

## **Proposed Responses to Examiners Questions**

**Question 1** - Please confirm the dates of the 'first' Regulation 16 period of consultation, the date that Plan was withdrawn and the date of the Plan's resubmission and the 'second' Regulation 16 period of consultation.

1.1 HC has advised that they will answer this question.

**Question 2** - Policy KNDP 5 refers to paragraph 135 of the NPPF. May I ask you to check that this reference is correct and to point me in the right direction if it is found to be incorrect?

2.1 - The reference relates to advice from HC's Planning Officer in relation to sites in another Neighbourhood Plan with the potential for archaeological remains/unexpected finds. The reference to Julian is Julian Cotton, Herefordshire Council's Archaeological Adviser.

### **RE: Weston under Penyard**

From:Close, Roland [rclose@herefordshire.gov.uk]  
Date:05/06/2015 10:13  
To:"william.bloxsome@lineone.net"<william.bloxsome@lineone.net>  
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Bill,

I have spoken to Julian re: this matter. We do not see a need for Julian to be present at the scheduled meeting (and he may not be available in any event). However, having discussed the matter with him re: the site I am dealing with - Land east of Hunsdon Manor, Weston -Under - Penyard (the site north of the A40) there may be value inserting a simple single sentence into the neighbourhood plan simply stating:-

"Any proposal for development of this site will require a full archaeological investigation. In the event of significant and / or extensive remains are found they should be preserved in-situ in accordance with para. 135 of the NPPF."

If you wish to contact me, please do not hesitate to do so on 01432-261803

Regards

Roland Close

Principal Planning Officer

2.2 - In this regard, the reference to para 135 relates to the need to determine 'significance' and hence the inclusion of 'significant' or 'extensive' (again being an indicator of significance).

Below is an extract from the adopted Weston under Penyard Neighbourhood Plan where this policy criterion has been used (criterion f).

<b>Policy HS1 Land East of Penyard Garden, SW of A40</b>		
	Site Reference	WNP33
	Area to be developed	1.3 ha
	Approximate number of dwellings	18
	Affordable homes	40%
<p>Site WNP33 is allocated for approximately 18 dwellings subject to the proposed development conforming to all policies contained in the Weston under Penyard Neighbourhood Plan, the HC Core Strategy and the following site specific requirements:</p>		
<ul style="list-style-type: none"> <li>a) The opportunity must be taken in the housing design and the site design to significantly enhance the setting of both the entrance to Weston village and views across to the Parish Church and The Penyard by screening the effect of the existing buildings of Penyard Gardens and Seabrook Place. This must be complemented by appropriate green spaces, hedgerows and large trees;</li> <li>b) Housing design should comply with the policies of this Plan but should, where possible, be complementary with the design of the nearby development on site WNP08;</li> <li>c) A combined footway/cycleway link should be provided from the A40 at the NE side of the development to the existing adopted highways at the SW side of the development;</li> <li>d) Adequate public green space and play areas to a stated recognised standard of provision must be provided;</li> <li>e) Every possible opportunity should be taken to enhance the safety of all users of the A40 road and footways to the satisfaction of Herefordshire Council and the Parish Council. Particular regard should be paid to vehicular access, traffic calming facilities and pedestrian and cycling crossing improvements. These improvements should be designed and constructed in a manner that is complementary with the nearby development on site WNP08;</li> <li>f) Any proposal for development of this site will require a full archaeological investigation. In the event of significant and / or extensive remains are found they should be preserved in-situ in accordance with paragraph 135 of the NPPF;</li> <li>g) Consideration of a new access road through site 33 to the school, village hall and recreation ground; and</li> <li>h) Developers should ensure that the phasing of construction works should minimise the effect on the amenity or visual intrusion of residents of properties located nearby and those new residents nearby within their development. In this regard any planning application should be supported by evidence of current demand for the type and number of houses proposed and accompanied by a working method statement showing how development should be brought forward in phases to minimise any adverse effects.</li> </ul>		

**Question 3** - In paragraph 3.6 which accompanies Policy KNDP 5, reference is made to archaeology and national planning constraints in respect of such heritage assets which "may constrain development". Please provide me with the relevant references in the NPPF/PPG which support this statement.

