

# Regulation 14

## DRAFT KINGTON AREA NEIGHBOURHOOD PLAN

### Kington Town

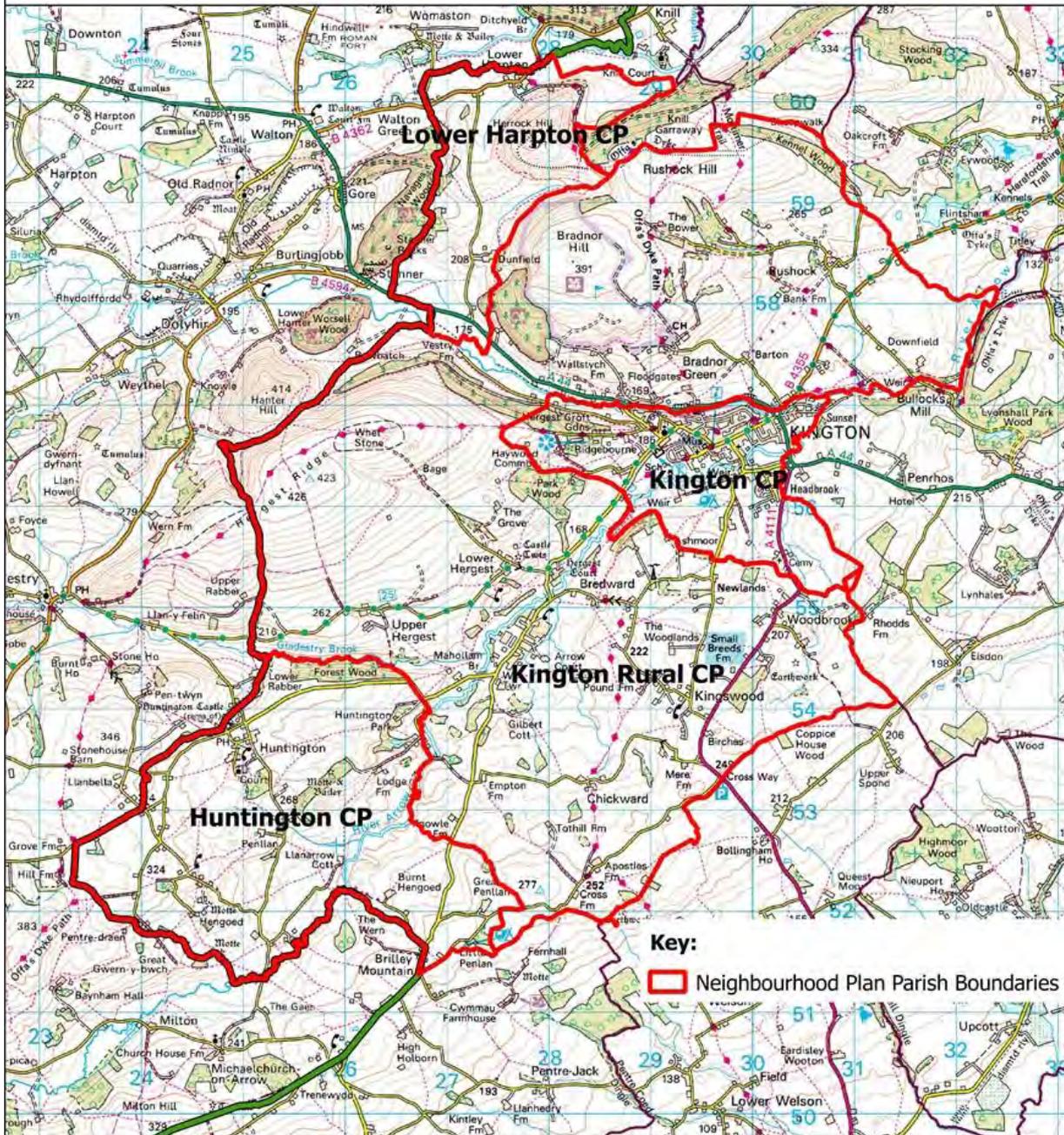
### Kington Rural and Lower Harpton Group Parish

### Huntington Parish

## Neighbourhood Development Plan Area

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Drawn by Lewis Goldwater April 2017

Scale: 1:50,000



## **PUBLIC CONSULTATION**

This is a Consultation Document. The Draft Kington Area Neighbourhood Development Plan (KANP) is now at its Regulation 14 stage and available for comment for the next 6 weeks.

The comments received will be analysed and amendments made to the Plan where appropriate and justified.

Following this consultation, the Plan will be submitted to Herefordshire Council for a six week publicity period and will then undergo Independent Examination.

Subject to a successful examination, the Plan will proceed to a local referendum and if a favourable response is received will be formally adopted and form part of the Development Plan and used to determine planning applications.

A consultation statement accompanies this Plan and documents the consultations that have been undertaken and how the outputs of these activities have informed the progression of the Plan to its Draft stage.

The Steering Group is grateful for the interest and participation of all residents in the development of the Neighbourhood Plan and looks forward to continuing the conversations as the Plan moves forward.

Alongside this Plan a special issue of the Kington Chronicle which will provide a summary of the Plan policies, will be distributed to all households in the three parishes. This will contain a short questionnaire with details of how to complete it on line or return by post. Alternatively we are happy to receive more detailed comments on the plan. All responses to this consultation will need to be received by July 17<sup>th</sup> 2017. You can send your comments and completed questionnaires:

- By post to The Clerk , Kington Town Council, Old Police Station. Kington. HR5 3DP
- You can also send by email to The Clerk [clerk@kingtontowncouncil.gov.uk](mailto:clerk@kingtontowncouncil.gov.uk)

Alternatively you can deliver by hand to Kington Library, Kington Post Office, the Old Police Station and Kingswood and Huntington Village Halls.

All comments received will be carefully considered by the Neighbourhood Development Plan Steering Group and used to inform progression of the Plan.

Thank you for your time and interest. As part of this consultation, there will be an exhibition in the Library with staff on hand to answer questions. Please do try and attend and let us have your views.

## **ANY QUESTIONS?**

Email: [clerk@kingtontowncouncil.gov.uk](mailto:clerk@kingtontowncouncil.gov.uk)

Call Martin Fitton - Chair KANP - 01544 232751

or

Ros Bradbury - Secretary KANP - 01544 230615

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## **1. Introduction: What is a Neighbourhood Development Plan?**

- 1.1 In 2011 Parliament passed The Localism Act which gives communities more control over development within their neighbourhood through the production of a Neighbourhood Development Plan (NDP). While NDPs allow a local say in terms of future development proposals the Plan has to be in conformity with Herefordshire's Core Strategy and with the National Planning Policy Framework (NPPF). The Plan must also be acceptable to local people who, under the Localism Act, can accept or reject it in a referendum. Once adopted an NDP becomes part of the County's development plan framework and used to guide decisions on planning applications and other development proposals.

## **2. The Kington Area Neighbourhood Plan (KANP)**

- 2.1 In 2013 the councils of Kington Town, Kington Rural & Lower Harpton and Huntington decided to join together to produce a Neighbourhood Plan that would cover the whole area of the three councils. A Steering Committee was formed comprised of councillors from all three councils to draw up the Plan, ensuring that all local residents would be involved in consultations and commenting on drafts.
- 2.2 A variety of methods have been employed to engage and consult everyone living and/or working in the Plan area. The Steering Committee has held open meetings regularly in order to involve the whole community in the development of the Plan; the Minutes have been available on the Kington Area Neighbourhood Plan (KANP) website and members have reported back to their councils.
- 2.3 An interactive website, [www.kingtonareaplan.org.uk](http://www.kingtonareaplan.org.uk), articles in the Kington Chronicle, leaflets delivered to every household, have reported progress and discussed possible future work, questionnaires, tailored to each parish, two-day drop-in displays with facilities to make comments, ask questions etc and focussed meetings with parish and town councillors about specific issues have all been used. Five public meetings were held in Kington, each one on a specific topic, housing, the economy, the environment, transport and sustainability. People present were invited to discuss and make suggestions about how the topics should be addressed in the Plan. The emphasis throughout has been to discover what local people would like to see happen in the area and to consider how they would like it to be by 2031. Further details of these events and the outcomes are provided within the accompanying Statement of Community Involvement that has been prepared as part of the KANP.

### **3. Our Aim for the Kington Area Neighbourhood Plan**

- 3.1 Our aim in drafting this Neighbourhood Plan is to facilitate required development whilst sustaining and improving the high quality townscape of Kington and the landscape of the rural parishes in which it sits.
- 3.2 In achieving this we also want to build a community that will be resilient through implementing sustainable policies. In the Plan these are presented in the sections on the environment and infrastructure but they are central to how we want to guide all development for our community.
- 3.3 A major focus of this plan are policies for meeting our housing obligations set by the Herefordshire Core Strategy to find sites for 215 new dwellings in the Plan area; 200 in Kington Town and 15 in the Hergest Area of Kington Rural.
- 3.4 We have been set the task of finding these sites whilst protecting the high quality landscape in which Kington is situated has made this a very exacting task.
- 3.5 Our consultation with the local community shows that small housing sites are preferred to large estates. In part, we have met this desire; but there is a lack of such sites given the appropriate protection of much of the parish area. This has required about half the development to be focused on one larger site. In choosing this site we have been guided by a detailed assessment of how the landscape impact can be minimized. A masterplan has been prepared to show how this can be achieved.
- 3.6 We aim to sustain an economically viable neighbourhood while enhancing our very special environment

### **4. Description of Neighbourhood Plan Area**

- 4.1 The Plan area lies in north-west Herefordshire and is defined by the Parish boundaries of KingtonTown, Kington Rural & Lower Harpton and Huntington. It is bordered to the east by the Parishes of Lyonshall and Titley, to the south by Eardisley, Brilley and Michaelchurch, and by Powys in Wales to the west. A map of the KANP area is on the front cover.
- 4.2 Kington Town is the smallest of Herefordshire's market towns with a population of just over 3,000. Kington Rural & Harpton has a population of 463 and Huntington 93. Kington Town is an important service centre for its rural hinterland. Kington Rural & Lower Harpton are without any facilities except for one Community Hall at Kingswood. Huntington village, which contains the ruins of a castle, was as important if not more important than Kington in the thirteenth century. Huntington is now small but possesses a Village Hall, two churches and a public house
- 4.3 The whole area lies in beautiful countryside that is part of an area accepted by Natural England as a strong candidate for designation as an AONB. This high quality landscape setting is valued locally. However, it creates challenges for the area in supporting rural regeneration and enhancing Kington's role as a service centre and meeting its growth requirements. A landscape assessment has been prepared as part of the Plan's evidence base. (Appendices 17 & 18)

The town has 140 listed buildings, Kington Rural & Lower Harpton 9 and Huntington 12 (see Appendix 17)

- 4.4 Parts of the NDP area are remote and overall it is sparsely populated. Access to services can be difficult, but Kington and the Welsh towns of Hay on Wye and Presteigne play important roles as service centres.
- 4.5 The NDP area is made up of upland hills from where narrow valleys broaden to flat bottomed intensively farmed lower valleys and lowlands to the east. Isolated grey stone farmsteads give way to villages, more frequent hamlets and large farmsteads of stone and timber framed buildings.
- 4.6 Herefordshire Council's Rural Housing Background Paper (March 2013) states that the Kington rural Housing Market Area (HMA) has some of the lowest rural house prices in the County, as well as one of the highest proportions of second home ownership.
- 4.7 The area has a somewhat different employment profile from that of Herefordshire as a whole. Locally there are more self-employed people and more working in agriculture, construction, transport and accommodation than in the rest of Herefordshire and a greater number of people working in skilled trades. While a proportion work in the Town or nearby, many travel daily to other parts of Herefordshire or to Powys and further. There is a higher proportion of residents aged 65+ than in the remainder of Herefordshire and a lower proportion of children.
- 4.8 Recent statistics show that average earnings in Herefordshire are 14% lower than the average for the West Midlands and 21% lower than in England, with a large gender pay gap. Houses at the lower end of the market cost 8.4 times the average earnings of lower earners. Herefordshire has the worst housing 'affordability' level of all West Midlands authorities; there is an obvious need for subsidised housing. While the Kington neighbourhood is not one of the 25% of most deprived areas in England, as is nearby Leominster, it is not anywhere near the most prosperous.
- 4.9 The industries that currently employ the largest number of people in Herefordshire are manufacturing, health, retail and education, a pattern that is not replicated in the Kington Neighbourhood Plan Area. Although locally a slightly larger percentage is employed in agriculture when compared with the county as a whole the numbers are relatively very small. Kington is a small Market Town, surrounded by farms and related enterprises so other categories of work, such as transport, support, or are being supported by agriculture.
- 4.10 The Kington Stock Market operates with a good trade in sheep weekly and in cattle monthly. It is the only Market Town in Herefordshire apart from Hereford City, where a Stock Market still flourishes.
- 4.11 Kington Horse Show and Agricultural Society, which takes place every September, is one of the largest one-day shows in the County providing a showcase for traditional agriculture with livestock and horticulture competitions as well as family entertainment and shopping opportunities.
- 4.12 A more detailed description is provided below of Kington Town, the Parishes of Kington Rural & Lower Harpton and Huntington.

## Kington Town

- 4.13 Kington lies 2.0 miles (3.2 km) from the border with Wales and, despite being on the western side of Offa's Dyke, has been English for over a thousand years. The town is in the shadow of Hergest Ridge, and on the River Arrow, where it is crossed by the A44 road. It is 19 miles (31 km) north-west of Hereford, the county town. Nearby towns include Presteigne, Builth Wells, Knighton and Leominster. The A44 road heads around the town on a bypass; it previously went through the town centre
- 4.14 In the 11<sup>th</sup> century, Kington had a castle which was sited to the north west of the present town of Kington above the Back Brook on Castle Hill. All that remains of Kington Castle today is a great outcrop of rock topped by a few fragmentary earthworks. The old town clustered around the castle and Norman church on top of a defensive hill above the Back Brook. In the 13th century the new medieval town was formed to the south east of the hill and became primarily a wool-trading market town on an important drover's road.
- 4.15 Kington today is an unspoilt market town on the borders, and forms the smallest of the five market towns in Herefordshire with a population of 3,300 (mid 2011). The town retains the medieval grid pattern of streets and back lanes with its Town Centre being dominated by the Victorian red brick Market Hall (1885). The busy High Street provides the retail focus for the town and is occupied by a number of independent stores. In addition, the town has the Burton Hotel, a supermarket located off Mill Street with two other medium sized supermarkets in the Town Centre, as well as a livestock market, situated off Duke Street, a regular local Friday market and occasional Saturday markets. The River Arrow and its flood plains are located to the south of the Town Centre.
- 4.16 Kington has a Conservation Area which was designated in 1969 (see Appendix 13 on page 65). The Conservation Area includes unique features including high walls that stand on the boundary lines of medieval burgage plots and now delineate pedestrian lanes. Eight character areas have been defined within and adjoining the conservation area. These include the Town Centre, River Meadows, Church Hill and Crooked Well. The town has many listed buildings as well as unlisted buildings of local interest.
- 4.17 The town also has St. Mary's Church, Baptist Chapel, St. Bede's Catholic Church, Kingdom Hall, the Kington Museum, cricket ground and football ground where Kington FC play. Kington Golf Club is located at 1,100 feet (340 m) above sea level on Bradnor Hill making it the highest golf club in England. Near the town is Hergest Croft Gardens, part of the Hergest Estate.
- 4.18 The town has a primary school and a combined secondary school and sixth form — the Lady Hawkins' School.
- 4.19 A aptly named 'a centre for walking' Kington carries Walkers Are Welcome status, hosts its own walking festival Kington Walks every September. The Town is situated close to the Offa's Dyke Path, The Mortimer Trail, The Arrow Valley Trail, The Herefordshire Trail and the soon to be launched Wyche Way.

## Kington Rural and Lower Harpton

- 4.20 The two Parishes of Kington Rural and Lower Harpton are combined into a single local government area. Together they form the rural hinterland of Kington Town which lies on the eastern edge of Kington Rural and abutting the parish boundary of Lyonshall. In landscape terms Kington Rural forms the backdrop for Kington Town; the hills and woods that form an envelope round the Town are much-valued by everyone in the whole neighbourhood, especially Hergest Ridge and Bradnor Hill, both topographically significant features in the landscape.
- 4.21 Both Lower Harpton and Kington Rural share their western boundaries with Wales. Lower Harpton is about one third the size of Kington Rural and lies on its north-west edge. Both parishes are rural with some clusters of dwellings but people also live in scattered farmsteads, houses or cottages. None of the clusters now have any facilities such as a school, shop, pub or church, except one well-used Community Hall at Kingswood within Kington Rural.
- 4.22 The A44 runs east/west through Kington Rural and on the southern edge of Lower Harpton; the A4111 going south from Kington is close to the eastern edge of Kington Rural. Public transport consists of a regular weekday bus service from Kington, westwards to Llandrindod Wells and southwards to Hereford. For people in both parishes Kington is where they shop, visit the surgery, go to school and use other facilities such as the Library the petrol station and the busy livestock market.
- 4.23 The parish of Lower Harpton has 28 on the electoral roll. Bradnor Hill rises steeply on the eastern boundary of the parish. Herrock Hill rising to 371m, is a prominent feature in the north east of the parish. The parish boundary at the south -east end skirts the eastern edge of Stanner Rocks, an SSSI. Herrock Hill is grazed by sheep while most of the land below the Hill is made up of fields bounded by hedgerows, much of it pasture but with some arable and a few small stands of trees. The sole continuous route through the area is an unclassified north-south track. The two largest houses, each have other associated buildings or barns, Lower Harpton Farm and Dunfield House, the latter listed grade 11.
- 4.24 About one third of the parish of Kington Rural lies to the north and north-west of Kington, and separated from the other two thirds to the south and south-west of Kington by a valley along which runs the A44 and the Back Brook. Bradnor Hill (371m) in the northern part and Hergest Ridge (426m) to the south have the same geological origins. The Back Brook runs from west to east joining the River Arrow on the east side of Kington. Kington Rural Parish has 460 people on the electoral roll.
- 4.25 The A4111, a route from Kington to Hereford via Eardisley lies towards the eastern edge of the parish. The C1072 leaves Kington near the church and carries traffic south-westwards along the valley of the River Arrow. Other roads are minor ones, some only single track.
- 4.26 Bradnor Hill contains old stone quarry workings, one of which is a designated SSSI. Both Hergest Ridge and Bradnor Hill are designated LWSs and are open upland rough grazing land supporting flocks of sheep and on Hergest, ponies. The remainder of the land in the parish is principally farmed pasture with some arable and some significant areas of woodland.
- 4.27 Much of the parish consists of undulating hills and valleys with the relatively sparse population either in isolated farms or in small settlements. The principal settlements are the hamlets of **Rushock** about one mile east of Kington, **Bradnor** a similar distance to the north of the town and **Floodgates** with Newton and Wallstych Lanes to the north-west of the town

and separated from it by the A44. To the west are **Lower and Upper Hergest** and to the south, **Kingswood** which contains Pembers Oak, Lilwall and Chickward.

- 4.28 The only settlement with any facility beyond a post box is Kingswood with a Community Hall.
- 4.29 The farms in the parish vary in size but none would be classified as large; most are owner-occupied or with long-term tenants. The whole area is characterised by an intricate pattern of fields bounded by hedgerows, many containing fairly old trees.
- 4.30 Local people express a deep attachment and appreciation of the rural area and attribute its character to the existence of small farms many having been continuously worked by succeeding generations of the same family. Ownership of such a heritage is both emotional and economic. It is attractive also to people from elsewhere who enjoy walking, cycling and have an interest in the countryside. They stay in local Bed and Breakfast or self-catering accommodation
- 4.31 There are several woodlands registered as Ancient or Ancient and Replanted, Kennel Wood to the north of Rushock, Park Wood which is part of the Hergest Estate to the west of Kington, and six sections of Kingswood to the south of Kington.
- 4.32 Kingswood, on land rising southwards from the Arrow Valley to about 255m was, for several centuries, covered by large areas of woodland, gradually cleared during the middle of the 19th century when the Enclosures Act resulted in much of it being sold and partitioned. The six currently designated sections of woodland are survivors and contain many fine specimens of native trees, some of which show evidence of old pollarding regimes. The Birches Farm in the southern tip of Kingswood is a registered SSSI now owned by the Herefordshire Wildlife Trust and being farmed to high ecological standards so as to sustain the rich flora and fauna in the fields and hedgerows. Some fields in Kingswood, formed as a result of woodland cleared by the Enclosures Act, are noticeably rectangular contrasting with the older smaller fields with sinuous boundaries.
- 4.33 There are some notable very old timber-framed farm houses which point to the durability of local materials well-crafted. Others are built of locally produced bricks.
- 4.34 Kingswood has a Community Hall, and an annual popular Kingswood Show. The Small Breeds Farm and Owl Sanctuary is a tourist attraction.
- 4.35 The whole parish has a large number of public footpaths, many well-used. Some of them are on ancient 'green lanes', 'sunken' lanes and old routes connecting farms and settlements, some identified as droving roads used when large flocks of sheep, cattle or geese were driven from mid Wales to England. Several fields in Kingswood used to be common land where large flocks were held, watered at Moseley Mere and rested before moving on, initially on foot, but later by rail from Kington Station. Sections of the long-distance, popular pathways, Offa's Dyke Path, the Herefordshire Way and the Mortimer Trail pass through the area.
- 4.36 Lower Hergest contains Arrow Court Industrial Estate, the site of a large WW11 Army Camp and American Field Hospital. A number of the ex-army buildings have been converted into small work units for light industry and it is designated employment land. On the opposite side of the road is a large turkey-rearing complex. A small number of individual dwellings are nearby but the largest cluster of houses is Arrow View, some 20 houses built in the post-war period, initially intended for low-cost tenancies.

