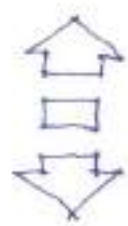
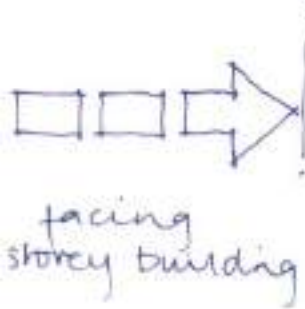
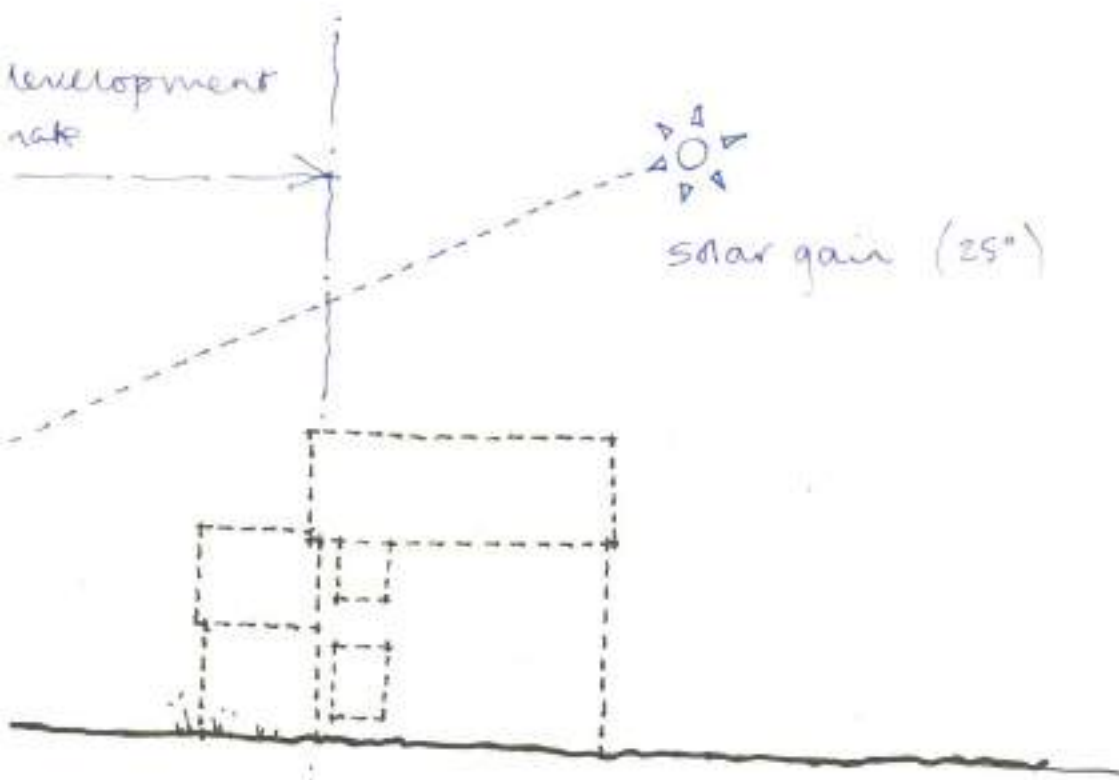
- New adjoining dwellings will be therefore placed parallel to the boundary to avoid direct overlooking from the dwelling into the bungalow or its garden. The dwellings will not be located directly in front of the bungalows but off-set.
- New two storey dwellings will be separated from adjoining the boundary by a zone where single storey development would be appropriate. This arrangement will provide the bungalows with a open aspect to the south but with more security than would be achieved through locating POS alongside.
- The new dwelling will use a staggered built form of single storey garages/rooms to avoid a tall gable wall facing the boundary.



INDICATIVE SECTION THREE THROUGH
THE NORTHERN SITE BOUNDARY

Scale 1:200

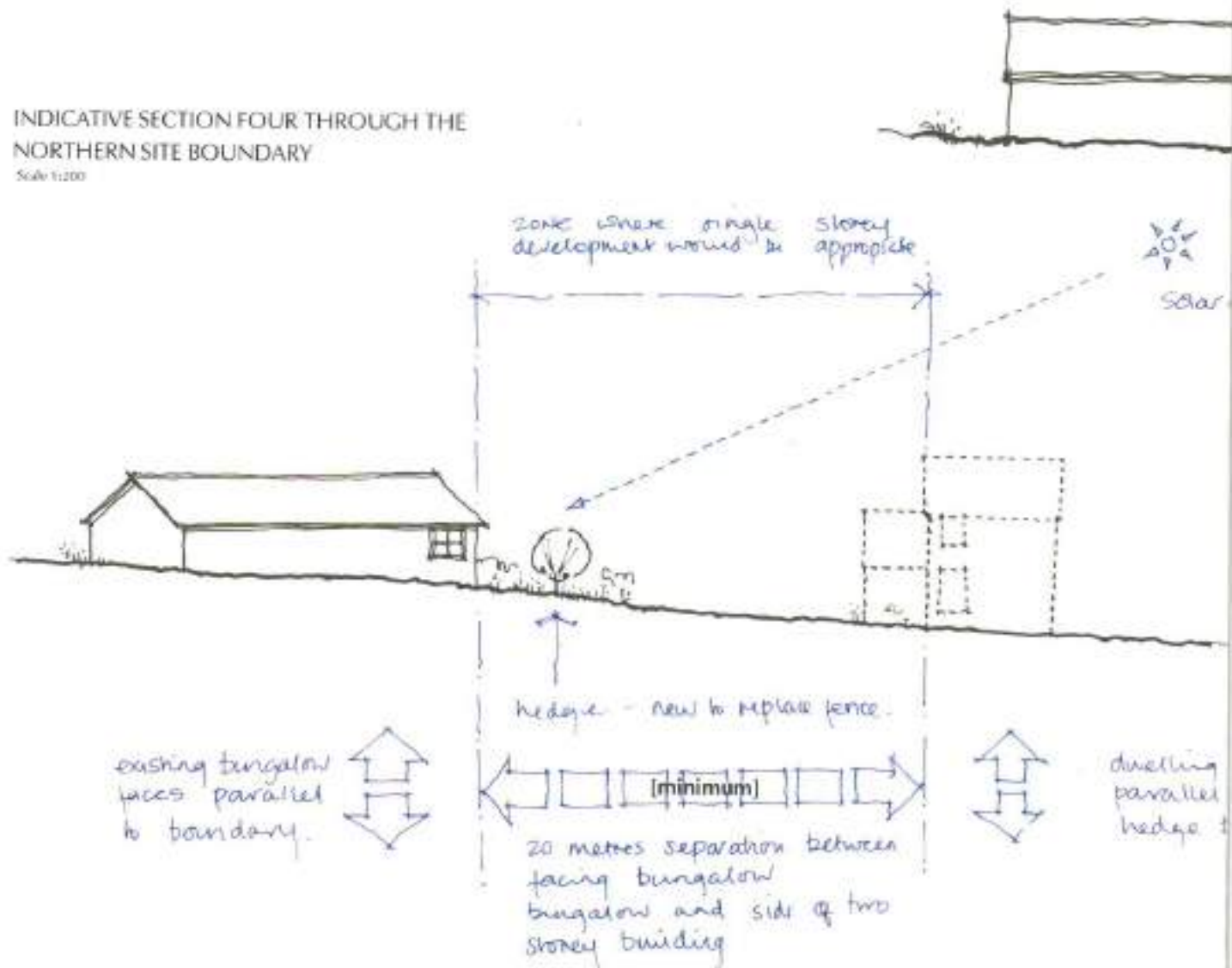




Dwelling faces parallel to hedge boundary.