3.1 - NPPF paragraph 132 states:

*'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

3.2 - Again the issue is one of significance, to which this statement refers in that where this is 'significant' and/or 'substantial' then this 'may' constrain development. The statement is considered to reflect that paragraph in the NPPF and provides the appropriate flexibility through the use of 'may'.

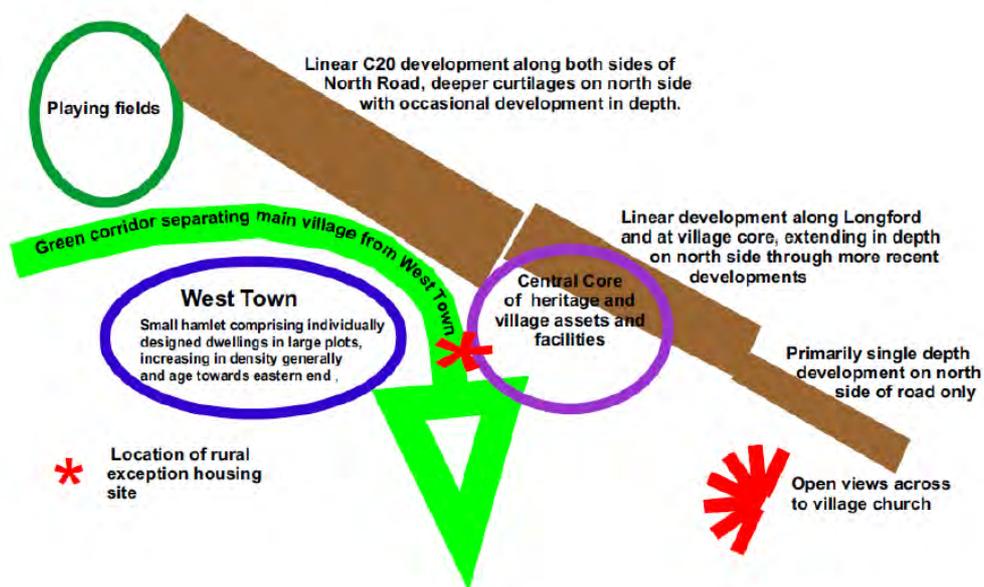
3.3 - The Examiner may wish to note that Historic England is interested in registering the battlefield for the Battle of Mortimer's Cross provided it can be securely located. An archaeological project is underway as the means by which this can be achieved unless some otherwise unknown documentary evidence that locates the battle is uncovered. The general area is known already and it is a matter of reducing the area for designation as an historic battlefield site. Consequently, there is a need to consider the significance of any unexpected finds through this policy.

**Question 4** - Are the criteria in Policy KNDP 6 taken from a Conservation Area Appraisal or other document that relates to the Conservation Area? Please could I be provided with a copy of any such documents relating to the Conservation Area.

- 4.1 - Neither Herefordshire Council (nor its predecessor Leominster District Council) has produced a detailed conservation area appraisal that reflects Historic England's current advice upon its form and content.
- 4.2 - The former Leominster District Council did, however, produce a short statement identifying a number of characteristics and this was used to develop some of the elements within Policy KNDP6. For example, the separation between Kingsland village and West Town. Appendix 1 comprises this designation statement prepared in 1975.
- 4.3 - In addition a Rapid Townscape Assessment/Characterisation based upon Herefordshire Council for its City and market towns was undertaken as part of the plan making process. It was considered this was a proportionate approach based on Historic England's advice - (See [http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf) and <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>)

This is presented in the Neighbourhood Plan and the characterisation diagram is again shown below for your reference. This approach was used in relation to Leintwardine Neighbourhood Plan and it is understood Historic England considered it to be an exemplary one and hence has been used in this instance.