## Huntington Parish

- 4.37 The Parish of Huntington is situated in a remote and sparsely populated area on the western fringe of Herefordshire some 4 miles south west from Kington, bordering Wales. The parish is of high landscape quality as shown by the detailed landscape evaluation, with the western Section being considered for designation as an Area of Outstanding Natural Beauty. The area in the past has been considered for inclusion in the Brecon Beacons National Park
- 4.38 Huntington is very much a rural parish of some 47 dwellings and 93 residents, there are no specific centres of population or concentrations of dwellings, with properties being widely spread throughout the parish. The parish has approximately 780 hectares of land which is bisected by the River Arrow, the majority of land usage is grazing and arable interspersed with pockets of woodland. The population density is 0.1 persons per hectare which is very low in comparison to Herefordshire generally, at 0.8 persons per hectare.
- 4.39 There are 8 farm businesses and a number of small holdings within the parish. Agriculture is by far the largest employment sector with income being mainly derived from cattle and sheep with some arable farming. In order to diversify, cherries grown under poly tunnels have been introduced by two farmers in the last few years. Parishioners are generally fully aware of the importance of farming, and in the parish questionnaire 96% of respondents felt that family farms should remain a feature of the community.
- 4.40 The rural nature of the parish with its unspoiled beauty and tranquillity is much appreciated by parishioners and visitors alike, with a number of popular footpaths and bridleways throughout the parish being enjoyed by many. Huntington's landscape, ever changing with the seasons, is a managed rather than a wild countryside, consisting of a patchwork of fields, woods, and hedges intersected by brooks, paths and lanes. There are excellent views from many vantage points throughout the parish of the Black Mountains in Brecknock, Hergest Ridge in Herefordshire. The Malverns in Worcestershire, Clee Hill in Shropshire and May Hill in Gloucestershire. The parish questionnaire identified areas of specific historical and environmental importance such as the Castle, the Chapel, the Church, Rainbow Meadow and the River Arrow and its Water Meadows.
- 4.41 Huntington has a very strong community identity and spirit. Unusually for its size it still retains a public house, a modern village hall built in 1996, as well as a Church and Chapel. Village events such as the annual Huntington Fete are always enthusiastically supported by parishioners.
- 4.42 The parish questionnaire was completed by 51 of the 89 parishioners on the Electoral Roll giving a very positive attitude and response about the parish and an understanding that the Neighbourhood Plan gives everyone an opportunity to look carefully at what needs to be done for the future of Huntington. The questionnaire also highlighted that a large proportion of people do their main food shopping in Kington. Other facilities in Kington used on a regular basis include: the Surgery, bank, post office, library, livestock market and recreation ground. Clearly the economy of Kington is linked to that of Huntington.
- 4.43 Whilst the population numbers have remained stable over the last decade, it is very noticeable that the average age is ever increasing, as young people have not been able to move into the village due to a combination of high property prices, planning constraints on new development and the lack of employment opportunities. Parishioners primarily fall into four groups: a rather small number of young people 18 or under approximately 6%; people living and working in the parish - predominately farming; people living in the parish and working elsewhere; and retired people, living in the parish for 'quality of life' reasons.

4.44 Houses are in the main either of traditional stone construction or traditional timber framed with slate or tiled roofs. Most properties are two storey and are generally owner occupied with one property being utilised as a second home. In the parish questionnaire 34 people stated that any new properties should be in keeping with existing buildings; and 26 people stated local materials and traditions should be used. There are 13 Grade II Listed Buildings and scheduled Monuments in the parish including: -

- K6 telephone kiosk adjacent to the Old Post Office
- Goffs Endowed School
- Huntington United Reformed Church
- Church of St Thomas a Beckett
- Remains of Huntington Castle

## **5. Development requirements**

- 5.1 The Herefordshire Council adopted Core Strategy provides the framework for future land use and development within the County for the period 2011-2031. This KANP has been prepared to meet the development requirements of the Core Strategy. It must and does comply with all the Policies identified in the Core Strategy
- 5.2 The Core Strategy vision for Kington places significant emphasis upon the creation of new homes, including affordable housing, employment opportunities, delivery of and access to services, reducing the need to travel to other centres, and utilising the natural and historic environment as economic assets, all within significant environmental and locational constraints
- 5.3 The Core Strategy identifies in Policy KG1 the following development requirements to be delivered in Kington Town over the period 2011 to 2031, and places responsibility for meeting the requirements on the Neighbourhood Plan.

### **Core Strategy Policy KG1 – Development in Kington**

**Kington will accommodate around 200 new homes during the plan period. A Neighbourhood Development Plan will allocate sites to meet this level of housing. In addition, provision for new employment uses should be brought forward to meet needs from within the Kington and West Herefordshire Housing Sub-Market Area. Development proposals for Kington will be encouraged where they:**

- **deliver affordable housing in accordance with the requirements of Policy H1;**
- **provide a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment;**
- **enable an overall density of up to 35 dwellings per hectare;**
- **enable home working;**
- **make available small scale employment sites, brought forward in balance with housing within the Kington and West Herefordshire Housing Sub-Market Area;**
- **maintain and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 200m<sup>2</sup> in gross floor space and located outside the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework, to determine whether there could be any adverse impacts on the vitality and viability of the Kington town centre;**
- **make provision for green infrastructure and amenity space, including play facilities, community access to open space, and the linking of habitats into ecological networks within and surrounding the town;**
- **make provision for or improve walking and cycling links to the town centre, schools, shopping and employment;**
- **protect, conserve and where possible enhance the historic character of Kington, in particular the Conservation Area and its significance and setting, including particular features, its heritage assets, important buildings, scenic views and the landscape features surrounding the town; and**
  - **have demonstrated engagement and consultation with the community including the town/parish council.**

## **Rural Areas**

- 5.4 The KANP area includes a significant rural hinterland which includes the Parishes of Kington Rural & Lower Harpton and Huntington. The settlement of Hergest, which lies within Kington Rural Parish, has been identified within the Core Strategy as a settlement where proportionate housing growth is appropriate through Policy RA2. In addition, Arrow Court Industrial Estate (Hergest Camp) provides employment provision.
- 5.5 Outside of the two identified settlement boundaries of Kington Town and Hergest, in the countryside, residential development will be limited to the following as detailed in Policy RA3 of the Core Strategy:
- Homes that meet an agricultural or forestry need
  - Deliver other farm diversification enterprise for a worker to live permanently at or near their place of work
  - Are necessary to support a rural enterprise to be retained or grow (such homes need to comply with all elements of policy RA3 and RA4 of the Core Strategy);
  - Replacement of existing dwellings;
  - Re-use of redundant or disused buildings where it complies with Policy RA3 and RA5;
  - Rural exception sites – small affordable housing schemes that meet proven local needs in accordance with Policy RA3 and Policy H2.
- 5.6 In summary and in accordance with the Core Strategy, the KANP needs to deliver the following:

## **Kington Town**

- Maintain and where possible enhance its role as in providing services and facilities to its hinterland
- Deliver around 200 new homes between 2011-2031; phasing may be necessary to overcome current infrastructure constraints.
- Mix and type of housing to include Affordable Housing, (target of 35%) to meet identified needs.
  - Identified sites with the least impact on the landscape
  - Support and encourage further opportunities for employment growth at Hatton Gardens
  - Support small scale employment proposals brought forward in balance with housing and a flexible approach to home working
  - Maintain and enhance the vitality and viability of the town centre as a location for shops, supported by service and tourism facilities
  - Provide green infrastructure and amenity space with more open space required
  - Support the current provision of community facilities
  - Improve walking and cycling links
  - Maintain and enhance the character of Kington

## **Hergest**

- Deliver a minimum of 15 new homes between 2011-2031.
- Safeguard existing employment land at Arrow Court Industrial Estate (Hergest Camp)

## ***Parishes of Huntington, Kington Rural and Lower Harpton***

- Restricted development opportunities which principally include allowing conversions, replacement dwellings, meeting agricultural/forestry needs and growth of a rural enterprise.

## 6. KANP Local Issues

6.1 Following consultation with the local community the following list of local issues have been identified for further consideration in the KANP:

- **Protect and enhance the local environment,**
- **Meet the development needs of the area,**
- **Address an ageing population and loss of young people,**
- **Deliver a strong, resilient rural community,**
- **Maintain and continue to strengthen a good local community spirit.**
- **Protect community facilities,**
- **Build on previously developed land where possible,**
- **Identify and protect Local Green Spaces from development,**
- **Deliver energy efficient housing to meet local needs including affordable homes,**
- **Ensure homes are designed sympathetically using local materials and traditions,**
- **Deliver homes with good sized gardens and room sizes as well as off road parking,**
- **Address the lack of job opportunities and support rural regeneration through the provision of affordable business premises, live work units, home working, support farming to collectively help retain young people and families in the area,**
- **Recognition of the importance of agriculture to the economic future of the area and its continued support**
- **Ensure local infrastructure is able to accommodate future development – utilities, flooding, local services,**
- **Enhance the role of Kington Town and its connectivity as a service centre meeting the needs of its rural hinterland,**
- **Improve the environment of the High Street in Kington and make it more pedestrian friendly,**
- **Provide linked, circular safe cycling and walking routes around Kington and the wider area,**
- **Safeguard employment land at Hatton Gardens and Arrow Court Industrial Estate,**
- **Develop Kington as a Walking Centre to support Tourism,**
- **Improve play facilities at Hatton Gardens, Crooked Well Meadow and the Recreation Ground,**
- **More facilities for younger people including a modern internet café, venue for watching films, retain the youth club,**

## **7. KANP Vision Statement**

### **7.1 Our vision for the Kington Neighbourhood Area in 2031 is:**

**In 2031 Kington Town and the Parishes of Kington Rural, Lower Harpton and Huntington will form vibrant rural communities which have delivered managed growth to meet the area's needs whilst balancing this with protection of its high quality environmental setting and will have:**

- Thriving rural communities with sustainable futures which are living in harmony with their valued rural environment;**
- Retained and enhanced the area's strong community identity and spirit;**
- Enhanced and strengthened the role and function of Kington Town as a service centre serving its rural hinterland;**
- Delivered new sustainable homes in locations agreed locally to meet a range of types, sizes and tenures appropriate for the needs of local people;**
- Delivered a robust rural economy which has delivered successful farming, supported home working whilst attracting new business and has encouraged young members of the community to gain employment locally and remain within the area;**
- New sensitively designed development built to a high quality design which enhances the areas setting and delivers high energy efficiency standards;**
- Delivered local infrastructure improvements including delivery of an improved Broadband and Mobile phone service suitable for the needs of the community.**
- A wide range of community facilities serving the local community.**

## **8. KANP Objectives**

8.1 To deliver this KANP vision the following Plan objectives have been identified:

### **KANP Objective 1**

**To protect and enhance the local natural environment for the benefit of future generations- air and water quality, green and open spaces, woodland and hedgerows, wildlife, footpaths and cycleways, and views.**

### **KANP Objective 2**

**To protect and enhance the local built environment through well designed, sustainable buildings which reflect building traditions and minimise light pollution ensuring protection of the „Dark Skies“**

### **KANP Objective 3**

**To provide managed housing growth within the NDP area to meet the requirements of the Core Strategy which includes a range of housing to meet the needs of local people, that is well designed, of a sustainable construction and is located to ensure protection of the rural character of the area.**

### **KANP Objective 4**

**To deliver the highest standard of design that will respect the scale, style and setting of the historic townscape and the rural landscape**

### **KANP Objective 5**

**To protect and enhance the role and function of Kington Town as a service centre for its rural hinterland**

### **KANP Objective 6**

**To reduce the impact of traffic in Kington High Street, make it more pedestrian friendly with safer routes and improved connectivity for cyclists and pedestrians**

### **KANP Objective 7**

**To promote Kington and its hinterland as a location which promotes small businesses, supports farming and its diversification and encourages young members of the community to seek employment locally and remain in the Parish.**

### **KANP Objective 8**

**To effectively manage development of large scale farming units/polytunnels to ensure protection of the local environment.**

### **KANP Objective 9**

**To support sustainable green tourism through small scale tourism developments and provision of suitable tourism accommodation**

**KANP Objective 10**

**To ensure important green spaces are designated as local green spaces**

**KANP Objective 11**

**To develop and enhance the green infrastructure provision in Kington linking the Town to the countryside beyond.**

**KANP Objective 12**

**To improve local infrastructure including broadband and mobile phone coverage across the entire parish to assist local businesses and residents**

**KANP Objective 13**

**To ensure that development proposals take full account of the potential for flooding and management of surface water through alleviation measures so that new development does not exacerbate the likelihood of flooding on surrounding land.**

**KANP Objective 14**

**To encourage and enhance the use of all community facilities in order that they continue to thrive and cater for the needs of all age groups.**

**KANP Objective 15**

**To provide support for small scale renewable energy opportunities linked to individual developments for private use.**

- 8.2 The following section of the Plan identifies specific policies which seek to deliver the plan objectives and overall vision. These policies have arisen from the information provided by the residents of Kington Town and the Rural Parishes at the various consultation events. These policies need to be read in conjunction with the adopted (October 2015) Herefordshire Core Strategy and National Planning Policy Framework. Collectively these documents provide the Local Development Framework for the area and contain the policies which will guide and inform future development in the KANP area.

## 9. KINGTON AREA NEIGHBOURHOOD PLAN POLICIES

### 9.1 Natural Environment

#### *Consultation Feedback*

- *Underpinning all aspects of this Neighbourhood Plan is the overall desire to preserve and enhance the natural environment of the NDP area.*
- *Residents have responded by saying that the ongoing preservation and enhancement of the NDP area's attractive and valued rural environment is important and will continue to enhance their quality of life. Of particular interest are the:*
  - *two designated sites, Hergest Ridge and Bradnor Hill*
  - *the general topography of small fields, hedgerows with hedgerow trees and stands of woodland and veteran trees and ponds*
  - *the valleys and water of the River Arrow and the Back Brook together with the flora, fauna and trees of the river banks*
  - *the distant and near views of the landscape especially from Hergest Ridge, Bradnor Hill and Kingswood*
  - *the relatively high proportion of pasture/grazing land provides habitats for plants, birds and insects that diminish when arable becomes dominant*
  - *narrow lanes with high hedges and banks are rich corridors of biodiversity*
  - *the ability to access much of the countryside is much appreciated*

In response, the following two policies have been prepared.

#### **Policy KANP ENV1 A Valued Natural Environment**

**Development proposals will be required to conserve and protect the valued, tranquil natural environment of the KANP area by:**

- **Protecting and enhancing the River Arrow and the Back Brook from the impacts of development;**
- **Respecting, protecting and enhancing important open spaces, views and the area's landscape quality as identified in the Characterisation Assessment and the list of „cherished“ places (see Appendices 6 and 15)**
- **conserving, protecting and enhancing local habitats and areas of biodiversity value**
- **conserving and protecting woodlands and smaller stands of native trees**
- **conserving and protecting mature trees and hedgerows and incorporating these features into landscaping schemes**
- **planting a high proportion of native tree/hedge species within any new development**
- **protecting and enhancing local orchards from development**
- **protecting existing geodiversity**

#### **Policy KANP ENV 2 – Dark Skies**

**To reduce light pollution and to improve the views of our night time skies, planning proposals that include external lighting will have to demonstrate the following:**

- **Justification for the requirement for external lighting;**
- **The nature of the proposed lighting is appropriate for its use and location and has minimal impact.**

## Policy Justification

9.1.1 The Plan will seek to preserve and enhance the KANP area's attractive and valued natural environment.

9.1.2 The KANP area is made up of enclosed moors and commons, ancient timbered farmlands; ancient border farmlands; wooded hills and farmlands; high moors & commons, hills with long distance views looking west towards Wales, east towards other parts of Herefordshire and beyond. The KANP will seek to protect and enhance this valued environment for its biodiversity interest and for future generations to enjoy.

9.1.3 Of note, there is: (see Appendix 7)

- The River Arrow
- The Back Brook
- 5 SSSI's
- 51 Special Wildlife Sites
- 20 ancient woodlands
- 3 Registered Parks & Gardens and 10 Unregistered Parks & Gardens

9.1.4 Kington Town has many landscape features. Most notable of these are the River Arrow, the Back Brook and the valley walls, at the base of which is the town settlement. The River Arrow and Back Brook provide bank side habitats which deliver strong biodiversity linkages around and through the town.

9.1.5 The River Arrow feeds into the River Lugg SAC/SSSI which in turn contributes to the River Wye SAC/SSSI. A SAC is designated under the Habitats Directive and is identified as being of European Importance and therefore needs to be protected.

9.1.6 To ensure ongoing protection and enhancement of the natural environment a Characterisation Assessment has been prepared in 2016 for Kington Town as part of the evidence to support the policies contained in the KANP. This study has identified important open spaces, views and landscape features which need to be protected from development are listed in appendix 4 and indicated in the "Kington Character Appraisal" by Mark Owen (Appendix 16).

9.1.7 In addition, cherished areas have been identified for protection from development in the rural parishes and are recognised as important to the local community. These are listed at Appendix 7 and 8. Refer to Carly Tinkler's report "Kington Landscape Assessment 2015".

## 9.2 Built Environment

### Consultation Feedback

- Strong support for use of materials that are either local e.g. stone, traditional e.g. timber framed, rendered exteriors or of similar type to those found in older parts of the town; in contrast there is dislike of non-mellow redbrick and aggressive roofs. This received support from the report commissioned from OHA (see Appendix 17)
- A desire to maintain the character of the older building styles and materials so that the town is distinctive and does not become something that can be found anywhere in the country (Kington Local Action Plan. Survey Report June 2013)
- March 2014: public meeting on housing produced similar comments. Additional comments that good quality modern design can be acceptable if architects design in sympathy with the existing environment.
- An appreciation and concern for the maintenance of the existing town centre and its historic structure and buildings. Main part of the town is laid out on a medieval linear grid pattern with the High Street running east/west and the housing plots developed from it running north/south; the plots and the old town boundary were marked by boundary walls, the burgage walls, uniquely made of stone which has been the local building material for centuries. These are a special feature of Kington, with the alleys/lanes allowing pedestrian access to the High Street.
- The walls are suffering from neglect and in a number of places have been breached. The better maintenance of the walls is strongly supported. They are in the Conservation Area but there is a desire for them to have the further protection of listed status.
- The High Street used to be the main droving road along which stock was driven; entries to dwellings was not from the street sides; some buildings retain the railings on their fronts to guard against damage from animals.
- The designated Conservation Area is considered to be too limited; there is strong support for extending it to the east end of Victoria Road to include the historic foundry building, and also at the north-west end beyond the parish church to the site of the castle mound (see Conservation Area Plan at Appendix 13). This latter area is considered to be where the original settlement was located near the Back Brook and the castle and the route westwards into Wales.

In response, the following policies have been prepared.

### **Policy KANP ENV3 A Valued Built Environment**

**Development proposals will be required to conserve, protect and where possible enhance the heritage assets and the wider historic environment of the Kington KANP area by:**

- **ensuring proposals do not substantially harm designated heritage assets and where proposals will lead to less than substantial harm of designated heritage assets this should be weighed against public benefits**
- **presenting a balanced judgement of the scale of harm to, and significance of, non-designated heritage assets;**
- **respecting and conserving both individual buildings and groups of buildings with functional connections**
- **respecting, conserving and where possible enhancing the setting of nationally and locally historically significant buildings**

- **Take every opportunity through design and materials to reinforce local distinctiveness and a strong sense of place incorporating local heritage features as set out in Appendices 3 & 4**
- **Conserving and enhancing the significance of the Kington Town Conservation Area**
- **Conserving and respecting the historic Burgage walls of Kington Town and supporting their designation as heritage assets**

## **Policy Justification**

- 9.2.1 There are numerous listed buildings within the KANP area and fourteen Scheduled Ancient Monuments (SAMs). Within Huntington there are several SAMs currently recorded in the Buildings at Risk Register. (Turret Trump at Huntington, Turret Castle, Huntington Castle) Huntington castle is also a grade 2 listed building at risk. In the Rural Areas there are some notable listed farmhouses (see lists in Appendix 17)
- 9.2.2 Kington Town has a Conservation Area which was designated in 1969. This designation seeks to protect the Town's natural and historic assets. The Conservation Area's special architectural and historic significance is based upon its historic development with the Town dating back to the 12th century. The medieval period is largely responsible for its oldest buildings but during the 18th century many earlier timber-framed structures were refronted, encased or replaced by Classically-inspired Georgian buildings.
- 9.2.3 Today the essential character of the Conservation Area is that of a small, historic market town with a tight urban grain. The town centre buildings are predominantly three stories tall, constructed using a mixture of coursed and natural stonework, painted brickwork, white render, painted timber sash windows and doors, and slate roofs with brick chimney stacks.
- 9.2.4 A particular feature of the Town is its town centre burgage boundary walls that also delineate pedestrian lanes, which are an important element of the medieval town plan and help to establish the atmosphere and experience of Kington.
- 9.2.5 To ensure ongoing protection and enhancement of the built environment of the plan area a Characterisation Assessment has been prepared in 2016 for Kington Town as part of the evidence to support the policies contained in the KANP. This study has identified important key heritage features which should be protected and taken forward and included within future schemes. A list of these heritage features are provided at Appendix 6.. This will help ensure successful integration of new build within the built form of the area whilst protecting its special character.

### 9.3 SETTLEMENT BOUNDARIES: KINGTON TOWN AND HERGEST

#### *Consultation Feedback*

- *Kington Town*

*A settlement boundary for Kington Town was established in the Herefordshire Unitary Development Plan (2007) which predated the Herefordshire Core Strategy. The NDP site reviews assessed the whole area and retained the UDP boundary apart from two extensions to include the “Land South of Kington” and a small extension just north of Newburn Farm which has existing development (see Plan 1). This revised settlement boundary was discussed and agreed at the Town Council meetings on 30/11/15 and 14/12/15.*

- *Hergest*

*Following the decision to allocate the site adjacent to Arrow View for housing, a settlement boundary was defined to include this site, the existing housing and the adjacent fields. This was agreed by Kington Rural Parish Council on May 18<sup>th</sup> 2017 (see Plan 2).*

In response, the following policy has been prepared.