INDICATIVE SECTION FOUR THROUGH THE
NORTHERN SITE BOUNDARY

Scale 1:200

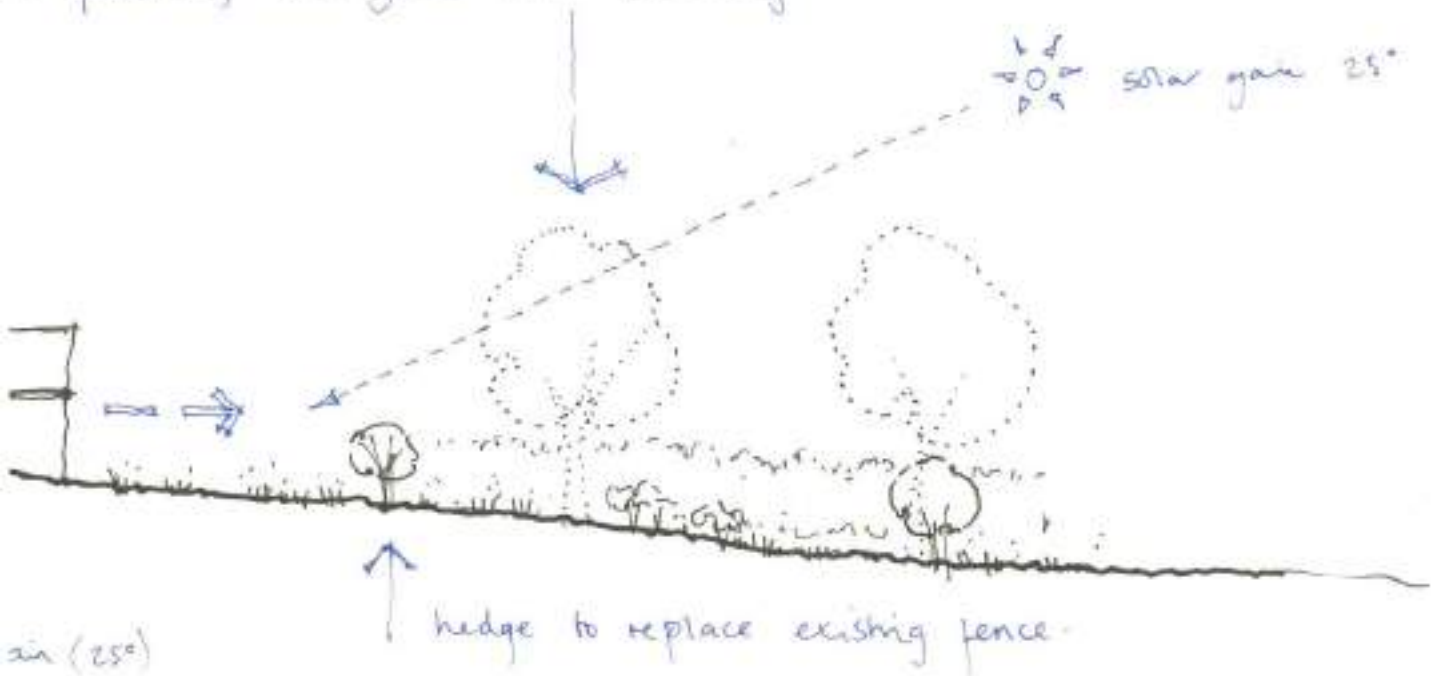




INDICATIVE SECTION FIVE THROUGH THE
NORTHERN SITE BOUNDARY

Scale 1:200

new planting alongside A40 boundary.



sun (25°)

hedge to replace existing fence

access
to
boundary

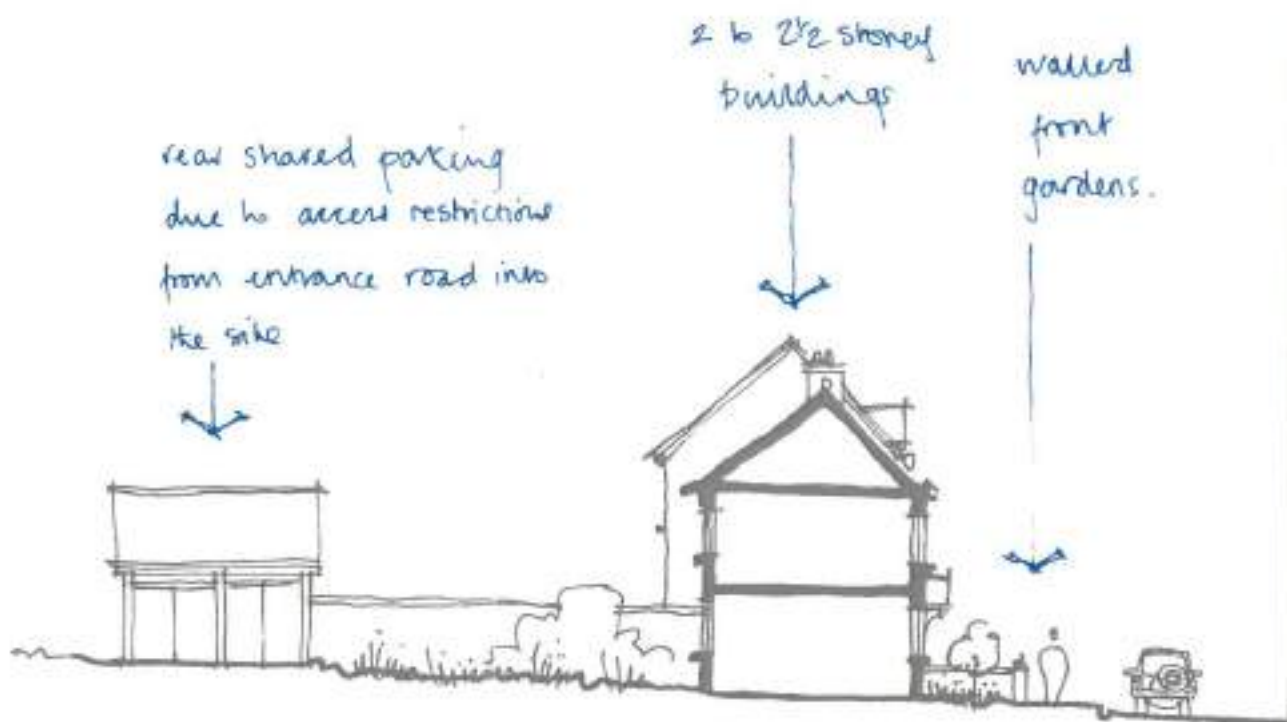




design guidance
street hierarchy

INDICATIVE SECTION THROUGH
MAIN STREET EAST

Scale 1:200



2 to 4 metres wide front curtilage.

2 metres wide
footpath.