Diagram 1: Kingsland Village Characterisation



**Question 5** - Policy KNDP 13 identifies a number of areas as Local Green Spaces (LGS). One of these areas is the Mortimer Park Rugby and Cricket Grounds. This is an area to the western edge of Kingsland village, home to the Luctonians Rugby Club. This is an extensive open area of rugby and cricket pitches and associated buildings together with a car park which are also included in a 'washed over' LGS designation. Such a LGS designation may adversely affect the ability of the Club to expand or adapt in the future affecting its viability. Has this been considered by the Group? Have any discussions taken place with the Club and/or owners of this site? I would welcome any comments on this.

5.1 - The intention was to support the Rugby Club through enabling development to take place that would 'support its function' and resisting that which would not. Luctonians Rugby Club was consulted at an early stage and in fact a consultation event was held in its Club House. The subsequent consultation promotional material was widely circulated around the parish to residents and businesses.

5.2 - It is understood recent advice has been issued setting out the criteria against which the designation of LGS should be judged and that this area might more appropriately be designated as open space/recreational land and protected through Herefordshire Local Plan Core Strategy Policy OS3.

5.3 - To effect such a change the following alterations might be appropriate:

- i) Delete 'e) Mortimer Park Rugby and Cricket grounds' from list of Local Green Space.
- ii) Add new paragraph at the end of the policy:

'The area comprising Mortimer Park Rugby and Cricket ground is an existing open space that should be protected for recreational use, and any development on it will be expected to retain and where possible improve that use.'

- iii) Add at end of paragraph 5.7:

'This should be protected in accordance with Herefordshire Local Plan Core Strategy Policy OS3. Development that would improve or enhance the facilities will be supported provided they do not adversely affect residential amenity and can be accommodated on the local highway network.'

5.4 - The Chairman of the Rugby and Cricket Club has confirmed he would be happy with this change at a meeting of the Parish Council on 21/4/2017.

**Question 6** - Meeting housing requirements is key. HC has put forward a numerical target and there is information in the Plan itself and in the supporting document 'Meeting Housing Requirements in the Parish' to assist with this. It is necessary to check that the boundaries for the three settlements as proposed in the Plan will enable sufficient housing development to come forward to meet the Parish's minimum requirement over the Plan period. At my site visit I found all three boundaries to be drawn relatively tightly and I am particularly concerned given the Conservation Area in Kingsland that whilst there are potentially areas available for development, it is unlikely development could go ahead without harm being caused to the Conservation Area. Therefore, whilst these sites might in theory be developable, their location within or close to the Conservation Area may render any development unacceptable.

I would therefore find it helpful to receive an updated list of dwellings constructed and commitment sites (those with planning permission but not yet constructed) from 2011. In addition if these could be shown on a map alongside the proposed settlement boundary for Kingsland, that would be most helpful. This work looks to have been started through the 'Meeting Housing Requirements in the Parish' document of June 2016, but it would be extremely helpful to have all the Kingsland sites shown on one map.

I am requesting this information (which I realise will cause a considerable amount of work to be done) because one option might be to include those sites with permission within the Kingsland settlement boundary. Another option might be to remove the settlement boundaries from Cobnash and Shirleath to allow the potential for more development in those settlements in line with Core Strategy policies. These two options are not exclusive. I would be pleased to receive any thoughts on these options or any others that come to mind.

I have also requested any documentation relating to the Conservation Area in question 4 which will also help with this query.

In addition it would appear that the settlement boundaries were drawn up by the Group based on a walkabout and other criteria outlined in the Plan. Please send me a copy of the Walks Report and if there is any other information publicly available or previously published about the basis of the boundary definitions I would welcome having sight of this.