#### **Policy KANP SB1 Settlement Boundaries: Kington Town and Hergest**

##### **Kington Town**

**In accordance with Policy KG1 of the Core Strategy, the settlement of Kington will continue to act as a focus for development within the Kington Housing Market Area to help support the Town’s services and facilities.**

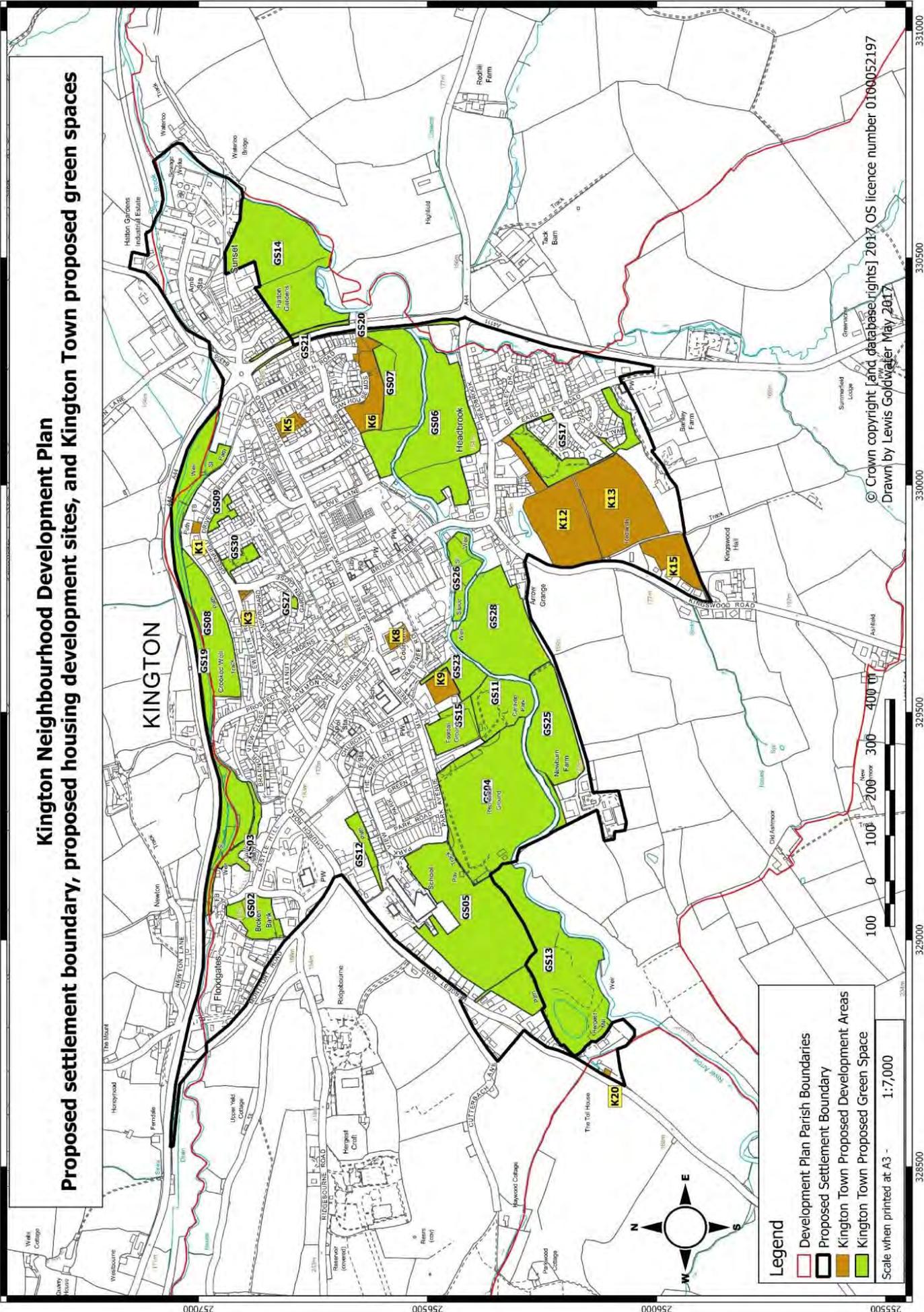
**To deliver this growth a settlement boundary has been defined for Kington Town as shown in Plan 1. Development proposals will be directed to sites that fall within this boundary in accordance with other relevant policies of this Plan.**

##### **Hergest**

**In accordance with Core Strategy Policy RA2, the settlement of Hergest will act as a focus for development to meet the needs of Kington Rural & Lower Harpton Group Parish and to contribute to the target set for the Kington Housing Market Area. To deliver this growth a settlement boundary has been defined for Hergest as shown in Plan 2. Development proposals will be directed to sites that fall within this boundary in accordance with other relevant policies of this Plan.**

##### **Rural Areas**

**Outside the two defined settlement boundaries, housing proposals will need to comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2); dwellings in Herefordshire’s countryside (Policy RA3); agricultural, forestry and rural enterprise dwellings (Policy RA4); and the re-use of redundant rural buildings (Policy RA5).**



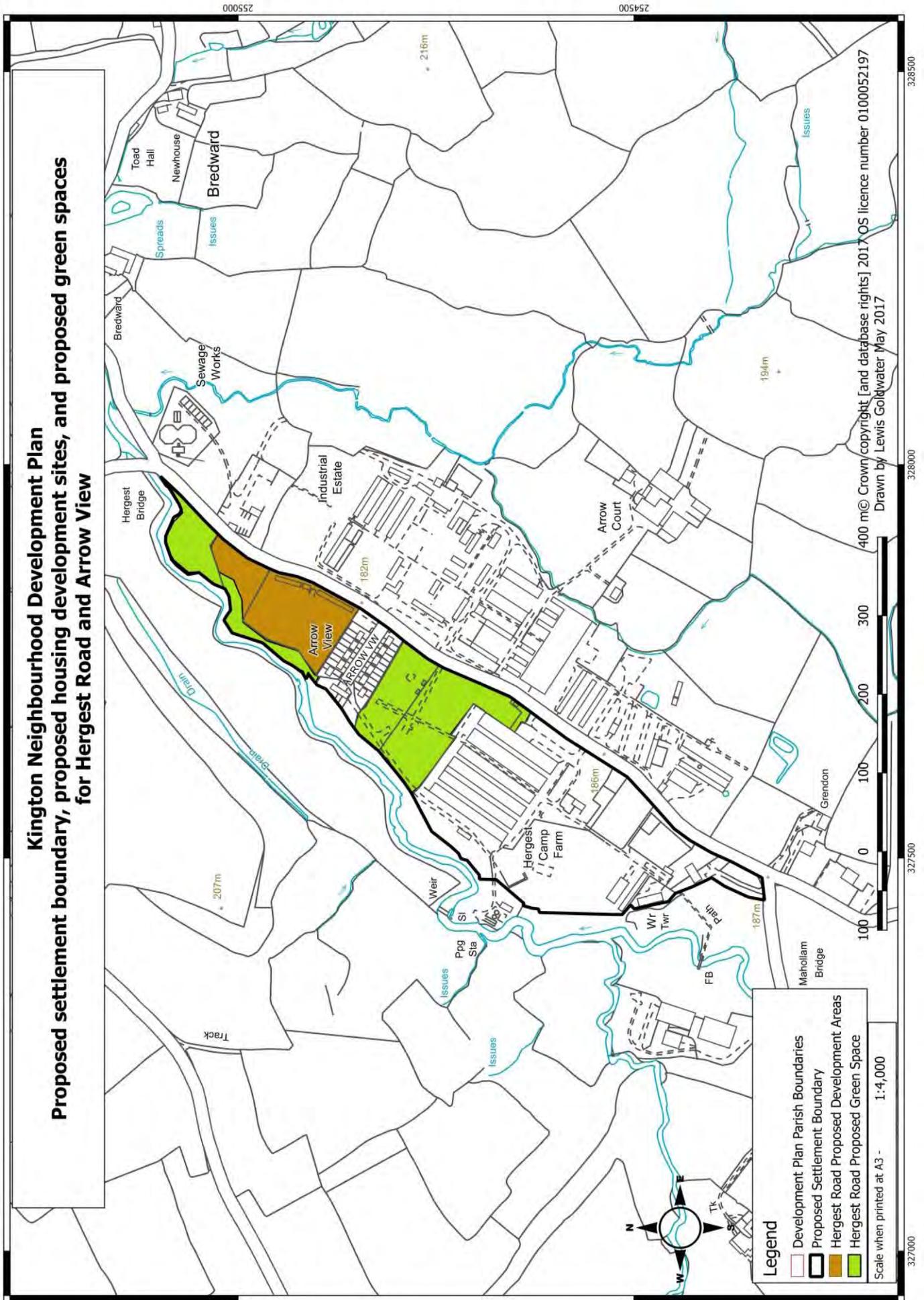
**Kington Neighbourhood Development Plan**  
**Proposed settlement boundary, proposed housing development sites, and Kington Town proposed green spaces**

**Legend**

- Development Plan Parish Boundaries
- Proposed Settlement Boundary
- Kington Town Proposed Development Areas
- Kington Town Proposed Green Space

Scale when printed at A3 - 1:7,000

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## Policy Justification

9.3.1 As one of the County's five market towns, Policy KG1 of the Core Strategy, identifies the settlement of Kington as a focus for growth to accommodate around 200 new homes to meet local housing requirements, deliver affordable housing and help support the services and facilities of the town centre.

9.3.2 In addition, Policy RA2 of the Core Strategy identifies the settlement of Hergest as a focus for growth to meet the needs of Kington Rural and Lower Harpton Group Parish.

9.3.3 The Parish of Huntington does not have an identified settlement so is regarded as open countryside with development limited to specific circumstances as detailed in Policies RA3, RA4 and RA5 of the Core Strategy.

9.3.4 Settlement Boundaries have been drawn to define the limits for development for Kington Town and Hergest. Within these boundaries there is a general presumption in favour of development whilst land and buildings outside the boundaries are subject to a more restricted approach to development in order to safeguard and protect the valued countryside.

9.3.5 For Kington Town, a previous settlement boundary was included in the adopted Herefordshire UDP. This boundary has been taken as the starting point for the NDP and reviewed using the following criteria:

1. Lines of communication – the boundary traces the edge of the built up area and should exclude roads, paths, railways and other lines of communication;
2. Physical features – The boundary follows physical features including buildings, field boundaries and curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas;
3. Planning History – The boundary has been drawn to reflect planning decisions including existing commenced planning permissions and new developments.
4. Town enhancements – Land and buildings have been included which contribute and make up the town form or offer the opportunity for improvements.
5. Important amenity areas – Important amenity areas which form part of the character of the settlement have been identified, protected by policy and included in the settlement boundary due to its contribution to built form.

### 6. Potential allocations

9.3.6 Taking on board the criteria above, the proposed settlement boundary for Kington Town, as included within Plan 1, reflects the previous UDP boundary line with 2 amendments as follows:

- An Extension to the south to accommodate the strategic residential allocation, Land South of Kington
- A small extension just north of Newburn Farm which has existing development.

9.3.7 For the settlement of Hergest a new boundary has been drawn through this NDP process following the above criteria as shown on Plan 2.

## 9.4 Housing Delivery -

### *Consultation Feedback*

- *future development to be delivered in small clusters/infill, preferably on brownfield sites*
- *a mix of homes – family homes & bungalows, homes with flexible space to allow working from home*
- *new homes with good sized gardens, room sizes larger than minimum national standards and off street parking space and play areas with easy access to the town centre*
- *Design of estates important, e.g. not serried rows but cul de sacs/community groupings, with plenty of green spaces, not like cities*
- *A large number of comments that any new build, whether individual or in groups should be to high eco standards, where possible using renewable energy*
- *Delivery of low maintenance and highly energy efficient housing of high quality design*
- *sustainable good quality affordable housing is sought to meet local needs*
- *retaining existing green spaces*
- *meeting development needs*
- *delivery of affordable housing*
- *housing for the elderly (sheltered housing/smaller units for older people) needed in accessible location near facilities*
- *employ a mix of styles and traditions using local materials*
- *desire to attract younger families to the area and redress the ageing population*
- *Building sites should retain existing hedges with native species*
- *Land should be properly surveyed and drained before building allowed to start (Kington Park is a good example of where this did not happen)*

In response, the following housing policies have been prepared.

Considerable attention was directed to meeting the objective articulated by local residents during several consultations that developments should be in small clusters and preferably on brownfield sites. Meeting this desire was difficult because there is only one brownfield site within the Town and small sites only sufficient for about 50% of the housing target.. Given the densely built nature of the town and the significant constraints identified in the Core Strategy it was not possible to accommodate the remaining 50% in a similar way; thus one larger site is proposed, and its landscape impact has been subjected to professional advice.

**Policy KANP H1 Housing Delivery: Kington Town**

The KANP will provide for around 200 new homes to meet the housing needs of the market town of Kington over the plan period between 2011 and 2031.

New housing proposals will be supported on sites that lie within the defined Settlement Boundary for Kington in accordance with other relevant policies of this Plan.

The affordable housing needs of the Town will be provided in accordance with Policy H1 and H2 of the Core Strategy.

New housing will be delivered through:

- dwellings which have been constructed or have planning consents granted
- windfall opportunities delivered on appropriate infill sites within the settlement boundary
- community led schemes such as a Community Land Trust

In addition, the KANP allocates 9 sites for residential development in Kington Town to provide 168 dwellings with a range and mix of houses to meet local housing requirements.

The developments will be expected to financially contribute to all s106, CIL and local infrastructure requirements.

The following sites have been allocated in the KANP as shown on Plan 1:

**K1 – Land on Greenfield Drive, 2 dwellings**

**K3 - Land to the Corner of Llewelin Road and Garden Close, 4 dwellings**

**K5 – Site off Victoria Road, 10 dwellings**

**K6 – Land south of Elizabeth Road, 20 dwellings**

**K8 – Old Wesleyan Chapel, Crabtree Lane, 10 dwellings**

**K9 – Field adjacent to Mill Street, 15 dwellings**

**K20 – Land to the South of Hergest Road, 2 dwellings**

**K12& K13 – Land South of Kington, 100 dwellings**

**K15 – Land off Kingswood Road, 5 dwellings**

**Policy Justification**

9.4.1 The KANP seeks to enable managed housing growth to meet the needs of the local community and deliver proportionate growth in line with the requirements of the Herefordshire Core Strategy whilst protecting as much as possible the environmental setting that the area enjoys.

- 9.4.2 The Herefordshire Core Strategy was formally adopted by Herefordshire Council on 16<sup>th</sup> October 2015. This Plan requires Neighbourhood Plans to identify, allocate and manage the delivery of rural housing in the County. The Regulations also require Neighbourhood Development Plans to be prepared in conformity with the strategic policies of the Core Strategy
- 9.4.3 The proportional growth target within Policy RA1 of the Core Strategy provides the basis for the minimum level of new housing that will be accommodated in each neighbourhood plan.
- 9.4.4 This Policy identifies that there is a need to deliver 5,300 new dwellings in the rural areas over the period to 2031, with an emphasis on the delivery of affordable dwellings. New dwellings are to be broadly distributed across the County based on Housing Market Areas (HMAs) each of which has growth targets which are applicable to villages within respective HMAs.
- 9.4.5 Within the Core Strategy, Policy KG1 identifies Kington as one of the five market towns in the County to be a main focus for growth within the Kington Rural Housing Market Area (HMA) whilst Policy RA2 identifies the settlement of Hergest as a sustainable settlement suitable for proportionate housing growth meeting the needs of Kington Rural and Lower Harpton Group Parish which is also within the Kington Rural HMA.
- 9.4.6 Through the Core Strategy, Kington Rural HMA has a proportional growth target of 317 dwellings to be delivered over the plan period 2011 – 2031. This target represents an increase of 12% upon the existing number of properties within Kington Town and Kington Rural and Lower Harpton Group Parish.
- 9.4.7 This 12% increase generates a housing requirement of around 200 dwellings to be accommodated within Kington Town between 2011 and 2031. Core Strategy Policy KG1 seeks this to be delivered through a mix of both market and affordable homes with the affordable homes being delivered in accordance with Policy H1 of the Core Strategy. Of these 200 dwellings and as at April 2016, 15 have already been built, 12 have been committed leaving a residual housing requirement of around 173 dwellings to be provided in Kington Town during the remaining plan period to 2031. See Appendix 9 for details on the housing supply position. In addition, a windfall figure of approximately 1 a year has been estimated for Kington Town providing for approximately 13 additional dwellings over the remainder of the plan period.
- 9.4.8 In Hergest, Policy RA2 of the Core Strategy confirms that new housing proposals directed to settlements like Hergest should reflect the size, role and function of the settlement and should be located within or adjacent to the main body of the settlement. The policy states that *'proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement; and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned'*. It also says that *'proposals must result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlement, reflecting local demand'*.
- 9.4.9 The 12% increase for Kington Rural Parish generates a minimum housing requirement of 15 dwellings to be accommodated within Kington Rural Parish between 2011 and 2031. Of these 2 have already been built and 1 has been committed leaving a remaining housing requirement of 12 dwellings to be provided in Kington Rural during the plan period to 2031. Please see Appendix 11. for details on the housing supply position.

## **Housing Needs**

- 9.4.10 In terms of local housing needs, these have been identified in Herefordshire Council's Rural Housing Background Report (March 2013), an evidence based document which informed the Core Strategy. Kington rural HMA has a requirement for mainly three bedroomed market housing, with a notable requirement for four bedroom properties relative to other rural HMAs. In the affordable sector, smaller one and two bedroom properties, as well as three bedroom properties are broadly required, although this will vary according to local needs evidence
- 9.4.11 In addition, in 2012 Herefordshire Council undertook Housing Need Studies for the two Rural Parishes within the KANP. All 284 households within Kington Rural and Lower Harpton Group Parish were sent a questionnaire. 14 questionnaires were returned and of these 7 households were identified as needing an affordable home in the next three years. The survey for Huntington Parish concluded that, at the time of the survey, there was no affordable housing need being identified.
- 9.4.12 Taking this information as a whole, there is a need for both market and affordable housing within the KANP area as well as a need for a range of smaller and some larger properties.
- 9.4.13 In meeting this obligation for housing a thorough assessment of sites has been undertaken. (See Appendices 9 & 10) As a result of this assessment, the following 9 sites have been identified as residential allocations to deliver 168 dwellings within the KANP to meet the needs of Kington Town:

## **Proposed Sites**

### **K1 – Land north of Greenfield Drive (2 dwellings) 0.04ha**

- 9.4.14 The site is located on land north of Greenfield Drive and forms vacant overgrown green space surrounded by residential properties to the east, west and south, with land to the north dense woodland and thick. The site is flat and available. It is well placed for existing amenities. The site is an infill site with no known significant constraints. There is a priority habitat to the north, but with effective screening and mitigation, it is likely any potential impact could be overcome. The site is considered suitable to deliver 2 dwellings.

### **K3 – Land at the corner of Llewelin Road and Garden Close (4 dwellings) 0.04ha**

- 9.4.15 The site is flat and available and is well placed for existing amenities. It would need to be sensitively developed in keeping with neighbouring properties and the nearby open space. There is a large tree on site which will need to be either removed or safeguarded. There is also a telephone pole in the centre of the site. Garages located on the site are likely to require demolition but can be replaced within any new development. Stonewater Housing Association own the site and it is understood that they are willing to sell the site.

### **K5 – Site off Victoria Road (10 dwellings) 0.2ha**

- 9.4.16 This site lies off Victoria Road and is made up of existing buildings and hard standing. The site is surrounded by residential properties to the south.
- 9.4.17 Full planning permission was granted in 2010 for 10 residential units (N102016/F) which included conversion of one of the existing workshops into 3 dwellings with the remaining 7 dwellings being new builds. Of these new builds the 3 terraced houses were affordable. This permission has expired.

9.4.18 The site is available and well placed in terms of existing amenities. It would need to be sensitively developed to ensure that it is in keeping with neighbouring properties. There are no significant constraints identified at this stage, although it is located close to Flood Zone 2. The site is available.

**K6 – Land south of Elizabeth Road (20 dwellings) 0.96ha**

9.4.19 The site is an open field south of Elizabeth Road. The site is surrounded by residential properties to the north, with open space to the south. The site is relatively flat and well placed for existing amenities. It would need to be sensitively developed to ensure that development is in keeping with neighbouring properties, and possibly offer screening to the designated open space which is located to the south. The site represents a natural extension to the existing settlement. The site incorporates areas that are in flood zones 2 and 3 and this technical issue will need to be fully addressed as part of any future development proposal. The site is considered suitable for 20 dwellings and its development will need to be progressed through further discussions with the Environment Agency.

**K8 – Old Wesleyan Chapel, Crabtree Lane (10 dwellings) 0.17ha**

9.4.20 The site is made up of open land and the grade 2 listed Old Wesleyan Chapel (dis.).

9.4.21 The site is well placed for existing amenities. It is a brownfield site in the existing built up area of Kington. The site is in a Conservation Area so would need to be sensitively developed. As stated, the site contains a Listed Building which would need to be sensitively managed as part of any development on the site. Planning permission for 4 dwellings on the site has expired (N102548/F). The site is considered to have the capacity to deliver 10 dwellings including 4 new houses in the curtilage with the Chapel being converted into flats.

9.4.22 Delivering a sensitive scheme on this site whilst seeking to retain a Listed Building have inhibited development up to present. Proposals for listed building consent to demolish will therefore be considered sympathetically if this is linked to a detailed master plan that maintains the iconic status of the site and reflects the massing of the existing building.

**K9 – Field adjacent to Mill Street (15 dwellings) 0.33ha**

9.4.23 The site forms open land adjacent to Mill Street. The site is surrounded by residential properties to the north, with open space to the south. The site is well placed for existing amenities in Kington, however a significant constraint is poor access. A new access road would be required if development was to come forward on the site. The site is in the Conservation Area so would need to be sensitively developed. The site also contains overhead telephone lines. Development will be restricted to the northern end of the field. This site is being identified to deliver sheltered one-storey housing accommodation to meet local housing needs.