6.75 metres
carriageway
to accommodate
possible car
traffic in fu

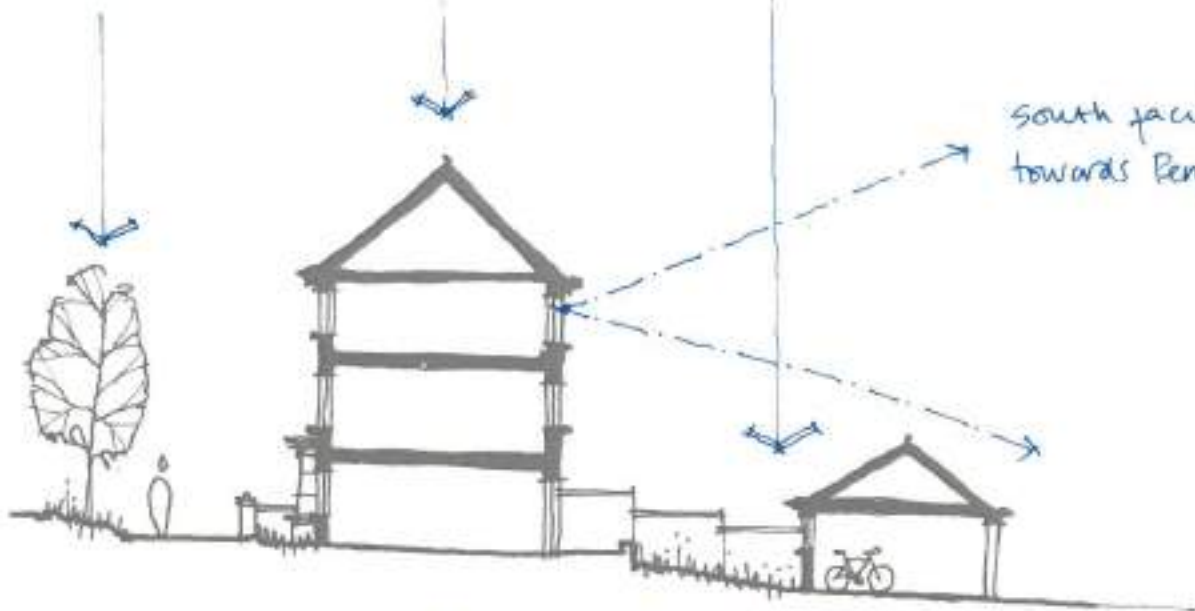


plant trees to
be entrance
into the site

2 to 3 storey
buildings

terraced rear gardens
to accommodate slope.

South facing views
towards Benford Park.



* * 2 to 3 metre wide front curtilage.

* * 3 metre wide combined footpath & cycleway.

* *

→ 2 to 3 metre wide
grass bank, to
accommodate
site levels.



MAIN STREET EAST



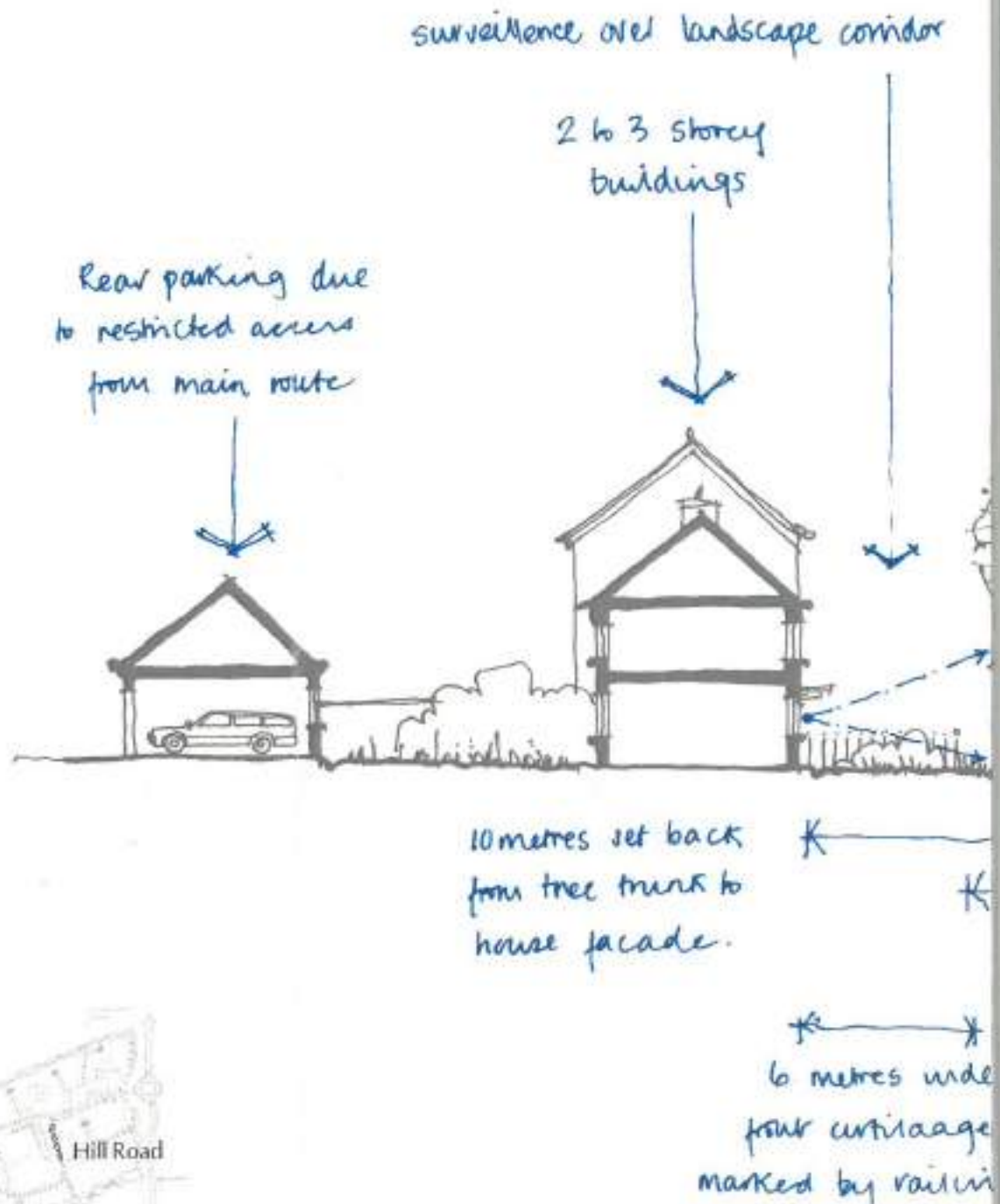
- A striking avenue of street trees, set in a banked grass verge, marks the site entrance.
- The wide vehicular route to accommodate future caravan traffic is bound by low walled front gardens.
- A 3 metre wide cyclepath runs alongside the verge, connecting from the site entrance.
- Taller buildings are situated on the southern side of the road to balance the site slope.
- Parking is accommodated to the rear of the properties in shared courtyards due to direct access restrictions from the main site link.