6.1 - Herefordshire Council had requested clarification on this question previously and asked that the effect of developing the identified sites on the Conservation Area be assessed. This was done and clearly set out in the 'Kingsland Neighbourhood Development Plan - Meeting Future Housing Requirements in the Parish' utilising the character analysis shown in the Neighbourhood Plan and also the approach taken by Herefordshire Council itself in relation to planning permissions it had granted. The analysis of sites

that were identified from discussion with owners as being available indicated their suitability as developable sites within the Conservation area. In this regard, without exception, they reflected precedent set by Herefordshire Council's analysis of adjoining sites Future Housing Requirements' document:

Available Site within Kingsland Settlement Boundary	Precedent Planning Permission Granted by Herefordshire Council
Land off Chapel lane	P152254/F
Land at Croftmead	P152301/F P143821/F
Land between Longford and Boarsfield	P152762/F P140918/F
Land between St Mary's Farm and Orchard Close	P153404/F (Preceded by N120678)
Land south-east of The Laurels	P150649/F

- 6.2 - A plan showing these sites is provided at Appendix 2 and an associated schedule of planning permissions since 2011, including those granted planning permissions since the Regulation 16 consultation commenced is also attached at Appendix 3.
- 6.3 - Similarly maps for Cobnash and Shirlheath are attached reflecting recent decisions in relation to planning applications. With regard to Cobnash, it should be noted that planning permission has been granted for 8 dwellings in that settlement. A revised boundary to take these decisions into account might be drawn – see Appendix 4. With regard to Shirlheath, the decisions here relate to recent refusals of planning permission, with an appeal for P162629/F being dismissed at appeal – see Appendix 5.
- 6.4 - With regard to the approach to Cobnash and Shirlheath, the Parish Council is aware that Herefordshire Council strongly urges the use of settlement boundaries and this is reflected, firstly its guidance leaflet, and secondly in paragraph 4.8.23 of Herefordshire Local Plan Core Strategy. The benefits of settlement boundaries are seen as providing the greatest level of certainty to the community, ease of decision making by the local planning authority, and supporting the planning system generally given that there is a further 14 years of the plan period for other developments within the proposed settlement boundaries to come forward'.
- 6.5 - The effect of the recent planning permissions is to amend the Table 5 in the 'Kingsland Neighbourhood Development Plan - Meeting Future Housing Requirements in the Parish' as shown below. **In addition, it should be noted that the level of development approved/built already exceeds the required proportional growth target for the Parish.**

**Table 5: Achieving the Housing Target 2011-2031**

		Number of Dwellings
HC Core Strategy Minimum Proportional Requirement 2011 – 2031: <b>65 Dwellings</b>		
1	Number of Completions/dwellings under construction April 2011-July 2016	<b>17</b>
2	Dwellings with outstanding planning permissions at July 2016 <b>NB All under construction</b>	<b>23</b>
3	Planning permissions granted since - July 2016 - i) Land to the rear of Boarsfield, - Kingsland (P153690/O) - ii) Whitley Court, Cobnash (P162034/F) - iii) Cobnash House, Cobnash (P162033/F) - iv) Becknell House (Rural) - (P162096/PA4) - v) South of Martindale, Kingsland - (P162166/O) - vi) The Garden House, Kingsland - (P163290/F) - vii) Adjacent to Garden Cottage, - Cobnash (P164062/F) - viii) Adjacent to B4360 (P163978/F) - <b>TOTAL</b>	 13 2 2 2 10 1 1 3  <b>34</b>
4	Sites available within settlement boundaries i) Kingsland ii) Shirlheath iii) Cobnash (Reduced from 6 – 1 of the 2 dwellings granted in iii) above within SB and indicated previously as available and similarly 1 unit at viii) previously indicated as available.) <b>TOTAL</b>	 26 5 4  <b>35</b>
5	Rural Windfall Estimate (NB was 12 in July 2016 draft but permission granted since for 2 – see 3 iv) above)	<b>10</b>
<b>TOTAL</b>		<b>119</b>

- 6.6 - Notes of the village walks can be found at:  
<https://www.dropbox.com/s/9n6vq6vl2z62a4q/Walks%20Report%20KNDP%202014%20Final.pdf?dl=0>

The village walks (based on an initial 'Placecheck' approach) were used together with the 1975 Conservation Area statement to define the village character shown in the Characterisation.