**K20 – Land to the south of Hergest Road (2 dwellings) 0.04ha**

9.4.24 The site is adjoined by open farmland on the edge of Kington. A building is located to the north of the site. Nearby there are priority habitats and a wildlife site. The site would require ecological investigation. In addition, the site lies within the setting of a listed building and as such development would need to be sensitively designed to protect the heritage asset. A sensitive scheme is therefore required which is appropriately designed and in keeping with the pattern of development in this location (single dwellings along Hergest Road).

**K12 – Land east of Kingswood Road 2.1 ha and  
 K13 – Land east of Kingswood Road 2.73ha – (100 dwellings)  
 Jointly described as “Land South of Kington” (See Figure 1 and 2)**

9.4.25 Sites K12 & 13 are agricultural land located adjacent to Kingswood Road towards the east. The sites are bounded to the south and west by open farmland. Both sites have been identified by the landowners as potential housings sites to help meet the housing allocation in the KANP. Although development of the site would entail a significant extension to Kington, the site has been effectively designed through a Masterplan process in conjunction with site K13 and forms a strategic allocation called Land South of Kington.

**Figure 1: Land South of Kington: Illustrative Masterplan.**

*The Illustrative Masterplan, below, shows how development could be arranged in such a way as to deliver the key open space components that give structure and character to the proposals. It also clearly shows a variety of development opportunity, with smaller and larger units arranged in short terraces, as semidetached pairs and as single dwellings set within larger plots. There is an implied mix of tenure across the site, in accordance with planning policy.*

*It is worth noting that the development parcels allow for relatively deep back gardens throughout the site. This creates a more flexible plan, where garden space is part of the green infrastructure and helps to contribute to the sense of place of the wider development.*



**Figure 2: Sketch View of the site from the North East.**

The site viewed from Headbrook at the junction with Old Eardisley Road



Existing hedgerows retained and enhanced

Variety of housing offer by type, size and tenure

Central east-west hedgerow retained, enhanced and integrated into the open space network

Varied building heights and topography create an interesting roofscape and townscape

Children's play

Principal access into the site via new junction off Old Eardisley Road

Flood attenuation and habitat creation

**Location of Viewpoint (from northeast)**



The following key issues have been addressed through the masterplan process:

- The site is located in close proximity to an HER monument (Arrow Grange and Townsend Farm). The impact on the HER monument has been fully investigated through the Masterplan process.
- Part of a Priority Habitat (Woodland and Grassland) is located on the site (0.05% of the habitat). The impact on the Priority Habitat has been fully investigated through the Masterplan process.

9.4.26 Site K13 is 33m from a Priority habitat (woodland to the south of the site) The impact of this habitat has been fully investigated through the Masterplan process.

9.4.27 Sites K12 and K13 have been joined to collectively form a strategic residential extension to Kington – Land South of Kington. The overall capacity of these combined sites, as informed through a Masterplan is around 100 dwellings. A new access road would be required. It is considered that access off Kingswood Road would not be possible because of its narrow width and a junction with Headbrook with very poor visibility. A new access is therefore proposed to the north of the amenity space of Kington Park with an access onto Old Eardisley Road.

**K15 Land to the rear of properties on the eastern side of Kingswood Road (5 dwellings) 0.82ha**

9.4.28 Site K15 is open farmland located to the rear of properties on the eastern side of Kingswood Road. Residential properties are located to the north and west of the site. Woodland is located to the south and open farmland to the east. The site has been identified by the landowner as a potential housing site for KANP. The site can be accessed directly onto Kingswood Road. The following key issues have been addressed:

- There are a number of trees covered by TPO's located adjacent to the site.
- A section of the site to the south is priority habitat (woodland)
- The entirety of the site is comprised on Grade 2 and 3 Agricultural land

***Strategic Residential Allocation: Land South of Kington***

**Policy KANP H2 Housing Delivery: Land South of Kington**

**Development proposals on Land South of Kington will be expected to bring forward the following to achieve a sustainable extension to Kington Town:**

**Development of around 100 new homes, at an average of approximately 20 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 of the Core Strategy and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment**

**A target of 35% of the total number of dwellings to be affordable housing to meet the requirements of Policy H1 of the Core Strategy; and to be retained in perpetuity**

**Provision of satisfactory vehicular access arrangements, the details of which will be determined at planning application stage**

**A development that is led by a landscape strategy to minimise impact on the environmental setting of Kington**

**Retention and enhancement of existing hedgerows and trees**

**Development of bespoke, high quality and inclusive design that contributes to the distinctiveness of this part of Kington**

**New green infrastructure, walking and cycling links from the development to the town centre**

**Sustainable standards of design and construction**

**A comprehensive sustainable drainage system which includes measures to manage ground and surface water drainage and safeguard against increased flood risk**

**Maximum use of permeable surfaces**

**Open access amenity/playground space**

**Minimal use of external artificial lighting**

**Development within the overall guidance of the “Kington Draft Masterplan for K12 & K13” by AECOM (see Appendix 16)**

**The scheme will be expected to meet all required s106 and CIL requirements.**

**Have demonstrated engagement and consultation with the community and Town and Parish Councils.**

## **Policy Justification**

9.4.29 Land South of Kington forms a 4.8 ha greenfield site and has been allocated for residential development following a comprehensive assessment of potential housing land both within and adjacent to Kington Town. The site is located on the southern fringe of the urban area of Kington, approximately a 10 minute walk from the High Street.

9.4.30 An assessment of this potential housing land (Sites Option and Assessment Study) was undertaken by AECOM in 2015 (see resources on KANP web-site) and this forms a background report to this KANP. This assessment was informed by studies of local landscape characteristics and a full analysis of views and visual amenity with a strong emphasis on local distinctiveness and sense of place thus meeting design and landscape policies in the Core Strategy (especially. policies SS6, RA2, LD1 – LD4).

9.4.31 Land South of Kington is assessed as being relatively well contained and capable of accommodating sensitively designed development. The aspect, topography and position of the site, relative to the surrounding countryside means that development can be assimilated into the landscape, forming part of the wider vista where open landscape is still the dominant component in the view, albeit with the urban area of Kington in the foreground.

9.4.32 The site nestles in the north facing slopes of the higher ground located to the south of Kington. Land South of Kington is largely pasture with mature hedges and scrub vegetation demarcating the edges of the site. These mature hedges are a key characteristic of the site, and it is envisaged that they should, as far as possible, be retained. A pond habitat is located in close proximity to the northern boundary, but beyond the site. There are a

number of open fields to the west of the site beyond Kingswood Road, and to the south, where large pockets of mature trees and woodland lie. To the east, more recent developer-led residential development is accessed off Old Eardisley Road.

9.4.33 A draft Masterplan has been prepared to assist in guiding future development proposals on the site. The Masterplan approach seeks to retain and enhance existing landscape cover with a housing layout responsive to the topography of the site. A future development will need to be designed to knit with the existing urban area whilst respecting the wider landscape setting with great attention given to the landscaping of southern and western boundaries of the site because of the potential impact on the wider landscape. This landscape sensitivity is highlighted by the site boundary to the south and west also being the proposed settlement boundary for Kington.

9.4.34 The land, while steep, is relatively even in its fall from south to north and it is clear that while the topography could be modified to accommodate development, there is also the opportunity to use that same topography to create an interesting townscape with a roofscape that helps to characterise and add interest to the site, both in long and shorter distance views.

9.4.35 Housing proposals on Land South of Kington will need to deliver high quality sustainably constructed new homes to meet housing need and demand, especially for that of smaller open market housing and affordable housing.

9.4.36 Pedestrian access to the site is achieved via Headbrook and then Kingswood Road. There is vehicular access via a field gate on Kingswood Road, but it is proposed that a new access point is taken from Old Eardisley Road, from the east. However, in order to deliver this new access, it might be necessary to upgrade the junction of Headbrook and Old Eardisley Roads.

9.4.37. Any development proposals for the site should seek to maintain existing pedestrian routes, and enhance the existing connectivity and, where possible, extend the network, especially to the east of the site. It is envisaged that the existing pedestrian routes to the west would continue to provide a quick and easy access to the town centre, with existing access points from the site retained and new ones introduced, wherever possible.

9.4.38 A bus stop is located on Headbrook Road, to the north. This stop is within walking distance and link the site with the town centre and surrounding towns via routes 461, 462 and 463.

9.4.39 The site is outside the areas of River Arrow flood risk.

### ***Hergest: Housing***

#### **Policy KANP H3 Housing Delivery: Hergest**

**The KANP will provide for a minimum of 15 new homes at Hergest to meet the housing needs of the Kington Rural and Lower Harpton Group Parish over the plan period between 2011 and 2031.**

**New housing proposals will be supported on sites that lie within the defined Settlement Boundary for Hergest in accordance with other relevant policies of this Plan.**

**New housing will be delivered through:**

- dwellings which have been constructed or have planning consents granted
- windfall opportunities delivered on appropriate infill sites within the settlement boundary.

**In addition, as shown on Plan 2, the KANP allocates KR1 Land North of Arrow View, Hergest, for residential development to provide:**

- 15 dwellings with a range and mix of houses to meet local housing requirements including affordable homes;
- an amenity/playground space;
- a pedestrian path on the inside of the southern boundary hedge;

**Engagement and consultation with the community and the Parish Council is sought on development proposals for KR1 Land north of Arrow View, Hergest.**

**Proposals for the construction of a safe pedestrian access between Hergest and Kington Town will be strongly supported.**

**Developments will be expected to financially contribute to all required s106 and CIL requirements.**

## **Policy Justification**

9.4.40 The AECOM Site Options and Assessment report 2015, which forms a background report to the KANP assessed the potential of three sites at Hergest and concluded that site KR1, Land north of Arrow View, Hergest as appropriate for allocation in the KANP for 15 dwellings:

### **KR1 – Land north of Arrow View, Hergest, (15 dwellings) 1.2 ha**

9.4.41 This brownfield site is located adjacent to an existing residential development 3km south west of Kington town centre. The River Arrow is directly north of the site.

9.4.42 A tall hedgerow and mature trees screen the site from Hergest Road. Arrow Court industrial estate is located east of the site. There are turkey farming sheds located further south of the existing Arrow View development. Houses are located south of the existing Arrow View development and the Arrow Court Industrial Estate is located to the south east of the site.

9.4.43 The design and layout of any future proposal will need to be consistent with adjacent development. In addition, its development will need to address (in discussion with the Local Planning Authority) the current status of the priority habitat Deciduous Woodland and the proximity of the site to the nearby turkey farm sheds.

9.4.44 A future proposal on the site must deliver a landscape and ecology led development which includes a comprehensive sustainable drainage strategy for surface water management creating an exemplar green and ecological development utilising ecosystems management.

## **Housing in Rural Areas**

### **Policy KANP H4 Housing Delivery: Rural Areas**

**In the rural parishes of Huntington, Kington Rural & Lower Harpton as well as outside the Settlement Boundaries for Kington Town and Hergest, new homes will be supported where they comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2); dwellings in Herefordshire's countryside (Policy RA3); agricultural, forestry and rural enterprise dwellings (Policy RA4); and the re-use of rural buildings (Policy RA5).**

**In addition, proposals will need to comply with Policy KANP H5: Housing Design Criteria.**

### **Policy Justification**

9.4.45 In line with national and local plan policy residential development in the open countryside outside the settlement boundaries of Kington and Hergest within the rural Parishes of Huntington Kington Rural and Lower Harpton will only be supported where:

- Homes that meet an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work, or are necessary to allow a rural enterprise to be retained or grow (such homes also need to comply with policy RA4 of the emerging Core Strategy);
- Replacement of existing dwellings;
- Re-use of redundant or disused buildings where it complies with Policy RA5;
- Rural exception sites – small affordable housing schemes that meet proven local needs where it complies with Policy H2.

9.4.46 The rural Parishes in the KANP have an aging population and as such the consultation feedback seeks the KANP to encourage young people to live and work in the community. As a result, the KANP will strongly support proposals to re-use redundant or disused buildings to meet this need under Core Strategy Policies RA3 and RA5 of the Core Strategy which includes the reuse of redundant rural buildings.

### **Policy KANP H5 Housing Design Criteria**

**All housing proposals will need to:**

**Be of a high quality design, in keeping with the immediate surroundings and will respect and where possible enhance the natural, built and historic environment of the Neighbourhood Plan Area including the Kington Conservation Area.**

**Take every opportunity to incorporate local heritage features, materials and traditions to reinforce local distinctiveness and provide a strong sense of place. For Kington Town, local heritage features have been defined and are provided at Appendix 3 & 4 of this Plan.**

**In addition, development proposals will need to:**

- **protect important open spaces, views, biodiversity and landscape setting and where possible enhance landscape quality**
- **Be of a scale, form and layout which meets local housing need, complements the character of the area and protects residential amenity;**
- **Provide new homes which comply with or are better than national space standards and good sized gardens**
- **Include energy efficient measures, renewable energy generation and deliver sustainable design including water conservation measures**
- **Include safe access, and sufficient parking provision for users and cycle storage**
- **Provide community amenity space**
- **Be located on sites that lie outside the flood zone 2 and 3 areas as defined by the Environment Agency**
- **Include appropriate sustainable urban drainage systems and flood storage measures to ensure that any new development does not result in an increase in surface water runoff and aims to reduce existing run off where possible**
- **Be developed within the capacity of the local infrastructure**

### **Policy Justification**

9.4.47 Policy KANP H5 identifies housing design criteria which addresses issues raised by the community through consultation. These criteria need to be fully addressed and used to inform future residential proposals. In addition, and as part of this NDP, a Characterisation Study has been undertaken for Kington Town which has identified key design/heritage features and local materials all of which need to be incorporated into future proposals for the area. This will ensure that future developments are locally distinctive and preserve as well as contribute positively to its environs including that of the Kington Conservation Area.

## 9.5 Employment

### Consultation Feedback

- *shortage of local job opportunities for young people*
- *suitable, affordable premises are not easy to find for start-up enterprises*
- *Rate relief offered in Powys (Presteigne) attracts people to establish business in Wales*
- *More locally produced food should be in the local shops*
- *Obtaining planning permission for business premises is expensive*
- *Large houses should be built for people who will provide employment in new businesses. If large numbers of houses are built Kington will become a commuter town unless new employment possibilities are developed*
- *Need to advertise and promote the two industrial estates which are currently under-used*
- *The area has a lot of construction skills in the population, they should be co-ordinated to provide a local construction co-op*

In response, the following policy has been prepared.

#### **Policy KANP E1: A Thriving Rural Economy**

**Employment land at Hatton Gardens Industrial Estate, Kington and Arrow Court Industrial Estate, Hergest will be safeguarded for employment use.**

**Proposals which make better use of land at Hatton Gardens Industrial Estate and Arrow Court Industrial Estate for employment purposes will be encouraged.**

**Proposals for the construction of a safe pedestrian access between Hergest and Kington Town centre will be strongly supported.**

**Proposals for the construction of a safe pedestrian crossing of the A44 into the Hatton Gardens estate will be strongly supported.**

**Proposals which deliver small scale affordable employment opportunities, small scale tourism enterprises, farm diversification opportunities as well as live work units, home based employment and small scale renewable and low carbon energy generation will be supported through:**

- **Small scale new build or workshops on well-located sites within the defined settlement boundary of Kington Town and Hergest**
- **The conversion and reuse of redundant rural buildings to include live work units in accordance with Policy RA5 of the Core Strategy**
- **utilise where possible previously developed land/building opportunities**

- **Small scale extensions to existing employment operations which are commensurate with its location and setting**
- **Support for home working where there is no adverse effect on residential amenity including traffic generation or noise**
- **Diversification of existing agricultural businesses**

**All proposals will need to ensure that they:**

- **protect the character and tranquillity of the KANP area;**
- **can be safely accessed and accommodated on the local highway network;**
- **are of a scale and massing that is commensurate with their surroundings;**
- **protect residential amenity;**
- **protect and where possible enhance landscape quality, biodiversity, local water courses and the historic environment;**
- **can be undertaken within the capacity of the local infrastructure;**
- **address drainage and flooding issues**

**Any development shall not impact on local amenity or have any adverse impacts on the River Arrow, Back Brook and River Lugg SAC/SSSI.**

**All proposals must comply with Policies RA5, RA6 and Policy E1, E2 and E3 of the Herefordshire Core Strategy.**

## **Policy Justification**

- 9.5.1 The KANP seeks to promote sustainable economic growth which reflects and complements the local environment and encourages the younger generation to remain in the area.
- 9.5.2 The KANP supports the growth of small scale businesses which are commensurate with their surroundings and seeks to retain existing employment areas. Grant assistance to support diversification and business growth can be found at the Marches Growth Hub.
- 9.5.3 The KANP encourages businesses started by people looking initially (or permanently) to work from home as well as proposals related to farm diversification proposals in order to maintain a successful farming community. In addition, the KANP supports the use of underutilised buildings to provide incubation space to support start-up businesses.
- 9.5.4 The Employment Land Study prepared by Drivers Jonas Deloitte in 2012, as part of the evidence base to inform the Core Strategy states that the size and type of premises in demand for areas like Kington is generally small (up to 140sqm).
- 9.5.5 The KANP will also safeguard existing employment areas including Hatton Gardens Industrial Estate and Arrow Court Industrial estate for employment uses for B1, and B8 uses. In addition, the KANP will support proposals which look to make better use of this land for employment purposes.
- 9.5.6 Hatton Gardens Estate used to be fully occupied by a railway station and goods yards and an area where cattle and sheep were held pending being transported elsewhere. During 1943-45 war casualties were brought by train before being taken by road ambulances to the large American Army Hospital at Hergest Camp.

- 9.5.7 There are now a number of different businesses in leasehold premises. On the southern edge, there are domestic dwellings and a Veterinary Practice. There is a slow turn-over of occupants and some areas of the estate that could be more intensively used. There are constraints as the estate lies between the Back Brook and the Arrow and is on the edge of the floodplain.
- 9.5.8 An area on the western edge abutting the A44 junction has recently been cleared. Proposals to relocate the Fire Station and other Emergency Services to this easily accessible vacant area will be strongly supported.
- 9.5.9 **Arrow Court Industrial Estate** at Lower Hergest is on the site of the WW11 Army camp. The units on the site now house a variety of small-scale enterprises, some of them start-ups. There are generally vacant units and capacity for further expansion if required. The land is flat and adequately provided with mains services.
- 9.5.10 Proposals for the construction of further units that could provide local employment would be strongly supported as would proposals to construct higher quality premises. Road access is by a C class road, and from Kington to the east over a narrow bridge so any enterprise that would require servicing by large numbers of HGVs would not be supported.
- 9.5.11 Proposals to use part of the currently vacant land with a solar array, or other suitable alternative technologies will be strongly supported.
- 9.5.12 The 2012 Employment Land Study reviewed the Hatton Gardens Industrial Estate and concluded that overall the site was classified as Good in terms of its role within the overall hierarchy of employment sites within the County. The study concluded that the quality of buildings on the site is generally good, however, in some areas road/parking would benefit from improvement. The study also referred to the need for better footpath connections between the site and the rest of the Town.
- 9.5.13 With respect to Arrow Court Industrial Estate the study concluded that there were low levels of occupancy and the buildings and external areas of the site were of poor to moderate quality and condition with restricted provision of parking, circulation and servicing. Since the Report however new tenants have been attracted and new units have been constructed. The site has further potential to provide a good quality environment for all types of industry.
- 9.5.14 The report stated that there was potential for development/ redevelopment of (poorer parts of) the site which would contribute towards local regeneration for the area. As part of this, the width of surrounding roads would need to be addressed as at present they could create potential issues for HGV access.
- 9.5.15 The need to improve footpath connectivity within Kington Town and between Hergest and Kington Town is sought for inclusion within the Local Transport Plan.

## 9.6 Kington Town Centre

### Consultation Feedback

- *Enhancement to the overall environment of Kington's High Street sought*
- *92% of respondents backed some kind of intervention to improve the situation for pedestrians eg –The experience of shopping in the town centre should be a pleasure not a hazard”*
- *Need wider pavements, current ones too narrow for buggies and wheelchairs so people have to be in the road. Parked vehicles obscure the sight-lines making crossing dangerous. People get hit by wing mirrors*
- *40% favoured one-way traffic, less support for shared surface or for total or partial pedestrianisation. Little support for traffic lights at key junctions*
- *Questionnaires in Huntington and in Kington Rural and Lower Harpton showed that Kington is the principal shopping destination for most people*
- *Important to retain the character of the High Street*
- *In general, a good range of goods and facilities available and used by people coming into town to shop from nearby and much further away; good car parking important to support the shops*
- *Most of shops owned/operated by sole traders and therefore need more local support than multi—nationals*
- *Often difficult for young people to consider starting up or taking on a High Street shop, as rates can be high*
- *Some types of enterprise find it hard to operate/trade where no parking is allowed in front of premises*
- *High Street is a social as well as a commercial place*
- *No support for reducing the retail centre; new owners come and go and at present High Street maintains viable level of trade*
- *More regular markets*
- *Shops open at weekends*
- *Promote Kington Town independent shops*

In response, the following policy has been prepared.

#### **Policy KANP KTC 1: Kington Town Centre**

**Within Kington Town Centre, development for retail, leisure, office, commercial, cultural and tourism uses will be encouraged. Development proposals should be in accordance with Policies E5 and E6 of the Herefordshire Core Strategy and direct retail development to within the boundary of the primary shopping area as defined in Appendix 11.**

**Development proposals will be assessed against the following criteria:**

- a. Proposed retail developments will be located in the Primary Shopping Area (see Appendix 11.)**
- b. Proposals do not adversely affect the primary function of the town centre of Kington as a shopping destination and are of a scale and design appropriate to the size, role, character and heritage of the centre;**
- c. Where new shop frontages are proposed, they will need to be in keeping with traditional shop frontages;**
- d. The re-use of upper floors for residential or office use will be encouraged;**
- e. Distinctive and detailed features of buildings will need to be retained and enhanced;**
- f. New developments in the town centre will need to retain the original boundaries of the burgage plots;**
- g. Business premises will need to incorporate signage which minimises use of illuminated signs and lighting and ensures that it makes a positive contribution to the street scene;**
- h. Every opportunity will be taken to seek an enhancement to the overall environment of the Kington High Street to:**
  - Reduce congestion and improve safety for all users**
  - Widen walking surfaces sufficient for all users**
  - Provide safer pedestrian crossing points linked to lanes behind the High Street and to the Primary School**
  - Improve street appearance and amenity**
  - Retain a route for buses and emergency vehicles in both directions,**
  - Improve vehicular visibility at junctions each end of the High Street,**
  - Provide clear definition of street surfaces for specific users,**
  - Provide for safer collections/deliveries along the High Street,**
  - Reduce traffic speeds and reinforce with traffic calming measures.**

## **Policy Justification**

9.6.1 Kington is classified as a Market Town within the adopted Core Strategy which acts as an important service centre for its rural hinterland.