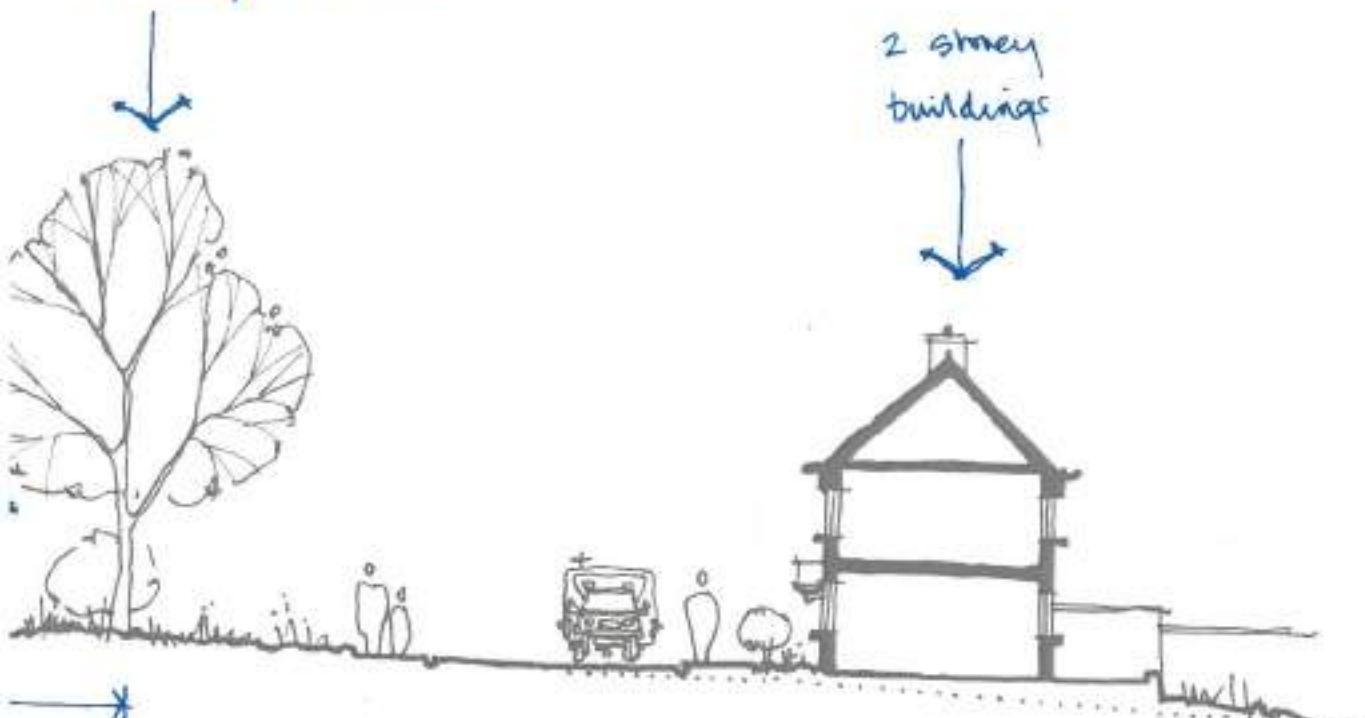
INDICATIVE SECTION THROUGH
HILL ROAD

Scale 1:200



3 metre wide footpath
to access houses.

retained white
poplar trees in a
landscape corridor



wide landscape

2 metres wide front curtilage
marked by planting.

1.8 metres wide
footpath.

2 metres wide
footpath.

6.75 metre wide
carriageway
to accommodate
possible caravan
route in future.



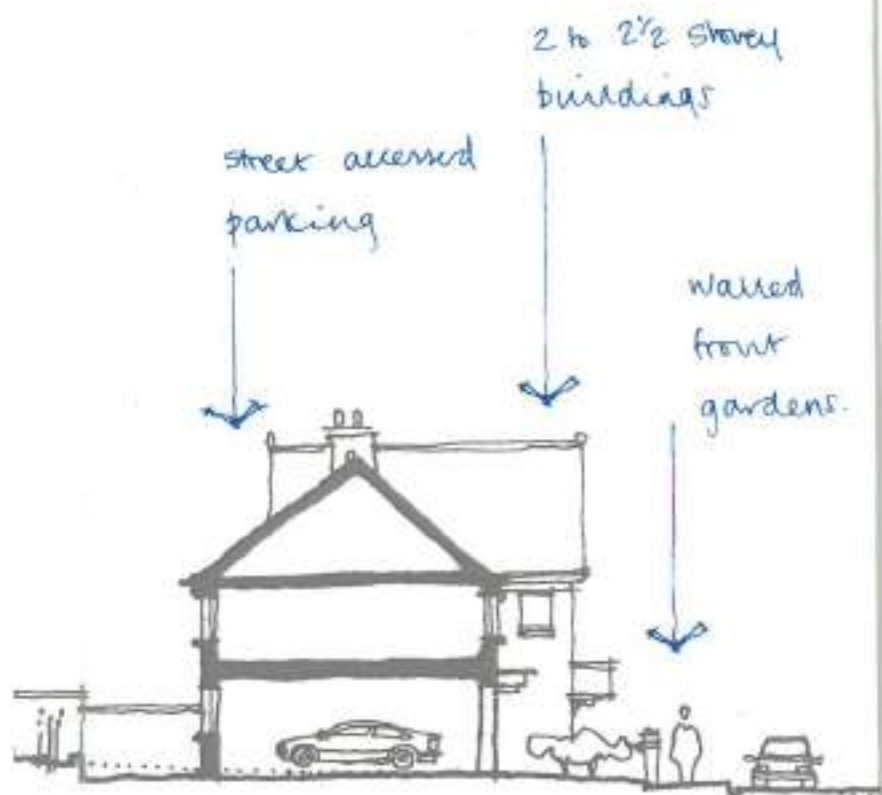
HILL ROAD

- The existing white poplar trees are retained in a broad, linear, landscaped belt.
- The front curtilages to the route are marked by low planting to maintain the green character.
- The front curtilages to the landscaped belt are marked by railings to ensure openness for surveillance.
- Dwellings address the landscape and poplar trees to ensure the footpaths are overlooked and secure.
- Taller buildings up to 3 storeys high are located behind the trees to balance the width of the route and the height of the trees.



INDICATIVE SECTION THROUGH
MAIN STREET WEST

Scale 1:200



2 to 5 metres wide
front curtilage.



2 metres wide
footpath.

5.5 metre
carriageway

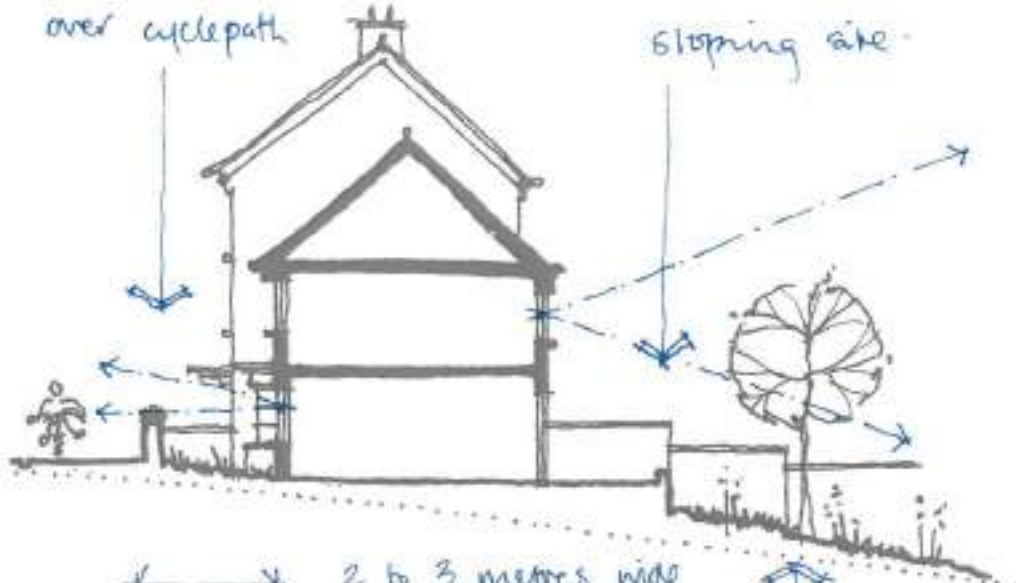


2 to 3 storeys
buildings

Bay windows
to increase
surveillance
over cyclepath

terraced rear gardens
to accommodate
sloping site

South facing views
to Penyard Park.



2 to 3 metres wide
front curtilage

3 metres wide
combined footpath
& cycleway.

Existing site slope.