- 6.7 - The Examiner may wish to note that other extensive work and consultations contributed to the basis of defining the settlement boundaries and may wish to review the following references:

- **KINGSLAND AND SHIRLHEATH PUBLIC CONSULTATION JUNE 14 (INCLUDED SETTLEMENT BOUNDARY OPTIONS)**

Consultation Document - 4.6 - 4.8 and Appendices 3 and 4

Evidence Base – Docs 19-21. Map use at event Doc 70

- **REGULATION 14 RESPONSES**

Consultation Statement 4.10 and Appendices 7 and 8

- **SHIRLHEATH AND COBNASH PUBLIC CONSULTATION SEPT 15**

Consultation Statement 4.11 and Appendix 9

Evidence base Documents 22-24 (event and online materials including maps)

- **FIRST REGULATION 16 CONSULTATION**

Consultation Statement 7 and Appendices 10 and 11

For reference the Consultation Statement is on this page

<http://kingslandlife.com/community-consultation/>

Or directly accessible here

[https://issuu.com/kingslandlife/docs/kingsland\\_consultation\\_statement\\_2n](https://issuu.com/kingslandlife/docs/kingsland_consultation_statement_2n)

The Evidence Base is here:

<http://kingslandlife.com/wp-content/uploads/2015/01/1-Evidence-Base-Update-11.4.17.pdf>

- 6.8 - For clarity a series of larger scale plans and related table showing sites and planning permissions is provided at Appendix 8.

**Question 7** - Paragraph 6.6 on page 44 of the NP refers to a site 'land north of Longford' and a change in designation; please could this site be indicated on the map as part of the request above and more information given on the change in designation.

- 7.1 - Please see the Plan at Appendix 6, which is an extract from Herefordshire Unitary Development Plan.
- 7.2 - Also, please see Appendix 7 which shows the relationship between the former open space and the areas developed/available sites.
- 7.3 - The reports prepared by Herefordshire Council; in relation to those granted planning permission were inspected and it was noted that Planning Officers, in their reports, considered these areas no longer defensible.

**Question 8** - Paragraph 6.16 on page 49 of the Plan refers to Local Wildlife Sites. - It refers to a specific site, land at Kingsleane, to the south west of Kingsland village. - It indicates that although this land has been identified as a Local Wildlife Site in the - Core Strategy, it is understood that it is now unlikely to meet the criteria and surveys - should be required. Please could this comment be clarified. -

8.1 - The area was included within Herefordshire Council's Register of Local Wildlife Sites (Special Wildlife Sites – {SWSs} and Sites of Importance for Nature Conservation {SINCs}). Although still listed in the Herefordshire Local Plan Core Strategy, this reflects information that was identified in the late 1970s/early 1980s, although there was some revision during the 1990s. It is understood there has been no comprehensive update of such information since it was first compiled.

8.2 - It is understood that the area concerned is land formerly covered by agreement as a local wildlife site through a management agreement entered into under Section 39 of the (then) Wildlife and Countryside Act 1981. This covered a 10-year period and was negotiated as part of the grant of planning permission to the exceptional planning permission for affordable housing at Kingsleane. At the expiry of the 10 year period the management agreement was not renewed.

8.3 - The site is now degraded and this was recognised by Herefordshire Council's Ecologist in 2014 when consulted upon a planning application for its development. In relation to planning application code P140534/F the Council's Ecologist stated:

*'This 'Special Wildlife Site (SWS 46/012)' has clearly undergone some drastic changes to have reached the degraded state it now finds itself in. It is no longer appropriate for me to object to development of this site on ecological grounds as the inherent biodiversity interest has been eliminated by ploughing and reseeded. A shame, as the seed-bank would have contained the majority of species extant in the plant community.'*

8.4 - In 2007 the then Council Ecologist identified 29 species on the site considering it to be unimproved hay meadow. There remains uncertainty about what species may remain dormant or otherwise and whether the area might regain some of its previous habitat, hence the needs for further surveys.