9.6.2 The Core Strategy at paragraph 4.4.7 states that the expenditure forecast for Kington over the plan period is unlikely to be of a scale to require proposals for further convenience floor space with many of the existing smaller units within the Town able to absorb more turnover within existing floorspace.

9.6.3 As part of the evidence base for the Core Strategy, a Town Centres Study Update was prepared by Drivers Jonas Deloitte in 2012. The report provided the following conclusions for Kington Town Centre:

- whilst the percentages of comparison and service units have remained almost identical in Kington Town, there has been a noticeable drop in convenience units, representing a loss of smaller independent offers such as the newsagent on High Street. However, provision of convenience units in percentage units terms (as opposed to floorspace), is still above the national average.

- with respect to vacancy rates a Drivers Jonas Deloitte site visit in August 2012 noted that there were nine vacant units within Kington Town Centre. This compares with five vacant units identified in the initial 2007 survey and six in July 2010. The majority of vacancies are centred on and around the junction of Church Street, High Street and Mill Street. Recent losses in the town have included Titley's Hardware and neighbouring Glassware Garden and Home Sundries, as well as the adjacent convenience store/newsagent at 33 High Street.
- with respect to retail offer the report notes that there is variety in Kington, however, there is a concentration of second hand or charity shops, particularly at the Bridge Street end of High Street, where out of five adjacent retail units three are charity shops. Furthermore, service uses often occupy the most prominent locations, an example being McCartney's Estate Agent occupying a prominent corner plot, with HSBC and Russell Baldwin Estate Agents having units opposite.
- a weekly market takes place on Tuesdays at the Kington Market Hall.

9.6.4 In terms of the general health of the Town the 2012 study concluded as follows:

- The general health of Kington has declined slightly since the previous Study updates, with a rise in the vacancy level in the centre and an increase in charity shops. The (depth) range of goods on offer in the town remains somewhat limited.
- New retail convenience development within the centre should be encouraged, but this is unlikely to be of scale to warrant a development plan allocation.
- New retail comparison goods floorspace will be driven primarily by market considerations. The role of independent traders will be important, but the current unfavourable economic climate is likely to inhibit investment in the initial part of the plan-period.
- The study did not consider that it is necessary to define primary or secondary shopping frontages for Kington, given the lack of distinction between frontages across the centre. A defined PSA could suffice.
- It did however conclude that a Primary Shopping Area for Kington could seek to tighten the current Town Centre boundary which extends north up Church Street to The Square. This part of the centre has already seen a proliferation of residential conversions and no longer functions as part of the retail area. There is further scope to tighten the boundary along Mill Street and Duke Street.
- The study states that there is a large number of small units in the centre, which could absorb more turnover on existing floorspace.
- Any new development would need to be of a different type in terms for example of unit size, so bringing a new form of retailing to the town.

9.6.5 A recent survey was conducted by a member of the KANP steering group in January 2017 that covered all premises in Town Centre i.e. High Street, southern part of Church Street, and northern part of Bridge Street. 9 units were identified as vacant with 3 units being refitted. There were three charity shops.

9.6.6 Compared with Drivers Jonas Deloitte report in 2012 the number of vacancies is similar with fewer Charity shops. It was noted that some of the units that were vacant in 2012 are now occupied, e.g. Titley's Hardware is now The Border Bean Cafe occupying a prominent site.

9.6.7 There are several new enterprises in town including, a saddlery, a children's clothes shop and a cook shop. In addition, there is a weekly market of food, arts and crafts as well as a craft and local food market once a month on a Saturday. There is also the Kington Stock Market which is located within the town centre and holds weekly sheep sales and monthly store cattle sales. These sales attract high numbers.

- 9.6.8 Almost all buildings in the Town Centre have residential (flats) on the upper floors and appear to have high occupancy rates and a quick turnover.
- 9.6.9 The KANP has reviewed the UDP Central Shopping and Commercial Area Boundary and has decided to retain the current boundary as identifying the Primary Shopping Area for Kington given the level of housing growth anticipated for the town and its rural hinterland. The Primary Shopping Area will remain the main focus for retail, leisure and commercial activity in order to ensure it is vital and vibrant for future generations to enjoy.
- 9.6.10 Proposals will be encouraged which extend the variety, choice and quality of shops and services and improve the overall attractiveness of the Town Centre.
- 9.6.11 In addition, proposals, which seek to reduce conflict between vehicles and pedestrians, enhance the vitality, viability, overall environment and footfall of the High Street will be encouraged. Funding opportunities will be sought to support this investment in the High Street including the Local Transport Plan.

## 9.7 Sustainable Tourism

### *Consultation Feedback*

- *Tourism is important for the local economy; support the Tourist Information Group (TiC)*
- *Need to promote the neighbourhood actively; publicise attractions and facilities as an area for individuals and family outdoor activities*
- *Visitors come for the countryside, so protect it!*
- *Develop further as a Walking Centre, including a shop for maps, outdoor clothes etc.*
- *Develop small-scale family oriented facilities eg cycle hire, small camp sites but not large caravan/mobile home/camp sites*
- *Provide free car parks which attract shoppers and day visitors and good public toilets*
- *Encourage shops to stay open on Saturday afternoons/Sunday, highlight sale of local food as well as regular markets*
- *Protect Green Lanes and footpaths and develop footpath along the river corridor accessible for disabled visitors*
- *Demonstrate accessibility to nearby places eg Hay on Wye, Black Mountains, Elan Valley*
- *Encourage visitors to stay overnight and longer*
- *Ensure good, up to date website and other publicity*
- *Support and develop more cycle tracks*
- *Support for small scale tourism, B and B and self-catering accommodation*
- *Make use of Offa's Dyke Path*
- *Define a cycle path along old railway track westwards to Old Radnor and eastwards to Bullocks Mill*
- *A Sunday bus service would attract more walkers*
- *Promote Kington Town independent shops and historic buildings, burgage walls etc.*

In response, the following policy has been prepared.

### **Policy KANP T1: Sustainable Tourism**

**Sustainable rural tourism proposals will be supported where they:**

- 1. Are of a size and scale which respects and has minimal impact on the local environment, landscape and historical heritage of the area**
- 2. Take account of the impact on safety, volume of additional traffic and vehicular access and have off road parking.**
- 3. Convert and reuse rural buildings for the provision of B&B and Self-catering accommodation where they demonstrate a sound business case.**

## 4. Support initiatives to improve and expand footpath, bridleway and cycle way networks

### Policy Justification

- 9.7.1 The importance of tourism to the Herefordshire economy is well summarised in a quote from the Herefordshire Core Strategy – “The tourist industry is a major factor in the sustained economic development, stability and financial wealth of Herefordshire as a whole. It is an emerging market with considerable potential presenting opportunity for diversification and growth of both communities and traditional rural industries which were primarily centred upon agriculture.”
- 9.7.2 The Neighbourhood Plan area should be promoted and developed as a niche market for visitors who enjoy the countryside and related activities such as walking and cycling.
- 9.7.3 The landscape and low population density attracts visitors who enjoy the countryside, and activities primarily walking and cycling. Promotions should emphasise facilities that can support this type of visitor eg local food outlets and accommodation for short and/or longer visits.
- 9.7.4 The area has a variety of visitor accommodation: B&Bs, hotels, self-catering, a caravan camp, some small-scale camping, a YHA in Kington Town, and a wide range of places to eat.
- 9.7.5 Local attractions include Hergest Croft Gardens and Arboretum, Small Breeds Farm and Owl Sanctuary, National Trust Properties, Wild Life sites, ancient monuments/heritage sites and the highest Golf Course in England.
- 9.7.6 Good footpath provision both local and long distance need to be supported. The Kington Walking Festival which is held for 3 days each September is popular and should continue to be strongly supported.
- 9.7.7 In addition, given there are 4 long distance footpaths in the Plan area including Herefordshire Trail; Offas Dyke; Vaughans Way; Mortimer Trail. Opportunities to continue to develop Kington as a walking centre with associated facilities will be encouraged
- 9.7.8 Hereford in Art Week is held each September and includes a group of local artists and high quality craftspeople who exhibit their goods. Further development of the local group for exhibition space and promotion should be supported so that Kington is noted as an Arts destination.
- 9.7.9 The annual Christmas Food Festival (one day in December) has become popular and should continue to be supported.
- 9.7.10 The history and architecture of Kington Town should be promoted, as should Kington Museum.
- 9.7.11 Kington Tourist Office is run entirely by volunteers and provides good and wide-ranging information and advice. This facility should be strongly supported.
- 9.7.12 The KANP will support the promotion of sustainable tourism opportunities in the KANP area and the provision of sensitively located small scale B&B and self catering tourist accommodation.
- 9.7.13 At all times the promotion of tourism to benefit the local economy will be balanced with protection of the local environment, landscape and historical heritage; the very qualities which draw tourist to the area.

## 9.8 Local Infrastructure

### *Consultation feedback*

- All consultations produced pleas for improved mobile phone delivery and faster broadband
- All consultations raised suggestions for renewable and community energy

In response, the following policy has been prepared.

#### **Policy KANP INF 1: Local Infrastructure**

**Opportunities to improve local infrastructure will be supported. This includes:**

**Development proposals for mobile phone and superfast broadband infrastructure will be supported where they demonstrate they will not adversely affect residential amenity or the historic and natural environment. To be supported all new development proposals must include on-site provision to enable access to superfast broadband.**

**Development proposals will be supported where they provide for safe pedestrian and vehicular access to the highway network.**

**Proposals will be strongly supported for:**

- a safe pedestrian pathway between the two roundabouts on the A44 to provide access to the Community Allotments
- a safe pedestrian pathway to the Kington Medical Practise (Surgery) alongside the A4111 from its junction with the A44

**Development proposals will be supported where they demonstrate adequate public sewerage capacity.**

**Support for the inclusion of small scale low carbon energy initiatives including solar, photo-voltaic, heat pumps, grey water, water power and individual wind turbines without detrimental landscape and residential amenity impacts.**

**Proposals will be strongly supported for increasing the capacity of the local electricity grid connection to allow for larger scale community energy generation schemes.**

#### **Policy Justification**

9.8.1 The KANP will seek to remove barriers to sustainable growth and improve the facilities and conditions for business and local residents to flourish in.

9.8.2 The Plan will support quality mobile phone coverage and superfast broadband which are sensitively located.

9.8.3 Improvements to these services will have social and economic benefits for the plan area.

## 9.9 Kington Town Green Spaces

### Consultation Feedback

- All green spaces were identified by respondents to the Town questionnaire, or in consultative sessions, or marked up with flags on maps at open sessions as places where it was felt they should remain as green places, not be developed and where possible should be accessible to all.
- GS04 was identified by nearly everybody, sometimes emphasised by strong comments
- GS08, GS19, Adjacent to K7, GS06, GS07, GS19 attracted a large amount of support.
- GS06, GS07 were often identified as being a major feature in the landscape of the town, a green lung and a connection with land to the east and west of the town. Many comments that there should be an accessible pedestrian footpath along the length of the River Arrow as it flows through the Town from west to east. The meadows with their riverside trees seen as important habitats for plants, birds and other animals within the town.
- GS02 is considered to be part of a motte and bailey. Often identified as a significant part of the pre-medieval area of the town and close to the castle. Repeated requests made by the Town Council that, together with surrounding land, should be incorporated into a redrawn conservation area.
- GS09 is viewed as a space deliberately left undeveloped to enhance the setting of the Greenfields estate and to provide a buffer for dwellings on the north side of the road.
- GS30 is also viewed as intrinsic to the setting of many of the dwellings on the Greenfields estate and containing a small playground appropriately in view of adjacent houses as a passage to area further west of the town, part of a circular walk and connect to the wider countryside.
- GS27 is a small area in centre of part of a recent estate, Morgan's Orchard.
- The survey results have shown strong support for retaining and protecting the Arrow River corridor and the Back Brook This support was also evidenced at various public meetings and at exhibition events analogues to Planning for Real events where residents were invited to identify areas of open space important to them. The areas identified are listed in Plan 1 on page 23, and will be germane in the consideration of any planning proposals. In addition, Local Green Space has been identified in relation to the development site at Hergest (see Plan 2). In the surveys of the rural parishes questions were also asked about landscape areas that were important to respondents. This has created list of cherished areas but given the overall quality of the landscape it was decided not to identify any local green space.

In response, the following policy has been prepared.

#### **Policy KANP LGS 1: Local Green Spaces**

**In recognition of their special recreational, wildlife, historic and setting value and their importance to the community the following areas are designated as Local Green Space and are to be protected from development as identified on Plan 1. There two exceptions to this; GS13 and GS14 which are considered important to protect whilst not being integral to the urban fabric.**

- **Recreation Ground, GS04**
- **Crooked Well Meadow, GS08 and GS19**
- **Kington Park Amenity Space, (adjacent to K7)**
- **Watermeadows north of Headbrook on south side of River Arrow, GS06**
- **Riverside strip on watermeadow on north side of River Arrow, GS07**
- **Land to north-west of St Mary's Church, north side of Montford Road, GS02**
- **Land at south-east end of Llewelin Road, GS09**
- **Land to north of flats on Greenfield, GS30**
- **Field to south of Back Brook between footbridge at Crooked Well and old bridge at Floodgates**
- **Field to north of Back Brook and weir behind the old Foundry, GS08**
- **Lady Hawkins School Playing Fields, GS05**
- **Land to west of LHS playing fields (Tattymoor) to Toll House at town /parish boundary at west end of Hergest Road, GS13**
- **Land adjacent to northernmost gardens of Park estate; is a Community Orchard, GS12**
- **Fleece Meadow east of Rec Ground, north side of River Arrow, GS11.**
- **Football Ground north of Fleece Meadow, GS15**
- **Field to north of River Arrow and east of Markwick Close (except for one third allocated for housing for elderly people, GS23**
- **Fields bordering north and south side of River north of Newburn Lane and field between Arrow and stream at Turner's Mill, GS25, GS28 GS26**
- **Fields to south of Hatton Gardens Estate, east of A4111, GS1**
- **Field to east of A4111, north of Medical Centre, GS24**
- **Land to east of Hatton Gardens Estate, GS14**
- **Small area in the centre of section of Morgan's Orchard (Orchard Rise), GS2**

## **Policy Justification**

9.9.1 Paragraphs 76 & 77 of the National Planning Policy Framework (NPPF) introduced a new designation called "Local Green Space" by which local communities could identify important green areas that needed special attention. By designating land as Local Green Space, local communities would be able to protect these areas from development.

9.9.2 The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

9.9.3 Through consultation on the KANP, it became evident that there were several key open spaces that met these criteria and deserved to be protected from future development. Further details on these are shown on Maps 1 & 2 on pages 23 & 24. These fall into four main groups as follows:

**GROUP A.** The River Arrow and its riverside meadows form a green strip running from west to east through the town and can be seen as a collection of smaller linked sites, each differing in character, function and appearance. Collectively they form a highly valuable link for biodiversity and amenity to the town community with some potential for natural flood alleviation to surrounding developed sites.

See flood area maps at Appendix 14.

GS 14 at the downstream end of the town is an unimproved floodplain meadow, bounded by the river to the south and east by an historic hedgerow.

GS 20 and GS 21 bound either side of the bypass and provide a facility for habitat corridors to the town side of the A4111.

GS 6 and GS 7 provide a corridor into the town. GS 6 fringes the conservation area with historically interesting buildings at the western end.

GS26 is a historically interesting island, housing the remains of an old orchard, is set between the river and a mill leat drain from Kington Mill, the river fed by a small pond. It provides a wide range of wildlife habitats within the town.

GS25 and GS 28 are land around Newburn Farm and fringe onto the river offering visual connectivity into the southern edge of the town centre. The hedgerows contain indicators of old woodland.

GS13 known as 'Tattymore' on the north side of the river includes Hergest Mill, a leat and a pond which relate to another historic mill building along the river and in the town.

GS05 and GS04 both contain veteran trees and are much valued recreation areas for the town and school as do the adjacent football field and caravan/camping site (GS15 and GS11).

**GROUP B.** GS2 and GS1 are located in the oldest part of the town close to the Back Brook, behind the Parish Church. They are adjacent to the site of Kington Castle and GS2 is thought to have been the castle 'bailey'. GS3 backs onto the castle, and includes an area of protected land and mature trees that overlook and link to the other greenspaces along the Back Brook.

**GROUP C.** GS19 lies beside the Back Brook that forms the northern boundary of the town. Historically it was the Water supply for the town and its industrial works such as the Foundry. The old tramway runs alongside it (now a popular footpath); its banks have high biodiversity value and it provides a wildlife corridor linkage to the River Arrow.

GS8 is an old meadow, now a public recreation ground.

**GROUP D.** Within the town there are dedicated amenity spaces and/or playgrounds that are green such as GS17, GS12, GS30.

9.9.4 As a result, this plan seeks to protect these areas from development ensuring that they remain key features contributing to the setting and overall character of Kington and for the local community to value and appreciate.

## 9.10 Green Infrastructure

### Consultation feedback

- *Green spaces along the River Arrow and Back Brook corridors were identified by respondents to the Town questionnaire, in consultative sessions, and at open sessions as places that should remain as green places, be protected from development and where possible should be accessible to all. These green spaces reflect those areas identified within the Core Strategy Green Infrastructure Study.*

In response, the following policy has been prepared.

#### **Policy KANP GI 1: Green Infrastructure**

**The Green Infrastructure network identified on Green Infrastructure Map (see Appendix 12) will be protected and enhanced.**

**Development proposals will be assessed for the contribution they make to the following, where appropriate:**

- **Enhance wetland habitats and features (ponds, ditches and drains) along the course of the River Arrow, particularly in the vicinity of the A44 river crossing;**
- **Maintain the level of riverside tree cover;**
- **Maintain the quality and extent of the hedgerow network alongside development and across open fields;**
- **Create new paths and access, and improve the existing network of public rights of way between the town, more recent development south of the river and open countryside;**
- **Create broad Green Infrastructure Corridors within the development proposal on Land South of Kington;**
- **Create links to encourage walking between Hergest and Kington Town.**

#### **Policy Justification**

9.10.1 The Green Infrastructure (GI) Study, prepared as evidence to inform the adopted Core Strategy, contains a description of Kington as *–a Town sitting in a declivity in surrounding hills formed, in the main, by the River Arrow to the south of the town and its tributary, Back Brook to the north*". The confluence of these two waterways lies to the east of the town. The GI study identifies these two watercourses as **Strategic Corridors** that run through the town, KinLSC 1 and KinLSC 2, (map 5-5) as well as opportunities for enhancement.

9.10.2 To the north the corridor of Back Brook and the A44 marks the break between the settlement and steeply rising ground to the north. This corridor (KinLSC 1) includes a number of tracks, paths, small pastoral fields (particularly beyond and to the west of the town) and historic features.

9.10.3 When this report was prepared in 2008, the River Arrow effectively formed the southern boundary of the settlement. With the development of Kington Park and the proposed developments on K12 & K13, the river has become an important green corridor within the town. This corridor (KinLSC 2) also includes a number of historic features (including features closely associated with the river), tracks and paths, the recreation ground and a number of grassland sites.

9.10.4 The GI Study also identifies two enhancement zones, KinLEZ 1 and Kin LEZ 2.

9.10.5 Kin LEZ 1 is focused on the southern side of the town, around and to the west of the junction of the A44 and A4111, and including the course of the River Arrow. This zone has been identified in response to the impact of recent development in the area, the sensitivity of the landscape and the need to develop connections with new development beyond the historic core of the settlement.

9.10.6 The enhancement zone overlaps the strategic corridor of the river (KinLSC 2), which is both a barrier to people movement and an opportunity for ecological connectivity.

9.10.7 KinLEZ 2 is located to the south-west of the settlement, containing the course of the River Arrow. This zone includes a number of features including school grounds and sports pitches, Hergest Mill and an extensive network of public rights of way. Enhancement of this zone should include the following:

- Increase the extent of tree cover in hedgerows and along the course of the river.
- Promote and extend the public rights of way network and access to the countryside.
- Develop hedgerow, woodland and other habitat linkages to the west of the zone connecting with Hergest Croft, Haywood Common and Park Wood.

9.10.8 The areas described above through the Green Infrastructure Study are among the places identified as Green spaces by local people and are recognised as much valued local landmarks and places where people walk and children play as they have done for many generations. All the greenspaces on the river corridors and on the western end of the town, identified for designation by the consultations, are included in the GI strategic corridors; are integral to the character of the town and are regarded by local residents as important parts of the town itself, contributing to its identity.

## 9.11 Community Facilities

### *Consultation feedback*

- *In the surveys and public events strong support was given to retaining community facilities.*

In response, the following policy has been prepared.