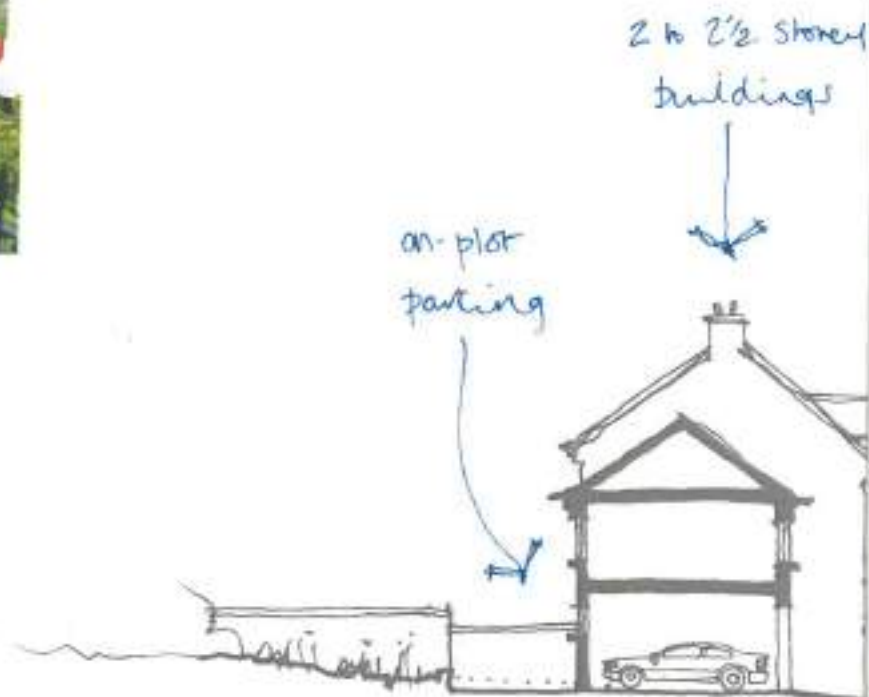
MAIN STREET WEST

- The route is narrower in width (caravan access not required) but is still contained by low walled front gardens to ensure visual continuity between Main Street East and West.
- The cyclepath continues to run alongside the southern side of the road, connecting from the site entrance.
- Taller buildings up to 3 storeys high are situated on the southern side to balance the slope of the site.
- Parking is accommodated on plot in deeper front curtilages and to the rear of the properties in shared courtyards.



INDICATIVE SECTION THROUGH
CHURCH VIEW

Scale 1:200



1 to 5 metres wide
front curtilage - marked by railings.

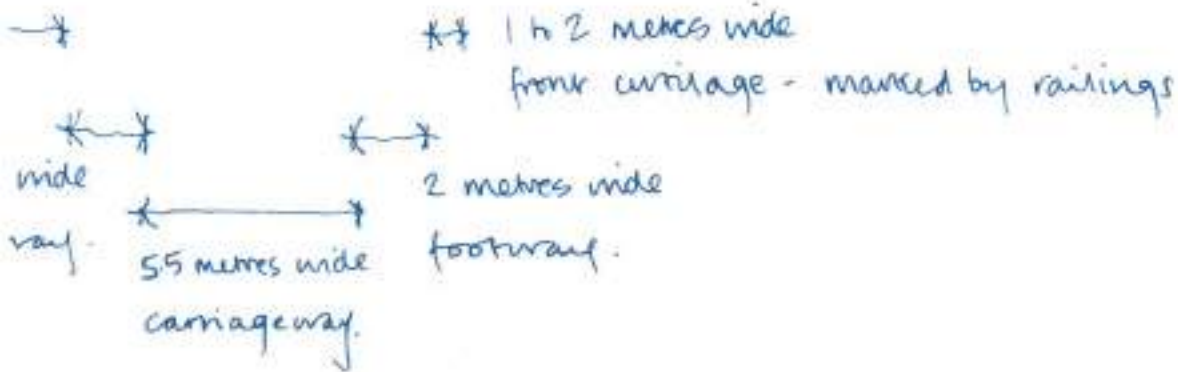
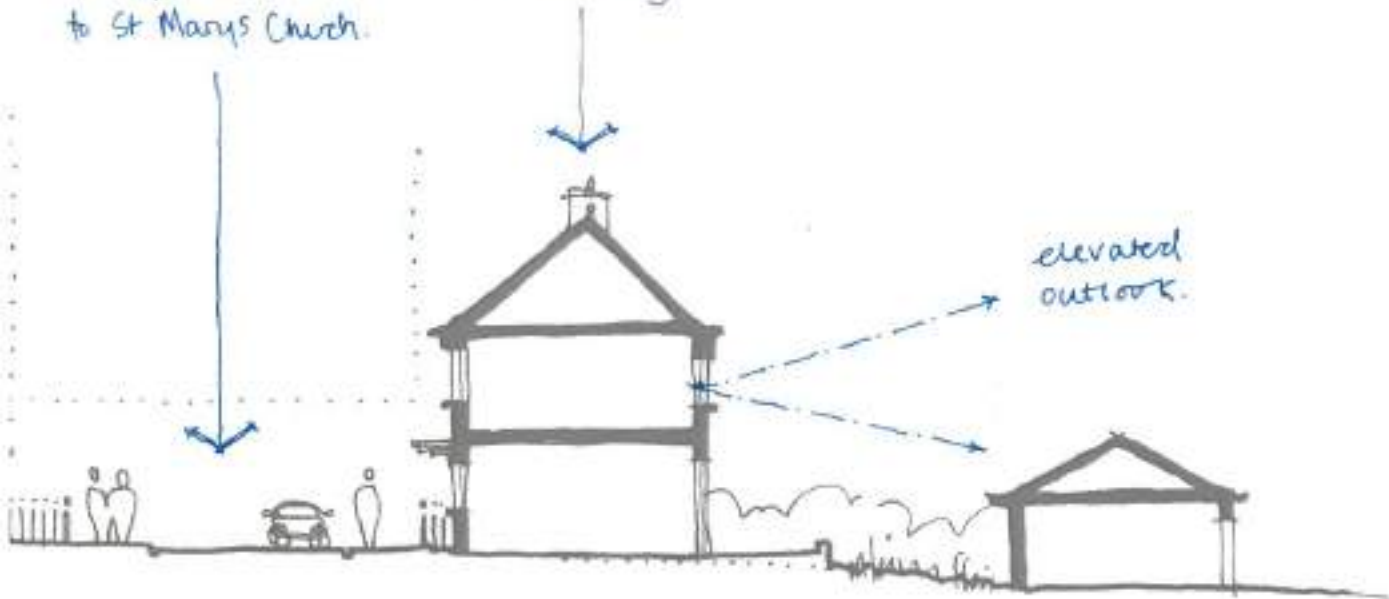
2 metre
foot



Narrow &
strong built
street realm
will frame views
to St Marys Church.

2 to 2 1/2 storey
buildings

elevated
outlook.





CHURCH VIEW



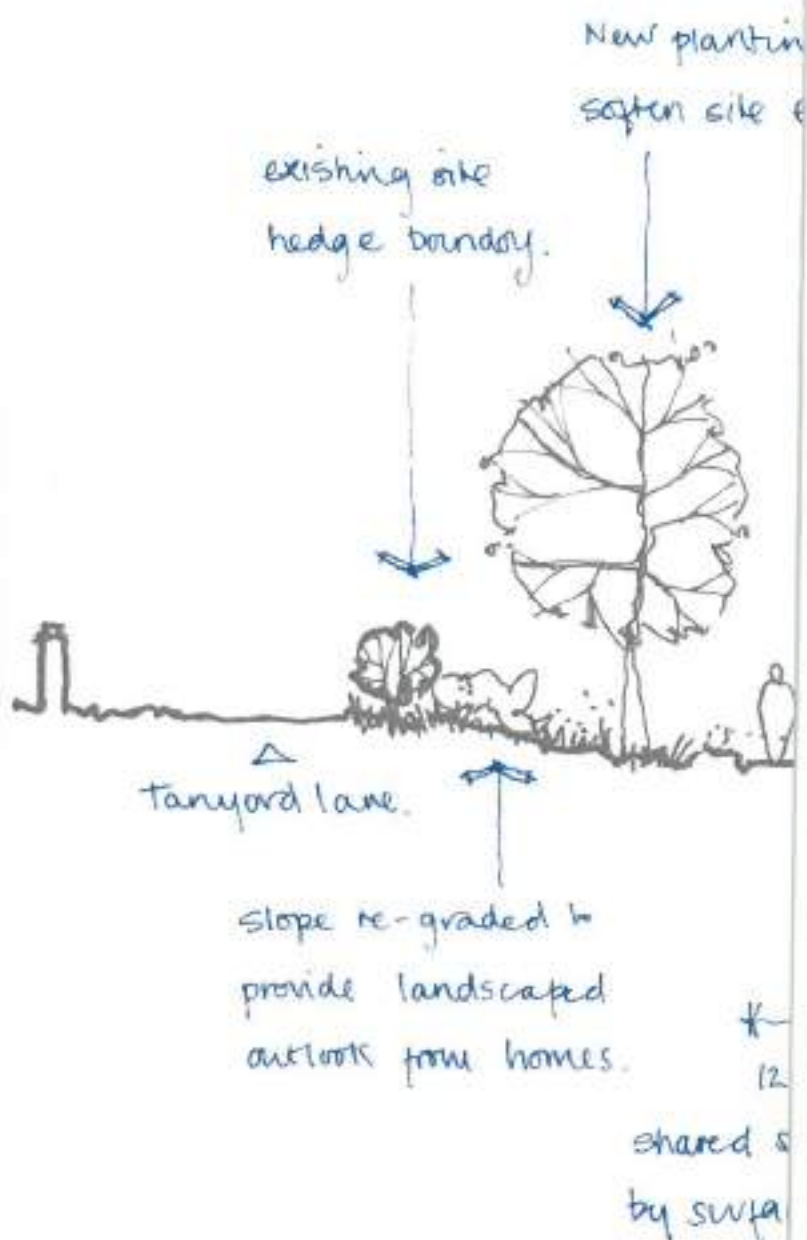
- The route is largely contained by short fronted gardens to ensure that the building line frames the view to St Marys Church.
- Two metre wide footpaths immediately adjoin the carriageway.
- Front curtilages are marked by metal railings.
- Buildings are up to 2-and-a-half storeys high to enclose the view down the sloping street.
- Parking is accommodated on plot in some deeper front gardens and to the rear of the properties in shared courtyards.