**Question 9** - For Cobnash and Shirlheath, comments are made that a certain number of sites are available, but a fewer number are known to be available at this point in time (10 and 5 for Shirlheath, page 46 of the Plan and 9 and 6 for Cobnash, page 47 of the Plan). Please explain what is meant.

9.1 - Owners of all plots within the proposed boundaries of the two settlements were approached to determine whether they expected to develop them. The difference in numbers relates to the potential plots identified within the respective settlement boundaries (higher figure) and those indicated to be 'available', where the owners are willing/looking to develop their sites within the plan period (lower figure). This does not mean that the other sites may not come forward, but that the owners either responded negatively at this time or were not prepared to say. This task was undertaken in order to indicate to Herefordshire Council, with a high degree of certainty, what contribution would be made to the required proportional growth from within the respective settlement boundaries.

NB – For much further information the Neighbourhood Plan Evidence base can be found under '**Evidence Base here**' at:

<http://kingslandlife.com/community-consultation/>

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**Appendix 1 - Kingsland Conservation Area Designation Statement (1975)**

PROPOSED  
KINGSLAND CONSERVATION AREA

Introduction:

Situated about four miles to the north-west of Leominster, between the A44 to Pembridge and Kington and the A4110 to Wigmore and Knighton, Kingsland is one of Leominster District's larger villages. Its actual site is also one of the flattest in the District - most of it being along a very slight ridge between the River Lugg and its tributary, the Pinsley Brook. The land to the north and west of the village rises quite substantially into a quite distinct upland zone, whilst that to the south and east is more gently rolling in character. The village itself is largely aligned along the B4360 in a north-west/south-east orientation, and is a distinctly linear settlement with a major exception of that part of it situated on the A4110 in West Town.

The present form of the village

Because of its linear shape, Kingsland rarely offers any settlement in depth: it seems to have developed as a mixed community of farms and houses for about one mile along the orientation of the main B4360 route through it. The exceptions to this are the cul-de-sac lane to the Church and the crossroads about 300 yards to the north-west of the Church, the south-western side of this leading, with a break in development, to West Town about  $\frac{1}{4}$  mile away. However, considerable stretches of the main route, and most of the crossroads junction to the north-east are made up of post-war and inter-war development - as is a development along a cul-de-sac on the north-east side of the road opposite the lane to the Church.

Despite this considerable proportion of the village made up of more recent development, Kingsland also has a large number of old and, often, listed buildings. There is however no particularly marked concentration of these buildings - which might point to the old core of Kingsland. The Motte and Bailey Castle, with its surrounding earthworks, immediately to the west of the Church, does however tend to confirm the original siting of Kingsland: the cul-de-sac crossroads, to the north of the Church, and the cluster of historic buildings around it would appear to fall within what remains of an old village enclosure - it extends north-north-east from each side of the castle site area between the Church and the main crossroads in the village. With the siting of a public house, the Post Office and the main village store, formerly with its own bakery, in this part of the village, it seems reasonable to assume this to be its old core. The public house at the main crossroads (The Corners Inn) and the general aspect of the architecture in this part of the village tend to draw the eye to this point as the most urban part of the village however. It is possible to conclude therefore, that the roads bounding the castle site on three sides (west, north and east), along with the fine dominating Church building, form the centre of Kingsland, from which the conservation area must work outwards.

The actual street scenes in Kingsland are very varied - often depending on how much the trees and hedgelines have been removed when new development has been initiated.

The main road through Kingsland is the best example of this; starting at the south-eastern end of the village, where the road bends into a long straight

stretch through the village, the development is mature: there is a definite feel of entering the village while passing The Elms, an unfortunately empty farmstead, the cottage which used to be The Lion Inn, the Shrublands complex of buildings and the cottages scattered nearby. In the road improvements on the bend however, is an example of how minor eyesores can multiply in Kingsland to detract from its overall character: where the kerbstones have been built up blocking the former entrance to the Shrublands in an ugly manner, both the road and the entrance have been left looking somewhat unfinished and untidy.