### **Policy KANP CF1: Community Facilities**

**The KANP seeks the retention and enhancement of all its existing community facilities, those listed in Appendix 4, for their on-going use by the local community.**

**Proposals for new community facilities will be supported where they meet a community need, are sensitively located, protect residential amenity and provide sufficient parking.**

**Any development proposal that adversely affects or results in the loss of a community facility should be able to demonstrate that an alternative facility can be provided of equal size, quality or accessibility or that the facility is no longer needed, fit for purpose or viable.**

## **Policy Justification**

- 9.11.1 The KANP seeks to support and develop community facilities for future generations to enjoy. Redevelopment of these facilities for non-community uses will only be permitted where there is no longer a proven need for the existing use and alternative provision is available elsewhere in the town and rural parishes.
- 9.11.2 The rural parish of Huntington is well served by a number of community facilities including the Public house, Village Hall, Church and the Chapel.
- 9.11.3 Kington Town has a number of community facilities which are listed in Appendix 4.
- 9.11.4 Any money arising from Community Infrastructure Levies will be used to maintain, improve and enhance community facilities such as a dedicated bus shelter at Headbrook, adequate pedestrian access from new housing developments to the Town centre of Kington, improved pedestrian security in Kington High Street, provision of cycle paths and cycle racks, provision of allotments, provision of pedestrian crossings to improve safe routes to school, community meeting space/hall on the south side of the town, improve Markets, improve the overall condition of the community garden/allotments and improve play facilities for the Recreation Ground.
- 9.11.5 Better footpath links, a bus service to Kington and better play provision for the Hergest and Arrow View development.

## **10. Review and Monitoring the Plan**

- 10.1 The Plan covers the period until 2031. Within this period there may be further changes for example: -
- Changing Demographics
  - Changes to National Planning Policies
  - Changes in economic forecasts and delivery of housing and employment development
  - Changes to the needs of the rural economy
- 10.2 These and other unforeseen developments may make it necessary for this Plan to be reviewed. It is proposed to hold a formal review in 2022, to ensure that the details of the Plan, particularly in terms of housing and the economy, are still relevant and that the plan continues to serve the best interests of the Plan area.

## **11. Next Steps**

- 11.1 The Draft Plan is now at its formal regulation 14 consultation. All responses need to be submitted by July 17<sup>th</sup> 2017. Following this consultation, the Plan will be reviewed in light of the responses received and will then be submitted to Herefordshire Council for a six week publicity period. The Plan will then undergo Independent Examination. Subject to a successful examination, the Plan will proceed to a local referendum and if a favourable response is received will be formally adopted and form part of the Development Plan and used to determine planning applications within the Plan area.

## Appendices

### Appendix 1. Summary Descriptions for Kington Town Green Spaces

All the following Local Green Space's ,1-22 were identified by respondents to the Town questionnaire, or in consultative sessions, or marked up with flags on maps at open sessions as places where it was felt they should remain as green places, not be developed on and where possible should be accessible to all.

1. Recreation Ground GS04
2. Crooked Well Meadow GS08 and GS19
3. Kington Park Amenity Space (adjacent to K7)
4. Watermeadows north of Headbrook on south side of River Arrow GS06
5. Riverside strip on watermeadow on north side of River Arrow GS07
6. Land to north-west of St Mary's Church, north side of Montford Road GS02
7. Land at south-east end of Llewelin Road GS09
8. Land to north of flats on Greenfield GS30
9. Field to south of Back Brook between footbridge at Crooked Well and old bridge at Floodgates
10. Field to north of Back Brook and weir behind the old Foundry. GS08
11. Lady Hawkins School Playing Fields GS05
12. Land to west of LHS playing fields (Tattymoor) to Toll House at town /parish boundary at west end of Hergest Road GS13
13. Land adjacent to northernmost gardens of Park estate; is a Community Orchard. GS12
14. Fleece Meadow east of Rec Ground, north side of River Arrow GS11.
15. Football Ground north of Fleece Meadow GS15
17. Field to north of River Arrow and east of Markwick Close (except for one third allocated for housing for elderly people. GS23
18. Fields bordering north and south side of River north of Newburn Lane and field between Arrow and stream at Turner's Mill.GS25, GS28 GS26
19. Fields to south of Hatton Gardens Estate, east of A4111 GS14
20. Field to east of A4111, north of Medical Centre GS24
- 21 and 22. Small area in the centre of section of Morgan's Orchard (Orchard Rise), GS27

## **Appendix 2. Kington Town Profile (Census 2011)**

The area has continued to evolve and change over the last few decades and the following based on the 2011 Census Information highlights the most important characteristics of the area.

Population – 3,200 – it was 2597 in 2011

25% over 65 years of age (21% for county as a whole)

10% employed in production including manufacturing (14% for county as a whole)

27% commute over 6 miles (27% for county as a whole)

22% walk or cycle to work (20% for county as a whole)

## **Appendix 3. Key Building Features**

### **Source Characterisation Study OHA Architecture**

OHA Architecture has prepared a Characterisation Study which has informed various policies in this Plan. This study has identified key building features that contribute to the Towns character. These are listed below

- Three-storey height dwellings, with buildings close / adjacent public
- footpaths
- Majority of buildings constructed with slate roofs
- Majority of buildings constructed with natural stone walls (both painted and natural)
- Render / painted brickwork also used for external walls
- Painted timber windows / doors / porches over (various styles)
- Windows tight below roof eaves lines
- Stone / brick chimneys
- Burgage Walls

## **Appendix 4. Key Features of Kington Town**

including lists of Community Facilities, Open Spaces, Key Views and Landscape Features  
**Source Characterisation Study OHA Architecture**

### **COMMUNITY FACILITIES**

Churches

Library

Doctors Surgery

Council Offices (Old Police Station)

Market Hall

Car Parks

Police & Fire Stations

Sports Centre

Markwick Hall

Huntington VH

Kingswood VH

Museum

## **OPEN SPACES**

There are a number of open spaces around Kington that contribute to the Towns character as follows:

KOS1 Around St. Mary's Church  
KOS2 Around Lady Hawkins School  
KOS3 The Recreation Ground  
KOS4 Kington Town Football Ground  
KOS5 The Livestock Market  
KOS6 The Square  
KOS7 Common Close  
KOS8 Place De Marines  
KOS9 Junction between Church Street and High Street

## **EXTERNAL VIEWS**

There are numerous view around Kington, that contribute to the Towns character as follows :

EV1 From Kington Golf Course  
EV2 From Old Eardisley Road  
EV3 From Kingswood Road  
EV4 From Hergest Ridge  
APPENDIX C: INTERNAL VIEWS

There are numerous internal views and we have identified the following as the main views that contribute to the Towns character:

IV1 From St Mary's Church down Hergest Road  
IV2 From St Mary's Church (South East)  
IV3 From the Recreation Ground (South West)  
IV4 From Kington Town Football Ground (South)  
IV5 Up and down Church Street  
IV6 Up and down High Street  
IV7 Up and down Bridge Street  
IV8 From Tanyard Lane (East)  
IV9 From Headbrook (West)  
IV10 Up and down Duke Street and Victoria Road

There are also directed views along the narrow roads, and especially the network of walled footpaths around the Town.

## **LANDSCAPE FEATURES**

There a number of landscape features around Kington, that contribute to the Towns character as follows:

- The Town sits within a valley alongside the River Arrow, and the Back Brook and is surrounded by an undulating landscape, with surrounding hills and woodlands
- Open fields and spaces alongside the River Arrow
- Trees
- Kington Town By-pass

## **Appendix 5. Identified Cherished areas Huntington Parish**

- The Whole Area
- The Castle
- Arrow Valley
- Disgwylva
- Offas Dyke
- Church and churchyard
- Village Centre/Green
- Rainbow Wood
- Chapel and surroundings

## **Appendix 6. Identified Cherished areas Kington Rural**

Hergest Ridge

Bradnor Hill

The Arrow Corridor

Rushock

Holywell Wood

Hergest Court

Motte and Bailey Lower Hergest

Eywood Estate

The Wreck

Birches Farm

Tramway Pool and Woodland

Park Wood

## **Appendix 7. Natural Environment Assets**

### **Sites of Special Scientific Interest (SSSI)**

Bradnor Hill Quarry (Favourable);  
Quebb Meadow (Unfavourable Recovering) (border);  
Upper Welson Marsh (Unfavourable Recovering) (border);  
Bushy Hazels & Cwmma Moors (Favourable) (border);  
Flintsham & Titley Pools (Favourable) (border)

### **Ancient Woodlands**

Kennel Wood;  
Lyonshall Park Wood (border);  
Piers Grove Wood (border);  
Penrhos Wood (border);  
Ox Pasture and Green Wood (border);  
Park Wood;  
Yeld Wood;  
Bradnor Wood;  
Holywell Wood;  
Landlords Wood;  
Forest Wood; Hell Wood;  
Fernhall Wood (border);  
Elsdon Wood (border);  
Birches Coppice (border);  
Upper Welson Wood (border);  
1 x unlabelled east of Vestry Farm;  
1 x unlabelled at Navages Wood;  
1 x unlabelled at Knill Garraway; 1 x unlabelled at The Bower

### **Special Wildlife Sites (SWS)**

Land at Lower Harpton;  
Herrock Hill;  
Bradnor Hill & Holywell Wood;  
Pond at Knill (border); Hindwell Brook (border);  
Little Brampton & Scar (border);  
Tinkers Wood;  
Rushock Common;  
Land at Rushock Farm;  
Pools near Titley (border);  
Pool near Shawl Farm (border);  
Land near Hunton Bridge (border);  
Disused railway, Kington to Leominster;  
Land at Floodgates;  
Land at Rhue Ville;  
Hergest Ridge;  
Park Wood;  
Lyonshall Park Wood (border);  
Land at Mill Farm;  
Piers Grove Wood and adjoining field;  
Land at Rodds Farm x3;  
Rodds, Penrhos, Ox Pasture & Green Woods;  
Land at Millbank Wood x2;  
Land Y Strategic Environmental Assessment Initial Screening for nature conservation landscape and heritage features at Breward; Pond near Hergest Court;  
Castle Twts;  
Land near Lower Way Farm;

Land at Lilwall Farm x2;  
Fields at Pound Farm; Fields at Birches Farm;  
Land at Chickward x 3;  
Old Marl Pit; River Arrow;  
Marsh near Burnt Hengoad;  
Land at Lodge Farm x2; Hell Wood;  
Land near Park Stile Mill;  
Huntington Churchyard and Environs;  
Gladestry Brook;  
Land near Bank Farm x4;  
Land near Lower Rabber

**Registered Parks and Gardens:**

Hergest Croft;  
Eywood (border);  
Nieuport (Newport) (border)

**Unregistered Parks and Gardens:**

Huntington Park, Kington;  
Huntington Court, Kington;  
Ridgebourne;  
Lyonshall Park (border);  
Titley Court (border);  
Castle Weir (border);  
The Whittern (border);  
Lynhales (border);  
Elsdon (border);  
Lemore (border)

## **Appendix 8. Built Environment Assets**

### **Scheduled Ancient Monuments (SAMs)**

Huntington Castle;  
Turret Castle;  
Turret Tump;  
Mound north of Cwmma Farm;  
The Camp earthwork;  
Castle Twts;  
Mound south of Woodbrook;  
Churchyard cross in St Mary the Virgin Churchyard;  
Mound 150yds (140m) north of the church;  
Offas Dyke: Section south of Riddings brook on Herrock Hill x2;  
Churchyard Cross in St Michaels Churchyard;  
Offas Dyke: Rushock Hill section, extending 1630yds (1490m) east of Kennel Wood;  
Offas Dyke: The section extending 300yds (270m) crossing the railway (border)

## Appendix 9. KANP Housing Delivery Position as at April 2016

### Housing Completions KANP: April 2016

Application Number	Parish	Site Address	Total Completed	Lost Through Conversion	Lost Through Demolition
NW100536/F	Kington	Plot 26,27,28 Tan House Meadow, The Meads, Kington, Herefordshire, HR5	3	0	0
N102038/F	Kington	17 Duke Street, Kington, Herefordshire, HR5 3BL	1	0	0
DCNW2008/0863/F	Kington	Land adjacent to Stonewood Cottage, Oxford Lane, Kington, Herefordshire.	1	0	0
N123215/F	Kington	Workshop Adjacent 23, Hatton Gardens, Kington, Herefordshire, HR5 3DD	1	0	0
DCNW0009/1080/F	Kington	39a Duke Street Kington Herefordshire HR5 3BL	1	0	0
N121950/F	Kington	Old British Legion, Sun Lane, Kington, Herefordshire, HR5 3BP	3	0	0
DCNW0009/1539/F	Kington	32 Duke Street Kington Herefordshire HR5 3BW	1	0	0
N112319/F	Kington	Leeway (in garden curtilage), 32a Bridge Street, Kington, Hereford, HR5 3DX	1	0	0
N121997/F	Kington	46 Bridge Street, Kington, Herefordshire, HR5 3DW	1	0	0
142797	Kington	10 The Square and Stable Cottage, Kington, Herefordshire, HR5 3BA	1	0	0
NW90704/F	Kington	The Coppice, Brickyard Lane, Kington, Herefordshire, HR5 3LN	1	0	1
141092	Kington	49-50 High Street, Kington, Hereford, HR5 3BJ	2	1	0
141150	Kington Rural	Land at Lower Barton, Barton Lane, Kington, Herefordshire, HR5 3RE	1	0	0
143661	Kington Rural	Bramble Cottage, Piccadilly, Kingswood, Kington, Herefordshire, HR5 3HJ	1	0	1
132219	Kington Rural	Land at The Marshes Farm, Bullocks Mill, Kington, Herefordshire, HR5 3SD	1	0	0
<b>Total</b>			<b>20</b>	<b>1</b>	<b>2</b>
			17 net completions		

## April 2016 Housing Commitments KANP

App No	Parish	Site Address	Not Started	Under Construction
142354/F	Kington	Land at Floodgates, Kington, Herefordshire	0	2
N113545/F	Kington	Land behind 43 Duke Street, Kington, HR5 3BL		4
152053	Kington	Site adjacent to Arrow Grange, Newburn Farm Access, Kington, Herefordshire, HR5 3HD	1	0
141330	Kington	Kingswood Hall, Kingswood Road, Kington, Hereford, HR5 3HE	0	2
141088	Kington	4 Gravel Hill, Kington, Herefordshire, HR5 3BS	0	2
140821/F	Kington	Parkgate, Mill Street, Kington, Herefordshire, HR5 3AL	1	0
151976	Kington Rural	Barn adjacent to Beech Grove, Rushock, Kington	1	0

## Appendix 10. Location for Growth: Kington Town

Core Strategy Policy KG1 states that sites within the confines of Kington Town are constrained in terms of flooding whilst sites on the periphery are constrained by the town's high quality landscape setting. Reflecting this, the policy justification to Policy KG1 states that developing peripheral sites will require compromise in terms of effect upon the landscape with choice of site seeking those with least impact and where the provisions of significant landscape and townscape mitigation measures can best be achieved. The Core Strategy stated that housing allocations will be identified within the Neighbourhood Development Plan for Kington with no allocations identified in the Core Strategy,

The Herefordshire Council's Strategic Housing Land Availability Assessment (SHLAA) of 2012 assessed 28 sites within and around Kington Town. Of these sites, four sites were considered as potentially suitable for development. These sites included:

<b>SHLAA Assessed Site as having potential to deliver housing</b>	<b>2012 Site as</b>	<b>SHLAA Capacity</b>	<b>KANP Review</b>
Land to the rear of Oxford Arms		9 dwellings	Planning application N113545/F was granted on appeal, 11/3/13 for 4 dwellings. This permission has now started on site.
Site off Victoria Road		5 dwellings	This has been included within the KANP as an allocation for 10 dwellings (Site K5).
Cattle Market		35 dwellings	It is expected that this site will continue to be used as a cattle market during the plan period supporting the farming and rural economy. The site is not therefore available for development.
Land to the rear of Headbrook		30 dwellings	This site has significant access constraints as well as flood issues and the KANP seeks its protection as open/green space as part of the river corridor.

In response to the Core Strategy position, the NDP appointed consultants to assess the landscape sensitivity and visual impact of sites adjacent to the built form of Kington as well as a characterisation study for Kington Town. These studies were then taken forward by AECOM and incorporated into a site assessment study – Kington Neighbourhood Plan: Site Options and Assessment October 2015 which forms a background paper to the KANP. These studies form background evidence reports to the KANP.

The AECOM assessment considered 23 sites (20 in Kington and 3 in Kington Rural). The sites put forward in Kington were identified during earlier stages in the NDP making process. Sites were assessed for their development potential, including physical and environmental constraints, planning policy and ownership and availability for development.

The assessment concluded that of the 20 sites assessed in Kington, 9 had potential for further consideration as site allocations. These were:

- K1 – Land north of Greenfield Drive
- K2 – Land to the west of Greenfield Drive
- K3 – Land at the corner of Llewellyn Road and Garden Close

- K4 – Land to the rear of the Oxford Arms
- K5 – Site off Victoria Road
- K8 – Old Wesleyan Chapel, Crabtree Lane
- K11 – Land south of Newburn Lane
- K14 – Land west of Kingswood Road
- K20 – Land to the south of Hergest Road

Other than K11 and K14, the Kington Town Council on 30 November 2015 approved all the above listed sites to go forward as proposed allocations in the KANP. Sites K11 and K14 were not progressed due to Landscape impact issues. K2 was also not progressed as the green space was considered integral to the design of the housing estate and due to the impact on housing opposite and K4 was not progressed as this is an existing commitment.

In addition, the AECOM report concluded that a further 10 sites required further consideration. These have been further assessed as follows:

- K6 – Land south of Elizabeth Road – This site is constrained by flooding and access however is considered to have capacity to accommodate 20 units and has been identified as an allocation on this basis.
- K7 – Cattle Market – It is expected that this site will continue to be used as a cattle market during the plan period supporting farming and the rural economy. The site is not therefore considered available for development during the plan period.
- K9 – Field adjacent to Mill Street – This site has been included as an allocation.
- K10 – Land to the north of Headbrook – This site has significant access constraints as well as flood issues and the KANP seeks its protection as an important area of open/green space forming part of the river corridor contributing to the character and setting of Kington Town.
- K12 – Land east of Kingswood Road (1), K13 – Land east of Kingswood Road (2) and – These sites have been combined and identified as a residential allocation, Land South of Kington, in the KANP. The capacity of the site has been informed through a comprehensive masterplanning exercise of the area.
- K15 - Land to the rear of properties on the eastern side of Kingswood Road. This site has been included as an allocation for 5 dwellings accessed off Kingswood Road.
- K16 – Land adjacent to Temple Lane development – The site was not considered suitable for allocation on landscape impact grounds and distance from Kington Town Centre.
- K17 – Land to the rear of properties on the western side of Kingswood Road – The site was not considered suitable for allocation on access and landscape grounds and due to poor integration with the existing built form.
- K18 – Land East of Hereford Road, A4111 and K19 – Land West of Hereford Road, A4111 - These sites were not considered suitable for allocation on landscape impact grounds, distance from and poor connectivity to Kington Town Centre as well as the close proximity of the household waste site which is located adjacent to the site.

As a result of this thorough assessment of sites, which collectively deliver 168 dwellings, the following 9 sites have been identified as residential allocations within the KANP to meet the needs of Kington Town:

**K1 – Land of Greenfield Drive, 2 dwellings**

**K3 - Land to the Corner of Llewelin Road and Garden Close, 4 dwellings**

**K5 – Site off Victoria Road, 10 dwellings**

**K6 – Land south of Elizabeth Road, 20 dwellings**

**K8 – Old Wesleyan Chapel, Crabtree Lane, 10 dwellings**

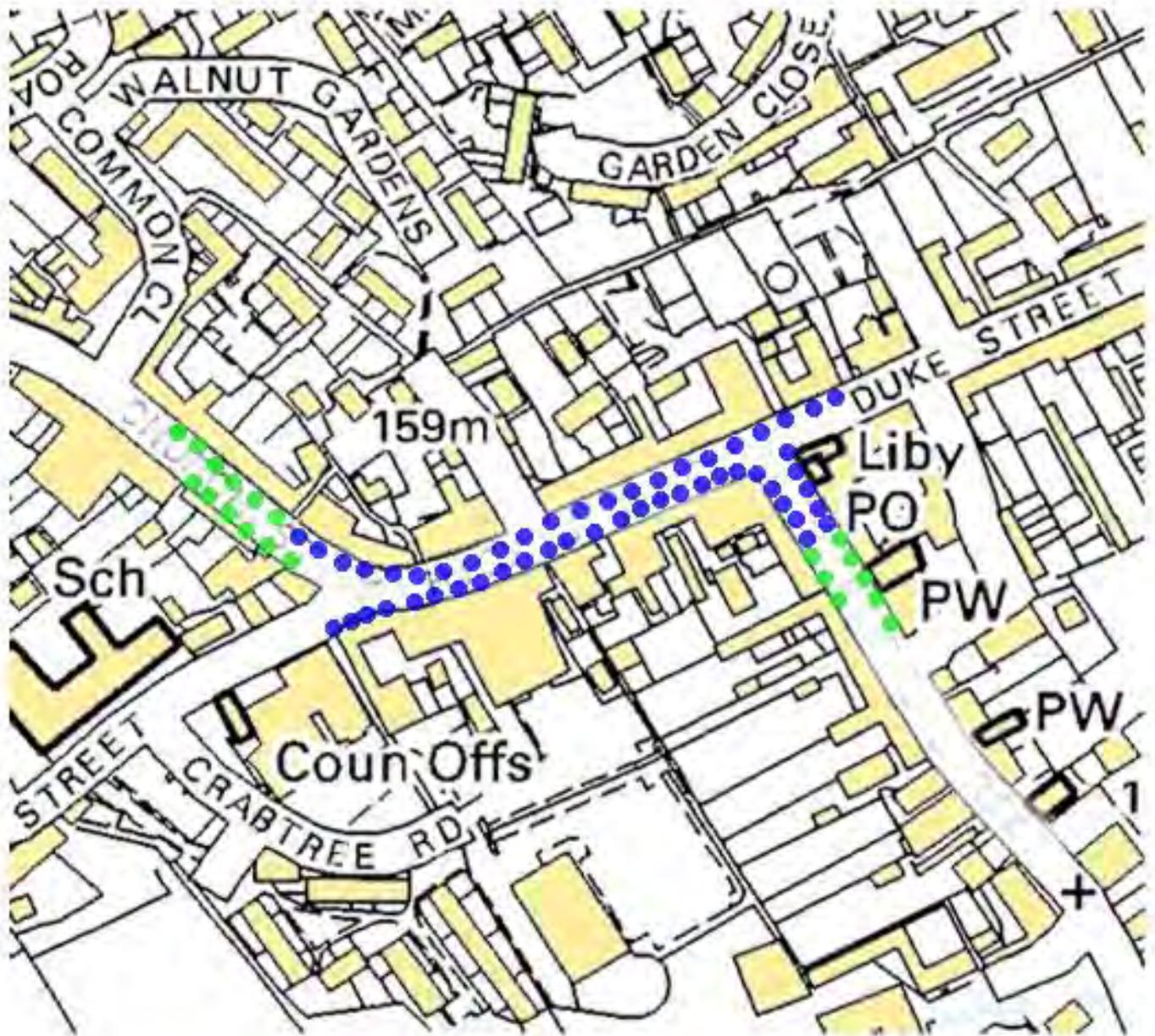
**K9 – Field adjacent to Mill Street, 15 dwellings**