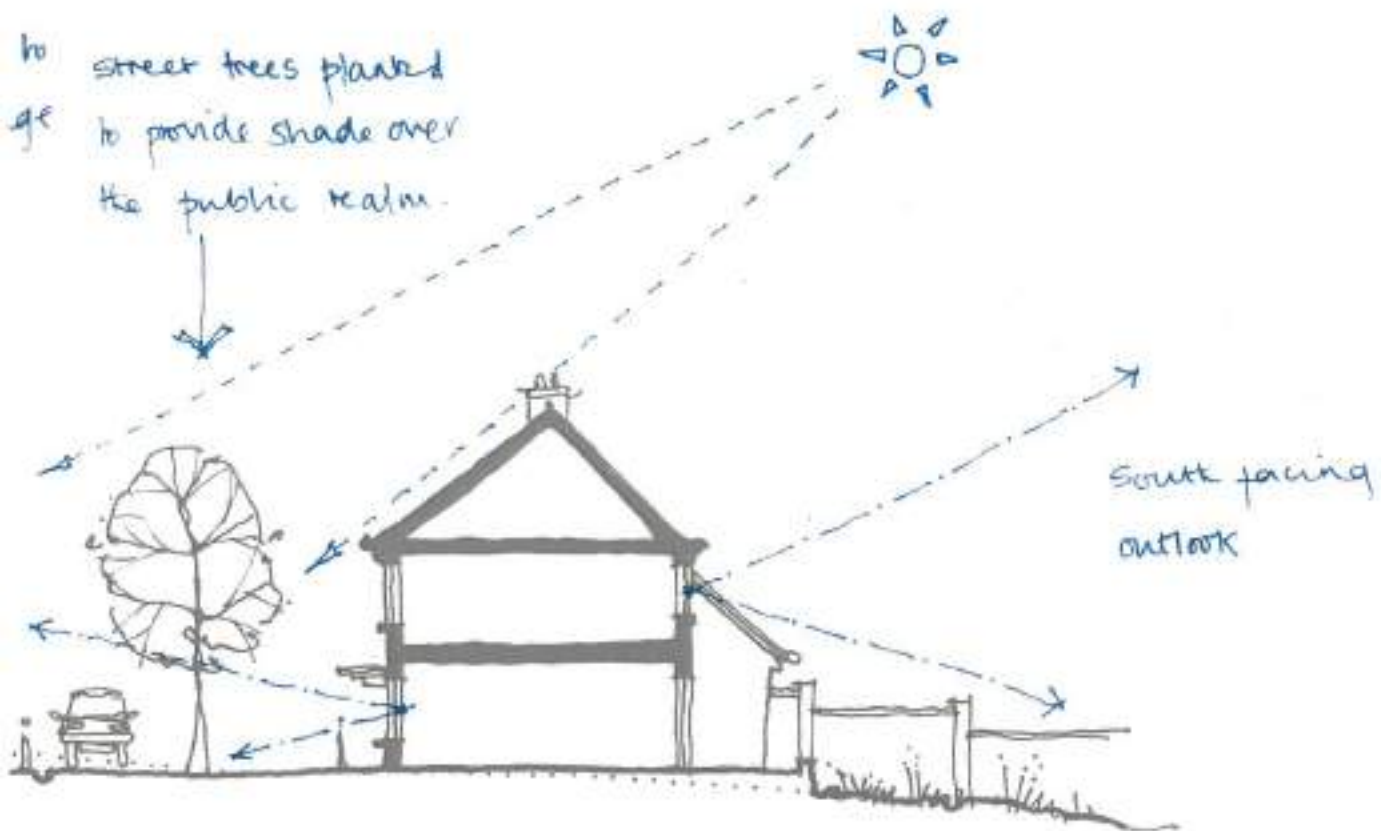
INDICATIVE SECTION THROUGH
TANYARD WALK AND TANYARD LANE

Scale 1:200

- Tanyard Walk will be a slow speed route using shared surface materials to denote an informal street realm and street trees to provide shade and variety to the route.
- The short front curtilages are marked by metal railings or bollards to ensure outlook and surveillance over the route.
- The footway to the route will be marked by dropped kerbs and bollards.
- Dwellings address the site boundary with Tanyard Lane.
- The hedge on the boundary with Tanyard Lane will remain and the edge will be planted with trees and informal native planting.



to
of street trees planted
to provide shade over
the public realm.



✱✱ 0.5 to 2 metres front curtilage
marked by railings / bollards.

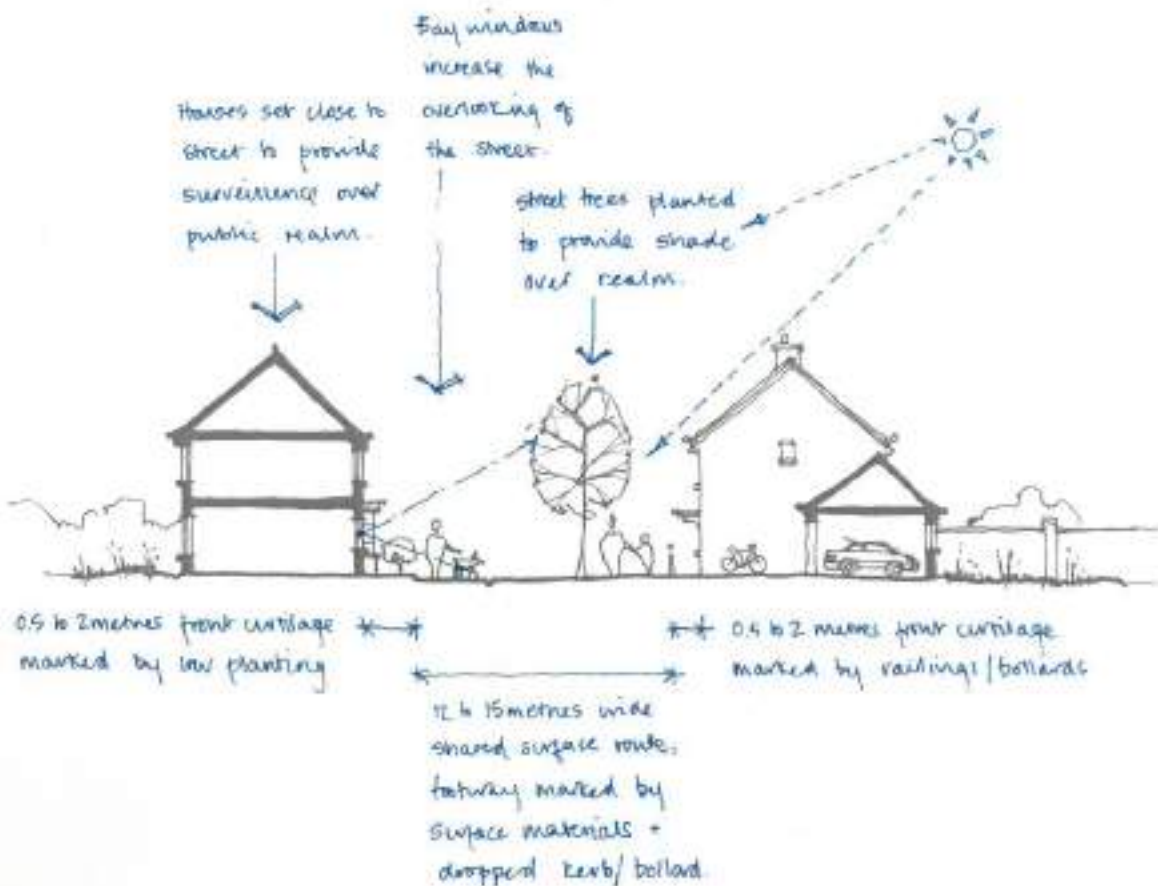
15 metres wide
face route, footway marked
materials, dropped kerb / bollard.