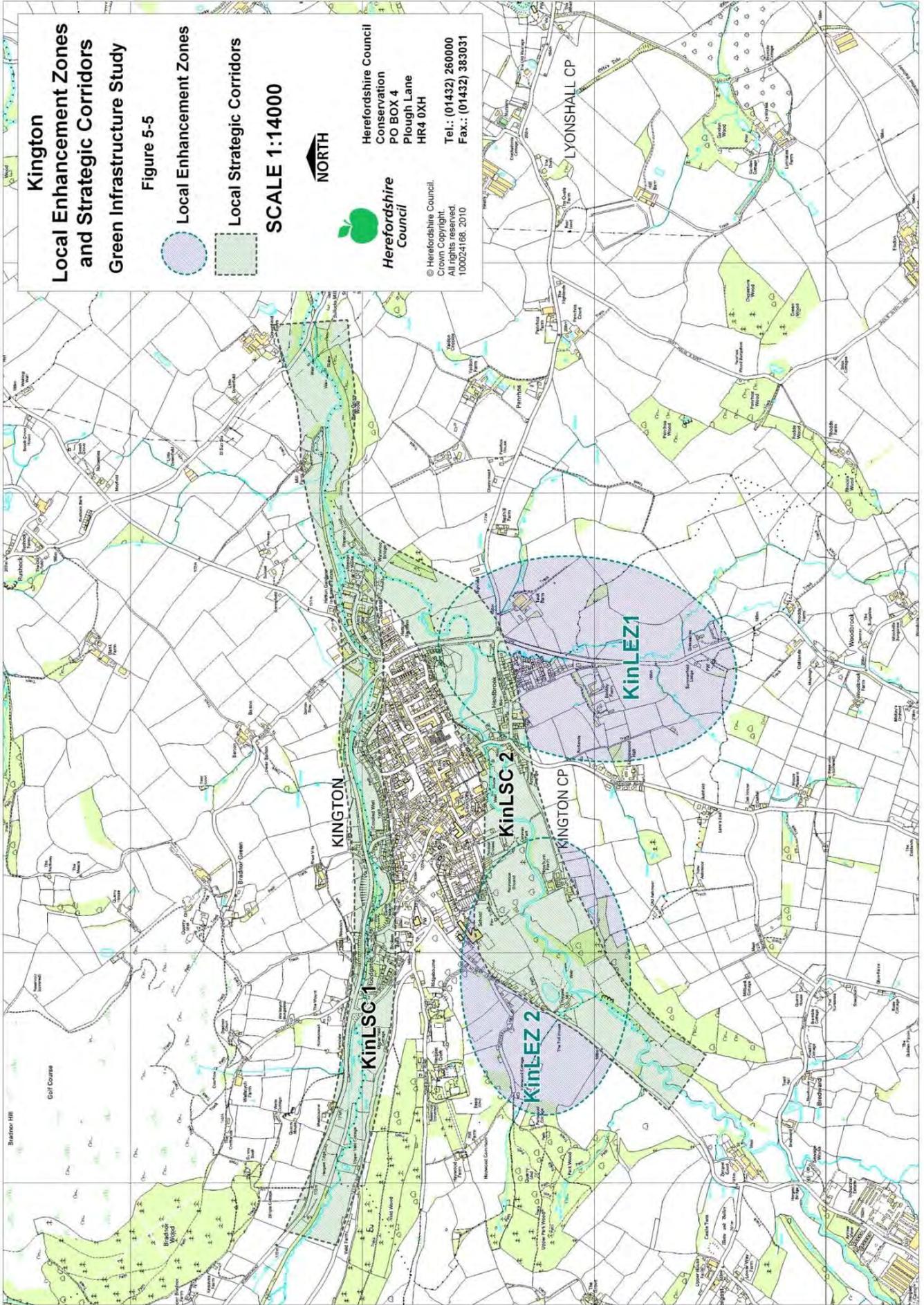
**K20 – Land to the south of Hergest Road, 2 dwellings**

**K12& K13 – Land South of Kington 100 dwellings**

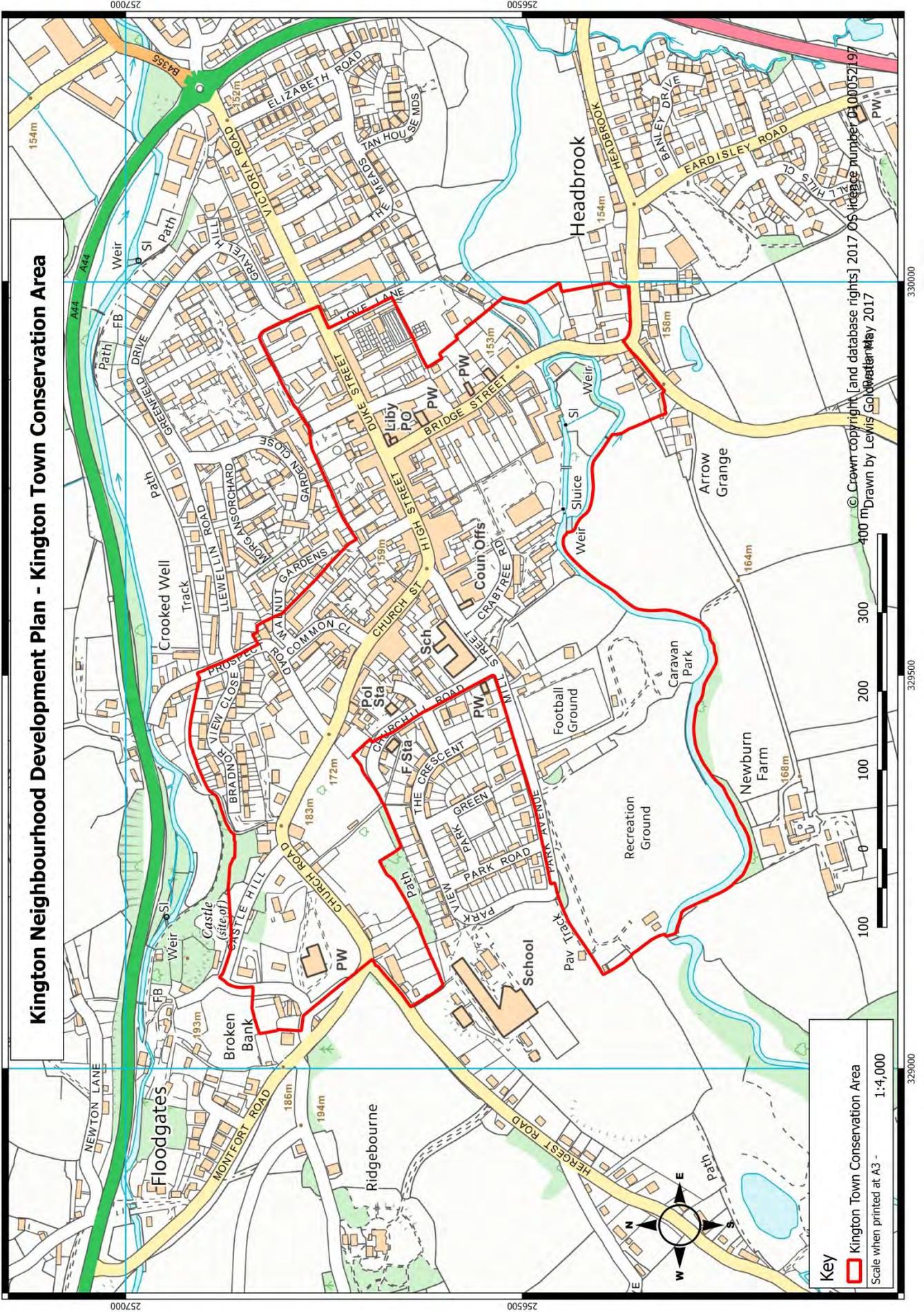
**K15 – Land off Kingswood Road 5 dwellings**

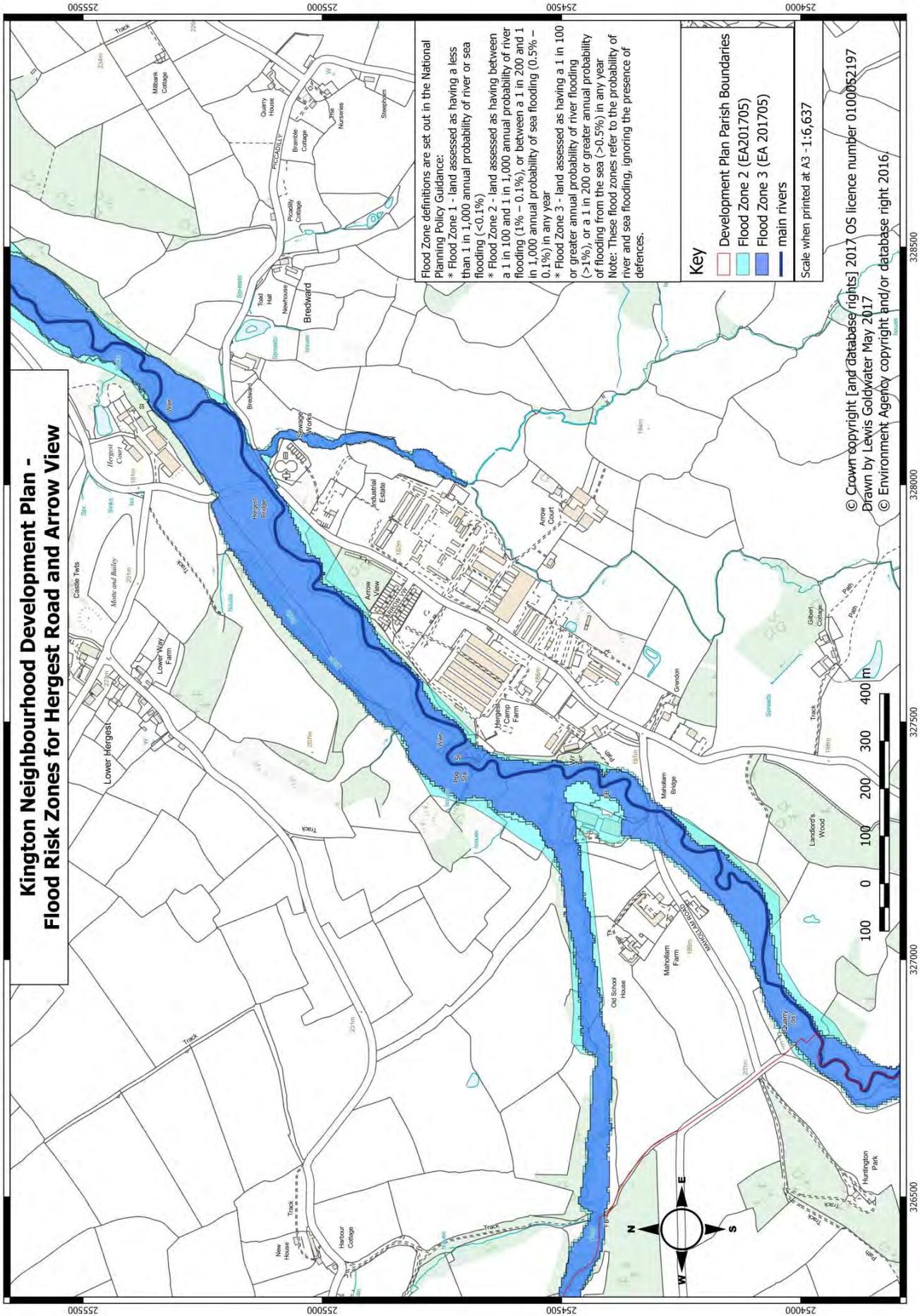
Appendix 11. Central Shopping Area



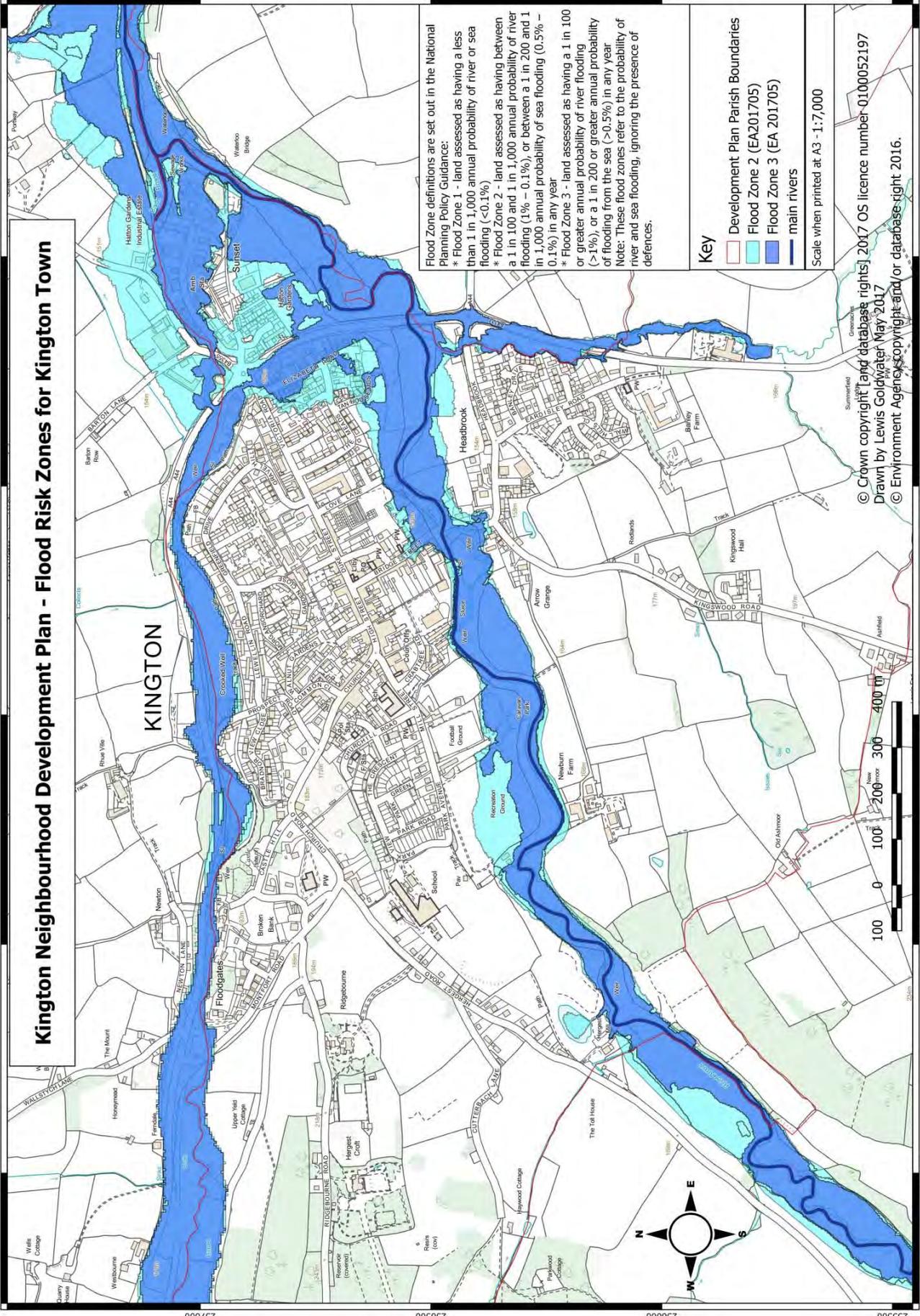


Appendix 13.





# Kington Neighbourhood Development Plan - Flood Risk Zones for Kington Town



Flood Zone definitions are set out in the National Planning Policy Guidance:

- \* Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- \* Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year
- \* Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

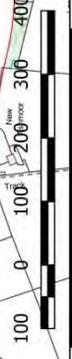
Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.

### Key

- Development Plan Parish Boundaries
- Flood Zone 2 (EA201705)
- Flood Zone 3 (EA 201705)
- main rivers

Scale when printed at A3 - 1:7,000

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## Appendix 15.

### KANP CONSULTATIONS 2014-2017

#### Meetings

**19<sup>TH</sup> March 2014** Public meeting in Kington to launch KANP; advertised by posters

About 80 people attended from all 3 parishes

Introduction by Chair, M.Fitton Explained numbers of houses required in Kington and Hergest

Main topic: **Housing**. Short presentations of housing design, energy efficiency .

**Comments:** Strong support for requiring high energy efficiency standards, use of traditional local materials and well-spaced groups of dwellings, gardens, play space.

Prime need for: Affordable Homes for families, dwellings for elderly people in appropriate locations, provision of off-street parking, retention of existing green spaces, build first on brownfield land

Ensure good sized rooms and adequate storage space; no more 'shoe-boxes'

Allow for home-working.

If any estates built internal pathways should be traffic free.

Unsold houses on two recently built estates in Kington

**22<sup>nd</sup> April 2014** Public meeting in Kington; advertised by posters.

About 60 people attended

Main topic: **Transport**

**Comments:** residents from outside Kington Town have needs that differ from residents in Town. No public transport to Kington from outside except twice a week from arrow View; access to car essential

Bus service to and from Hereford good, except on Sundays; need better service to Leominster.

Town circular bus twice weekly is appreciated.

Urgent need for better access arrangements to new Medical Centre on main road outside Kington, difficult without a car.

Need better routes for cyclists and bike racks in town centre.

High Street is a long-standing problem: pavements too narrow for wheelchairs, obstructions from people parking, roadway itself so narrow that people need to shelter in doorways when HGVs use it.

Strong support for lower speed limits in towns.

Upkeep of rural roads poor, road to Huntington especially bad.

Need good car parking if town centre is to prosper.; important for tourists.

Need proper crossings by school and on A444 at Sunset to Hatton Gardens estate.

Need overnight lorry park

New estates if built should have sufficient car parking

How can local people influence services provided by Herefordshire Council? eg road problems.

**29<sup>th</sup> May 2014 Public meeting in Huntington Village Hall** to inform all residents about KANP process Well- attended; Parish Council involved; decision taken to set up Huntington Steering Group to construct questionnaire for Huntington residents.

**30<sup>th</sup> September** Public meeting in Kington. Advertised by posters

Main Topic: The Economy of the Area

About 80 people attended

Several themes: employment, tourism, use of employment land, agriculture, retail centre of Kington

Relatively high proportion of self-employed, often difficult to start up a business, competitive facilities in Wales (Presteigne); obtaining planning permission for business premises can be expensive.

A lot of concern that there are very few opportunities for young people; school leavers go elsewhere for further training or Higher Ed and don't return, area becomes depleted of young people.

Agriculture could be supported by encouraging local food to be available in shops (Butchers are good examples)

Large houses should be built as owners/occupiers can employ people

The two industrial estates/employment land under-used, no further allocation is necessary.

Area has a lot of construction skills, they could be collected together to provide a local construction co-op.

Many comments that area should be focussed on developing tourism; the area has wonderful landscape, ideal for walkers and anyone interested in rural life, and activities clean air, good footpaths, quite a number of visitor attractions, good variety of accommodation; need to target likely groups to increase footfall and lengths of stay (day trippers tend not to spend much money); develop cycle tracks, provide good car parking, small campo site, make use of Offa's Dyke and other long distance oaths that pass through the area a dedicated shop for walkers and cyclists needed.

Protect the landscape that is our asset. Support the Walking Festival, highlight local market and consider getting a theme for Kington, like Hay for Books.

**8<sup>th</sup> October 2014** Public meeting in Kington for residents of Kington Rural and Lower Harpton; publicised by mail shot. A

About 60 people attended including parish councillors.

Purpose: to explain origin and process of KANP. The two parishes are characterised by small clusters of houses and scattered dwellings with no central focus; the parish Council meets in Kington.

People invited to participate in the planning, to help develop a questionnaire and to consider suitable site for required housing in Hergest.

Volunteers left contact details.

**30<sup>th</sup> October 2014** Public meeting in Kington: Main Topic: **The Environment** Advertised by posters

About 60 people attended

Natural and built environments locally are worthy of care and conservation.

The countryside considered very attractive..should be protected from aggressive developments, both building and industrial scale farming.

Landscape formed by generations of people farming on a relatively small scale, local people have connections with the land. Small fields, hedgerows, veteran trees etc all contribute to its character.; high proportion of pastureland to arable

Special places are Hergest Ridge and Bradnor Hill with splendid views

River Valleys of the Arrow and the Back Brook are important as are green lanes and old footpaths

High level of biodiversity should be protected ..an asset for the area.

The built environment in the town is of great historic interest, the town's history is reflected in much of its buildings, layout and structure; the rural areas have lots of old and distinctive farm houses

The air is clean and should be kept so, river waters should be protected from pollution.

Renewable energy could replace some polluting sources.

**27<sup>th</sup>-29<sup>th</sup> November 2014** Two-day Drop-in in Market hall, Kington

People encouraged to write comments , use post-its and stick pins on places on the maps where they considered new housing could go.

The event had been preceded by posters and a special edition of the Kington Chronicle distributed widely through the neighbourhood.

Some people claimed it was the first time they had heard of the KANP.

Most of the comments were on housing numbers and possible locations; general desire to avoid large estates being built, anxious not to repeat the type that had been built a few years ago.

If building on greenfield land is necessary should retain hedges, trees etc

All new building blocks should have a green area and children's play space

Do not build on the flood plain.

The town has a lot of elderly people and everyone is living longer, housing needs to be suitable for those people.

Sow wild flowers on the roundabouts

Suggestion that fire Station should be moved to Hatton Gardens Industrial Estate near by-pass which would allow easy access for fire engine and free up a plot for housing

A lot of requests for proper pavement along main road to surgery, a pedestrian crossing at roundabout, and hard path round recreation ground.

Tourism needs the landscape so protect it from development

The High Street needs to be smartened up.

Many comments re need to slow down the traffic and catch 'boy racers'

Many requests to do something to improve safety for pedestrians/shoppers/children in the high Street.

Comments that it's good place to live but need to look forward.

**30<sup>th</sup> November 2014** Public meeting in Kington. Main topic: **Sustainability**

About 50 people present

Focus on renewable and community energy schemes; are they possible/viable? No-one wants windfarms or large solar arrays.

Could require high energy efficiency standards in new builds; encourage use of gardens, allotments for food production;

Build durable houses..too many shoddy shoe boxes recently.

Reduce need to travel long distances to work.; ensure the neighbourhood has a good range of facilities.

Ensure natural environment is cared for with an aim that it will be in good condition for future generations; keep our air and water clean.

**11<sup>th</sup> November 2015** Public meeting in Kington

Presentations by consultants Lewis Goldwater (Greenspaces) and Mark Owen Architect (Town Characterisation) Both reported their work ; reports will be available on website and hard copies.

M.O. showed the types of buildings and materials prominent in the town and how the development of the town over many decades is reflected in changes of style and materials.

L.G. showed maps on which he identified all the places that people have mentioned as being green areas that they would not want to be developed; he has also surveyed all the areas and his report identifies their character and any special features as well as their contribution to biodiversity within the town

**30<sup>th</sup> November 2015** Special meeting of Kington Town Council

Landscape consultant , Carly Tinkler showed her mapping of the area and identification of 'landscape sensitivity' which constrains development possibilities, also grades of agricultural land and locations of woodlands and heritage assets.

Council reviewed proposals for housing sites in Kington Town and with notes from consultant's report on his review of all sites suggested.

KTC members strongly opposed to building adjacent to R.Arrow, Headbrook meadows and also reluctance to have a site on north side of River..river corridor is an important green corridor and ideally we should aim to have a footpath the length of the riverside through the town and beyond..suggested further consideration of mitigation if north side is needed.

Agreed Mill St site should be for bungalows/sheltered housing aligned with Markwick Close .agreed that two fields off Kingswood Rd should be further subject to detailed appraisal , especially access possibilities.

Re sites off Kingswood Rd agreed that they should be used and noted advice from Landscape consultant on strategy to mitigate landscape impact, but overall less intrusive than some other sites;

Noted advice that settlement boundary on western edge should be Kingswood Rd and refuse to develop further west. Possible that K15 could be a green buffer on NW edge of new development. Agreed no further development southwards off Kingswood Rd. Agreed the two sites adjacent to and opposite the new Surgery should not be used..objections re ease of access to town, adjacent to main road and new household waste site. Agreed to review housing sites and numbers again when further reports available.

**2<sup>nd</sup> February 2016** Meeting in Huntington at which Carly Tinkler (Landscape)and Lewis Goldwater (Greenspaces) showed their maps and explained how they could be used when considering planning applications for housing and/or agri dvelopments, if KANP is approved

**July 14<sup>th</sup> 2016** Meeting for residents of Kington Park, Old Eardisley Rd, Kingswood Rd and Headbrook. Invites hand-delivered to all residents and notice posted on Kington Park NoticeBoard and on KTC boards. Date of meeting had been arranged in consultation with Chair and Chair designate of Kington Park residents.

Topic was to consider proposed developments of adjacent fields to NW of Kington Park, for up to 98 dwellings and new access road. About 60 people attended, plus some KTC councillors and a few other members of the public.

Development scheme explained, followed by questions and discussion; everyone invited to write or email with additional comments (issued with pro forma). Several people unable to attend had sent written comments. Consultant's report available. Principal objection from a number of people was about the proposed new access road to the north of the amenity area of Kington Park, also comments about drainage, sewage and junction of Old Eardisley Rd and Headbrook.

It was pointed out that access from Kingswood Rd would not be suitable as too narrow and near 'blind' corner with Headbrook..Hereford Council Transport Officer had commented that it should not be used as principal access route.

**21<sup>st</sup> February 2017** Meeting with Kington Chamber of Trade

Topic ..update on progress of KNAP and specifically to consult re possible improvements to Kington High Street; if there is agreement about any suggested improvement that will be reflected in policy in KANP. C of T given brief review of discussions with KTC and suggestions made at various times in past 20 years. Reported that KTC in favour of shared surfaces, some other people keen on a one-way system with allowance for 2-way for buses, others for full pedestrianisation

C of T reported later that preference for one-way system, shared surfaces considered unsuitable on a narrow road, ideally they want to retain 2 way route.

Discussed site of retail boundary ,meeting in favour of retaining as now; several comments that despite problems several activities such as food fair have had positive effects.

Adequate low cost or free car parking essential, but visitors should be encouraged to walk round an interesting old town.

**18<sup>th</sup> April 2017** Meeting of Kington Town Council

To review updates on housing numbers on sites, greenspaces and settlement boundary of the town.

Councillors informed that numbers of completions and approved applications from 2011 had recently been shown to be fewer than previous information, so numbers on sites approved by KTC had been increased, notably 10 on K12 and K13, 5 in K15 and 20 on K6; there is also an estimated windfall of 1 per year up to 2030. K15 would be accessed via Kingswood Rd.

Re Greenspaces..questions raised in the light of an Inspector's decision on another NPlan where Inspector had judged that too much space had been designated. Councillors confirmed they

wanted all spaces marked on maps to be designated greenspaces as integral to the town; a strong desire for a riverside walk to be developed.

Settlement boundary agreed as per map. A member of the public raised objections to K12 and K13

commented that in his view there had been insufficient consultation with local residents and a failure to discuss other possible sites with landowners.

**2013 A Steering Committee** set up with representatives nominated by each of the 3 Councils

October 2013 Terms of reference for Steering Comm agreed by each Council

Meetings held as follows:

**23<sup>rd</sup> October 2013** First meeting of members from all 3 councils.

M.Fitton (Kington Town) elected Chair, R,Bradbury (Kington) to act as secretary.

Gemma Webster, Herefordshire Council Support Officer attended to explain process of producing NDP and agreed to attend another meeting in Huntingdon.

Minutes of Committee placed on website, agendas posted on Council notice boards; all meetings open to the public

**2013:** 26/11

**2014:** 14/01, 26/02, 24/03, 28/04, 02/09, 24/11, 16/12,

**2015:** 10/02, 10/03, 14/03, 09/06, 14/07, 08/09, 13/10, 08/12,

**2016:** 08/03, 19/05, 14/06, 12/07, 13/09, 11/10, 13/12,

**2017:** 14/02,

A dedicated interactive website was set up in early 2014 Kington Area Neighbourhood Plan

[Kingtonareaplan.org](http://Kingtonareaplan.org)

Aims and progress of KANPlan were published in 5 issues of The Kington Chronicle; a special 12 page supplement on the KANPlan was published in the Chronicle in November 2014..this edition was circulated widely to almost every dwelling in the neighbourhood. (Unfortunately no further issues of The Chronicle have been published since early in 2015).

### **Kington Rural and Lower Harpton Council**

KANPlan on the agenda for each of the following meetings:

03.12.15, 11.02.16, 12.05.16, 08.09.16, 27.10.16, 08.12.16, 02.03.17

On 24.02.17 KPlan was sole item on the agenda.

Questionnaires were constructed, delivered and analysed for residents of Kington Town, Kington Rural & Lower Harpton and Huntingdon

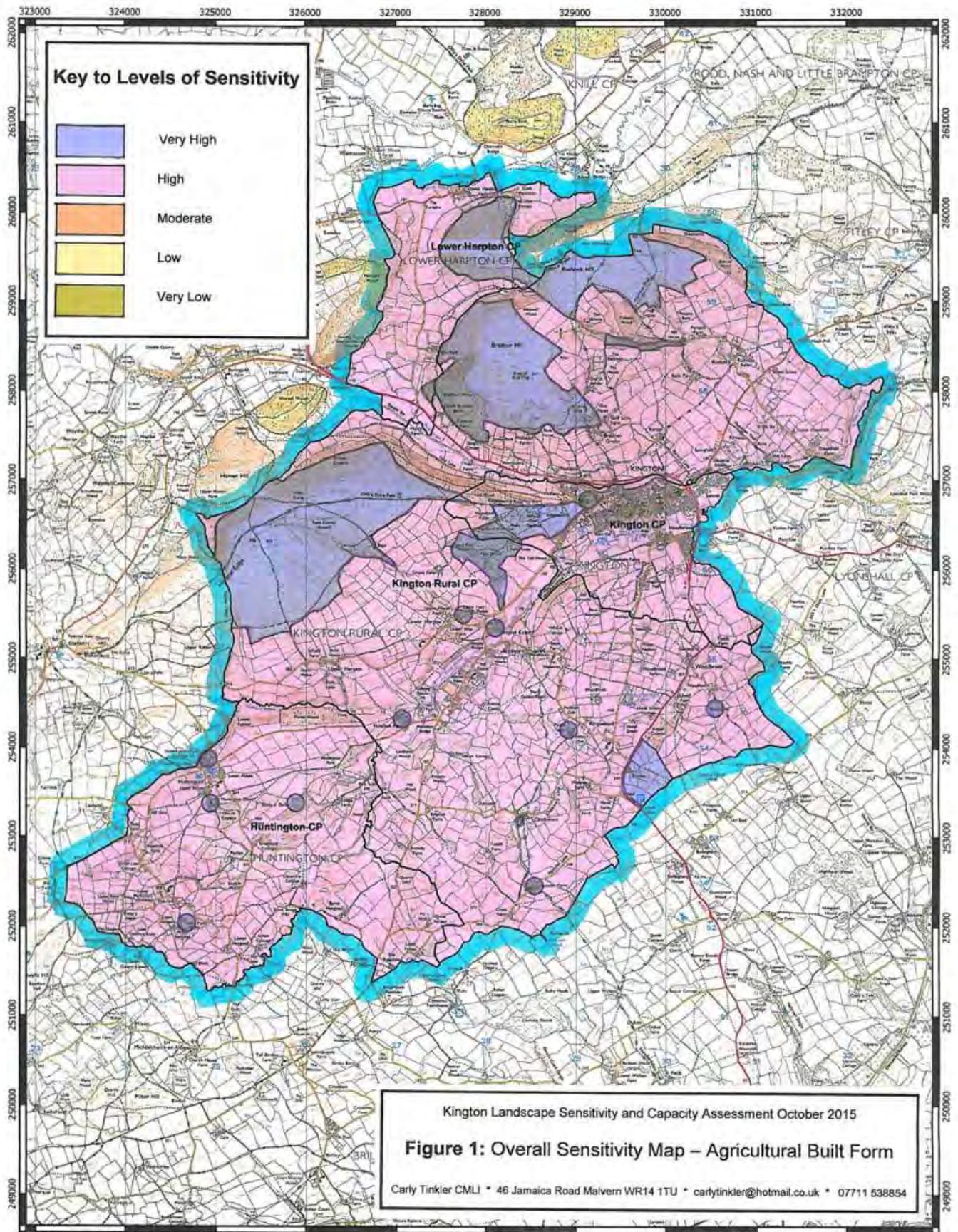
## Huntington Neighbourhood Plan Steering Group meetings

- 29/04/14 Open meeting attended by 39 parishioners. Martin Fitton gave an Overview of the NDP. Steering Group set up with 13 volunteers.
- 12/06/14 Inaugural meeting of Huntington Steering Group. Discussion concerning The Parish Questionnaire, and outline of questions to be included. Sub committee set up to draft Questionnaire – M Lloyd, P Lloyd, C Jones G Steel.
- 29/07/14 Steering Group update on Questionnaire progress, amendments and alterations suggested.
- 28/08/14 Steering Group meeting on progress of Questionnaire produced by the Sub-committee. Agreed that the Questionnaire should be sent to all Parishioners by hand/post.
- 13/11/14 The Steering Group discussed the results of the Questionnaire compiled By the sub-committee. Approximately 50 replies had been received. John Hegarty to produce a first draft of Huntington NDP policies.
- 08/01/15 Steering Group meeting held to discuss J Hegarty draft policies.
- 07/02/16 Steering Group meeting held to discuss Carley Tinkler's and Lewis Goldwater's papers on Landscape Character and Green Spaces.
- 13/12/16 Open meeting held to discuss Draft policies for the Huntington Neighbourhood Development Plan presented by M Lloyd.

## Appendix 16. Consultants Reports

- “Kington Draft Masterplan for K12 & K13”** by AECOM  
Development Principles for Land South of Kington
- “Kington Landscape Assessment”** by Carly Tinkler  
incl. Landscape Sensitivity, Character and View Maps
- Kington Housing **“Site Identification & Assessment”** by Sam Rozillo  
Potential Sites for Kington Housing Development  
incl. Kington Potential Housing, Natural & Historical Environment Maps
- “Summary Descriptions”** of the 3 Parishes **Green Spaces** by Lewis Goldwater
- “Kington Character Appraisal”** by Mark Owen
- Questionnaire, Results & Findings for the 3 Parishes**

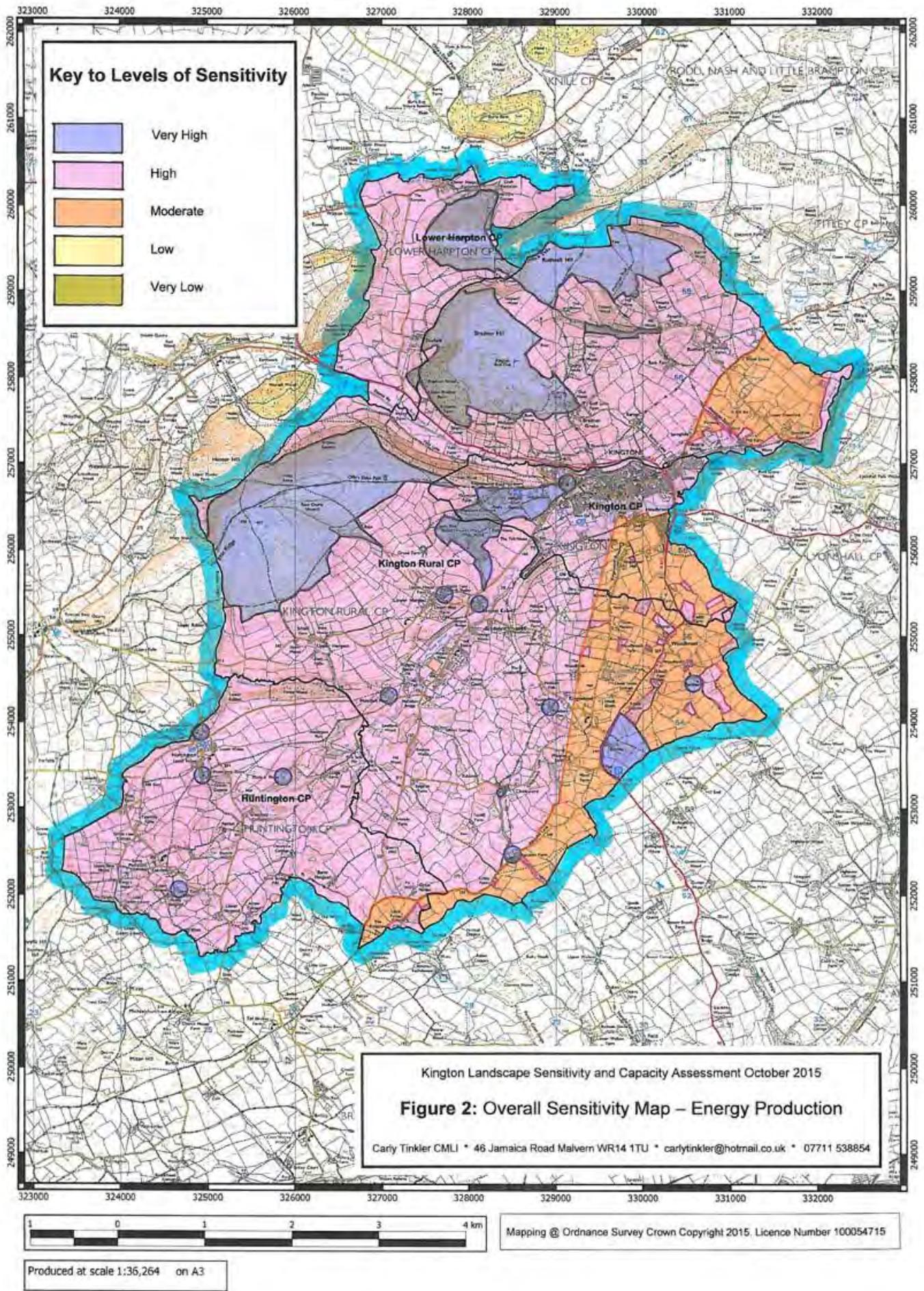
# Appendix 17. Agricultural Built Form Sensitivity & Capacity Assessment



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# Appendix 18. Energy Production Sensitivity & Capacity Assessments



## Appendix 19. Listed Buildings

### Lower Harpton (1)

Dunfield House

### Kington Rural (9)

Apostles Farmhouse

Empton Farmhouse

Granary at Hergest Court

Hergest Court

Lilwall Farmhouse

Mahollam Cottages

Parkstile Mill

The Pound Farmhouse

Upper House

### Huntington (12)

Barn & Outbuilding at Penlan Farmhouse

Church of St. Thomas of Canterbury

Goffs Endowed Day School & Huntington

United Reformed Church

Huntington Post Office & Outbuilding

K6 Telephone Kiosk by the Post Office

Lower House Farmhouse

Middle Hengoed Farmhouse

Outbuilding at Great Penllan Farmhouse

Rear Outbuilding at Burnt Hengoed Farm

Penlan Farmhouse & Outbuilding

Remains of Huntington Castle

### Kington Town (140)

10, 11 & 12, Duke Street

10, Bridge Street

10, High Street

11, 12 & 13, Bridge Street

11, the Square

13, High Street

14 & 15, Bridge Street

14 & 15, New Market Street

15, High Street

16, Bridge Street

17 & 17a, Bridge Street

17, 18 & 19, Duke Street

18, Bridge Street

### Kington Town cont'd

18, Church Street  
19, Bridge Street

19, Crooked Well

19, Headbrook

19, High Street

2 & 3, Duke Street

2, High Street

20-23, Crooked Well

21 & 22, Church Street

21 & 22, Duke Street

22 & 23, High Street

22-25, Mill Street

23, Church Street

23, Duke Street

24 & 25, Duke Street

25, Church Street

26, Church Street

27 & 28, Church Street

29, Church Street

29, High Street

3, Bridge Street

3, HIGH STREET

30 & 31, High Street

32 & 33, Church Street

32, High Street

33, High Street

34 & 35, Church Street

34 & 35, Duke Street

34 & 35, High Street

36, 37 & 38, Duke Street

36, High Street

39 & 40, High Street

39, Bridge Street

39, Duke Street

4 & 5, Bridge Street

4, High Street

40 & 41, Duke Street

40-44, Bridge Street

43, High Street

44 & 45, High Street

46 & 46b, Duke Street

46 & 47, High Street

47, 47a & 47b, Duke Street

47, 48 & 49, Bridge Street

48, High Street

49 & 50, High Street

5 & 5a, Baynham's Yard

5 & 6, High Street

## Kington Town cont'd

51, 51a, 52 & 53, High Street  
53, Bridge Street  
54, High Street  
6, 7 & 8, Church Street  
6, Bridge Street  
7, 8 & 9, Duke Street  
7, Bridge Street  
7, High Street  
8 & 9, Bridge Street  
8, High Street  
9, High Street  
9, the Wych  
Albion House  
Alpha Antiques & Supermarket  
Arrow Lodge  
Arrow Lodge Mill  
Baptist Church  
Beech Cottage  
Byewell  
Castle Hill Cottage  
Castle Inn  
Cemetary Chapel  
Church House & Attached Wall  
Church of St Mary  
Close House  
Coach House at Ridgebourne  
Crabtree Cottage  
Cross in Churchyard of Church of St Mary  
Edmund Cheese Memorial at St Mary's  
Eleanor Pyefinch Monument at St Mary's  
Former Old Wesleyan Chapel  
Gourmets Corner kington Book Shop  
Hergest Mill  
Hill Court  
Hugh Gwalter Memorial at St Mary's  
John Morris Memorial at St Mary's  
K6 Telephone Kiosk by Baptist Church  
K6 Telephone Kiosk nr War Memorial  
Kington Laundry & Border Cleaners  
Kington Library (Old Radnor Trading Co.)  
Lady Hawkins School  
Lamb Inn  
Lychgate at Church of St Mary  
Midland Bank  
Mill House at Hergest Mill  
Mitre House  
Mountford House  
Number 1 & Attached Outbuilding  
Number 33 Including Printex  
Numbers 32 & 32a & Outbuildings to Left  
Numbers 61, 61a & 62 Including Shop  
Olde Tavern  
Oxford Arms Hotel  
Pembroke House  
Perimeter Wall of St Mary's Churchyard  
Pitfour  
Pitfour Coach House  
Queen's Head Inn  
Ridgebourne  
Rodds Farmhouse  
Royal Oak Public House & Wing to East  
Summerfield Lodge  
Sycamore Cottage  
Talbot Hotel  
The Market Hall  
The Porch House  
The Swan Hotel  
The Terrace & Attached Gates & Railings  
The Vine Vaults Public House  
The Wych House  
The Wych  
Toll House  
Townsend Cottage  
War Memorial  
Warehouse at Arrow Lodge Mill  
Wattle Cottage  
Westfield  
White Pheasant Restaurant  
Ye Olde House