SHARED SURFACE STREET



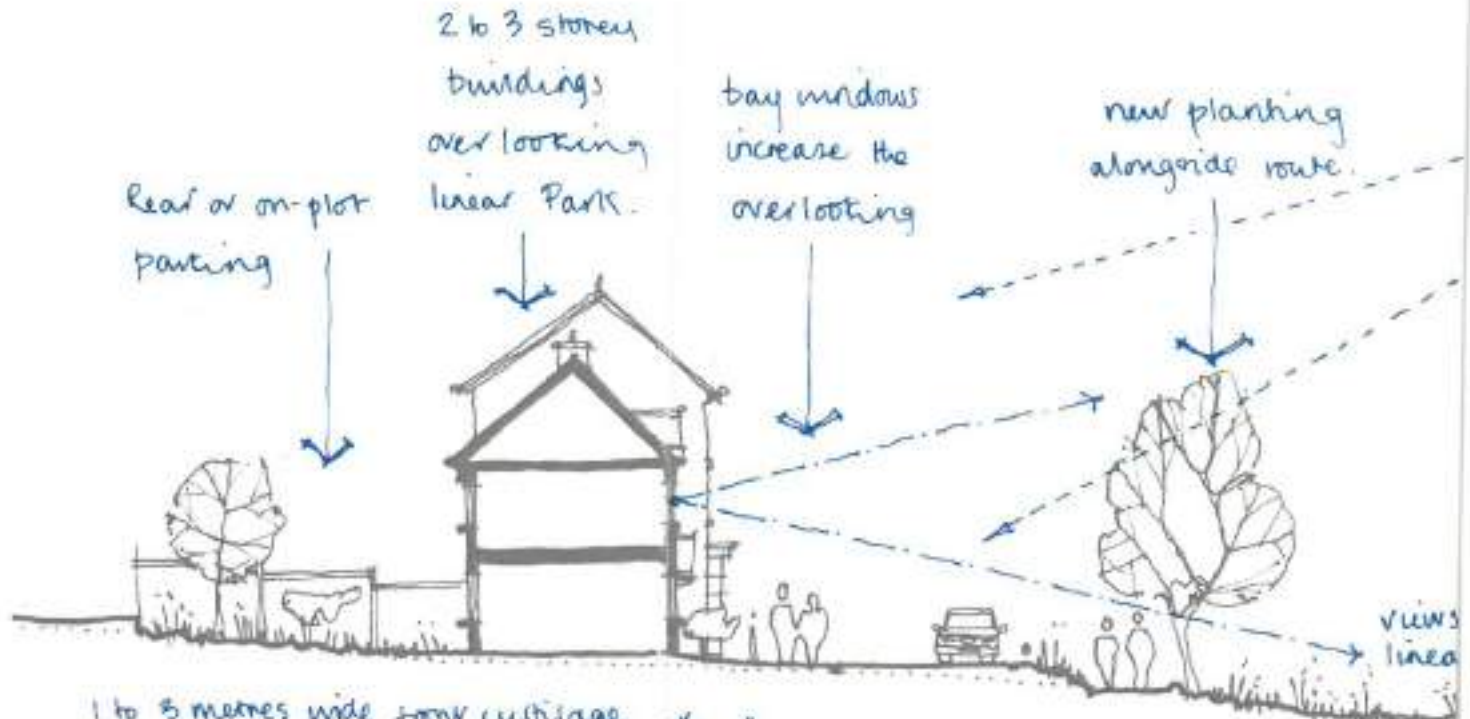
- The street will be a slow speed route using shared surface materials to denote an informal public realm and street trees to provide shade and variety to the route.
- The short front curtilages to the route are marked by metal railings or bollards to ensure outlook and surveillance over the route.
- The footway to the route will be marked by dropped kerbs and bollards.
- Dwellings will address the street to ensure natural surveillance of the route.





design guidance
street hierarchy

INDICATIVE SECTION THROUGH
TANNERY ROW
Scale 1:200



1 to 3 metres wide front curtilage. *—*
marked by railings.

2 metres wide footway *—*

— 3 metres wide

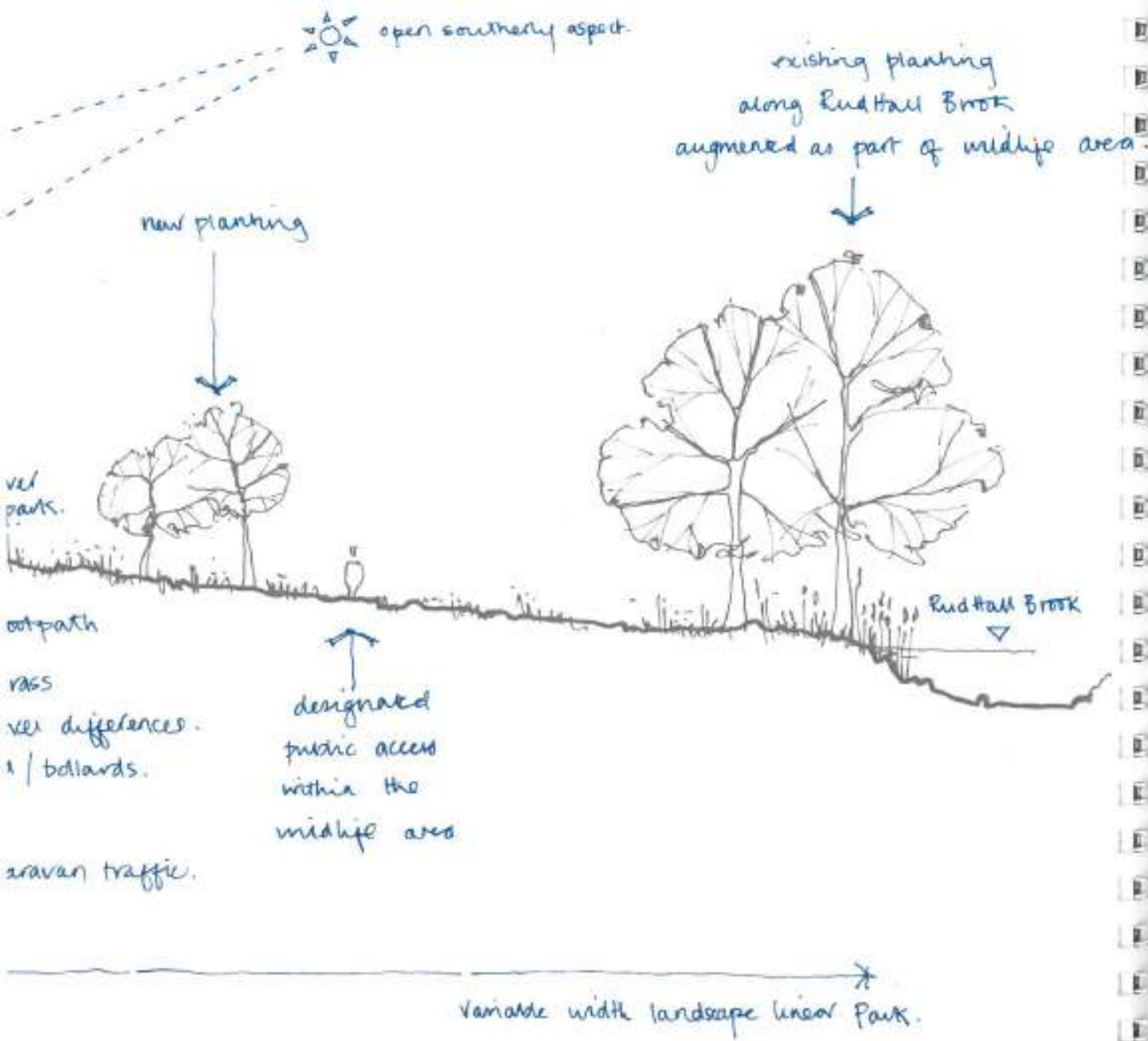
— 1 to 2 metres wide
bank to cater for
marked with trip

—

5.5 metres wide shared surface carriageway
or, 6.75m metalled carriageway to cater for possible
or, 4.8 metres wide private drive - shared surface

—







TANNERY ROW

- The route varies from 4.8 metres wide shared surface private drive, to a 5.5m wide shared surface route serving collections of dwellings, to a 6.75m wide tarmac surface road capable of accommodating caravan traffic.
- A 2 metre wide footpaths immediately adjoins the dwelling front curtilages with a grassed bank on the southern side, informally marked by bollards or trip rail.
- Front curtilages are marked by metal railings.
- Buildings can be up to 3 storeys high to form a strong frontage surveilling the sloping linear park, but must respect amenity of adjoining residential properties
- All dwellings will enjoy an open southerly aspect that must be maximised in the house design.

design guidance

Material Palette

The Tanyard Lane scheme should be constructed using locally appropriate materials, with the opportunity to source these from locally situated and sustainable manufacturers.

The site should predominantly use a combination of render and red brick, with a very small percentage of natural stone for principle buildings on key vistas or frontages. The render should be painted in a combination of white/yellow/grey/terracotta to ensure a visible complexity to the scheme, using the strong terracotta sparingly for key locational buildings.

This should be combined with plain tiles and slates on roofs of differing angles to ensure that the roofscape is varied in views from Penyard Park. The eaves heights should also be varied to ensure this diversity of form.

Front curtilages should be constructed from red brick walls and black metal railings, both formal and rural.

Surfacing materials should combine Tarmac with permeable block paviors to provide variety of surface treatments that denote spaces and entrances.

Within the Linear Park, materials should be natural and of an informal style



appendices



HEREFORDSHIRE COUNCIL PARKS AND COUNTRYSIDE SERVICE**PLANNING & DESIGN FOR OPEN SPACE: STANDARD REQUIREMENTS FOR NEW HOUSING DEVELOPMENTS****SIZE**

All public open space located within a new housing development should be an integral part of the development. They should be:

1. Functional, Usable and Accessible.
2. Spaces should ideally be of "village green" size and not small areas dotted around, e.g. SLOAP areas - (Space Left Over After Planning).
3. It should be located, so as to form an integral feature of the housing development and should not be in a "back-land" situation.
4. In addition to formal recreational space there is also a need to have informal areas for walking, jogging, sitting etc. depending on the size of development and links to other networks of open space.
5. For example, on larger residential development sites or sites in sensitive locations, landscaping may be provided to act as a buffer or screen and could be suitable for informal recreational uses.

LOCATION

Consideration should be given to existing open spaces and networks and in particular for links to be established where appropriate.

The siting of public open spaces on new developments should ensure no damage will be caused to properties by the legitimate use of the open space.

MAINTENANCE

Design and layout of open spaces should ensure maintenance machinery access and use is considered.

No "steep" grass banks to hinder mowing machinery.

Small sites are often "underused or unusable" and difficult and expensive to maintain

LANDSCAPING/PLANTING

Planning conditions will include for a landscaping scheme to be approved by the Council, which should provide details of planting trees, shrubs, grass seed etc. for open space areas.

Public Open Space will be sown with grass seed mixture suitable for site-use and landscaping (trees and shrubs) will be in accordance with the location and site conditions.

Public Open Space should have adequate perimeter protection to prevent the unauthorised entry of vehicles on to the area and to ensure the safety of uses of the area to any adjacent roadway
Public Open Spaces may need to have litterbins and/or seats provided for users of the area.

ADOPTION/COMMUTED SUMS

The acquisition of new public open space areas (including children's play areas) will engage the Council in increased revenue maintenance funding in future years.

Any open space within a development intended/agreed for Adoption by the Council will require the developer to pay a Commuted Sum to cover the maintenance costs for 10 years.

Whilst "left over" areas of amenity areas will not form part of the open space provision, they will be eligible for adoption and future maintenance under the Council's separate scheme for adoption.

CALCULATING COMMUTED SUMS

For improvement or provision of Public Open Space, the calculation of the commuted sum is based on actual costs of cutting and maintaining play areas over a 10 year period, together with any remedial works necessary before the adoption of the open space by the Council. The cost is based on year one prices multiplied by 10 and does not account for any element of inflation during that period.

TARIFF FOR CALCULATION OF COMMUTED SUMS 2003

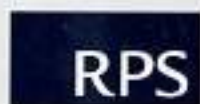
Grounds Maintenance figures to increase by 3% p.a

• Fortnightly Grass Cut and Drop – April to September	£17.45 per 100m ²	X 10 years
• Weekly Grass Cut and Drop – April to September	£32.40 per 100m ²	X 10 years
• Bank Cut – May and September	£6.25 per 100m ²	X 10 years
• Hay Cut – August	£3.50 per 100m ²	X 10 years
• Trees, Whips	£0.62	X 10 years
• Trees, Heavy Standard	£7.48	X 10 years
• Trees planted less than 5 years	£2.50	X 10 years
• Trees planted over 5 years	£1.25	X 10 years
• Trees, Mature	£6.25 per tree	X 10 years
• Trees, Heavy Standard – Supply/Replacement of dead tree	£74.70 per tree	
• Formal Shrub Bed	£2.18 per m ²	X 10 years
• Informal Shrub Beds	£0.62 per m ²	X 10 years
• Flower Beds	£10.28 per m ²	X 10 years
• Rose Beds	£4.36	X 10 years
• Hedges, including Laying once within 10 years	£2.58	X 10 years
• Fencing, Metal	£0.25 per m	X 10 years
• Fencing, Wood	£1.00 per m	X 10 years

Play Area figures to increase by 5% p.a in line with average increases from Suppliers

• Play Area Maintenance Based per £5,000 (or part) combined value of play equipment, safety surfacing and fencing:	£125	X 10 years
• Play Area Inspections & weekly inspections plus annual independent inspection:	£368 per site	X 10 years
• Play Area Re-surfacing (Wet pour or Tiles):	£81 per m ²	Once
• Play Area Loose Fill Annual Top Up:	£12.70 per m ²	X 10 years

NB In view of current legislation regarding Disabled Access to playgrounds loose fill safety surfacing will not be acceptable for any sites that the Council may adopt after the end of 2003



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