The nature of the village remains broken as the road travels north-west, with most development being on the north-east side of the road. Most of the existing buildings are fine local examples set at varying distances from the road - and of varied styles and sizes - from the stone Holgates complex to the small cottages, close to the road front, though some of the latter have been modernised in an unfortunate manner. However, before the fine St. Mary's Farm complex is reached there are several cases of infill - including new bungalows, but despite the fact that they rarely reflect local character, at this end of the village, they are not too conspicuous in that they are built behind existing hedgelines and settle into the landscape. As the Church begins to loom larger on the south-west side of the road a high hedge conceals a house on the north-east side of the road, and, the first enclosed section of the village is passed through; mainly it is of brick or brick and render. Whilst the nature of any future development is a sensitive issue throughout Kingsland, nowhere is it more important than in this part of the village: some inter-war development here just about fits into the street scene (though a development behind that existing on the north-east side of the road is very suburban in character) but should the former orchard plot immediately north of the Church ever be developed, this could very easily cause quite severe visual damage to the village. Improvement to this and other parts of the village - especially on the main road - could be made if it proved possible to resite the transformers-on-poles found on fairly open sites in several places: wirescape is generally a difficulty in the visual amenities of Kingsland - rather more than most Leominster District villages, in fact, and any improvement by the statutory undertakings should be welcomed.

Where the road passes through what has been described as the core area of the village, there is a complete sense of enclosure for around 600 yards. In the first stretch of this, immediately to the north of the castle site, most buildings are of brick, with red-tile roofs - but there is still considerable variety evident, and not only in materials, but also in the siting of the buildings in relation to the road. Relationships between buildings are in no way formal however; they are more casual groupings which just happen to relate to each other in terms of the space between them, their architecture, materials, the hedges, trees and so on. Such characteristics are typical of Kingsland at its best, and it is mainly where this relationship has broken down, usually because of new development, that this character is lost.

This is the case with regard to much of the development along the road to the north-east - towards the Lugg and Yarpole: council and other development (along with new concrete kerbing, which unfortunately decorates much of the village unnecessarily) has had too little regard for the character of the village to which this added directly. Yet less than 200 yards away at the main crossroads in Kingsland, the village exhibits its character at its best. Whilst the development is formally unrelated, each corner of the crossroads exhibits fine, or potentially fine buildings: there is a black-and-white house on the south-east side of the crossroads, a brick and half-timbered building on the south-west side, the black-and-white Corners Inn complex on the north-east side (which has timber

shed extensions and an unfortunate concrete-block extension) and a fine mature three storey brick-cased timber framed building on the north-west side. Three storey buildings form an integral part of the character of Kingsland inevitably dominating the street scene where they occur - as in the case with this building - Croase House.

The importance of trees and hedges in the Kingsland street scene emerges particularly well at this point: to the south-east, the view along the largely straight main road curves away to hide the perspective of the south-eastern part of the village, high hedges and trees playing an important part in this, while to the north-west more mature trees help considerably to unify the disparate elements in a street scene which, between some fine buildings, is somewhat broken up with post-war housing. The trees, of which there is a wide variety, also help to give a greater sense of enclosure, and to disguise the wirescape - and for these reasons alone Tree Preservation is of primary importance at this point (note: the 1974 Act now protects all trees in Conservation Areas). There is another sensitive plot of open ground in this part of Kingsland too; the plot to the east of Yew Tree Villa where the hedge boundary is vital to the maintenance of the street scene.

Only a little further to the north-west of this part of the village, the disastrous results of the removal of the hedgeline are revealed to all who travel through Kingsland. Whilst new development elsewhere in the village is maturing into the existing landscape, with the removal of the hedgerows at the front of the new bungalow development on both sides of the road, a completely new street scene is created quite at odds with the overall character of the village. The hedge bank still exists, in some places with just a lawn to its edge, in others a stone wall, and others just a rather untidy petering out of the plot onto an unfinished looking and unnecessarily widened road. Bungalow development in Kingsland can just be aesthetically acceptable but bearing in mind the domination of three-storey dwellings scattered through the village, these variable buildings and their superficial finish, and the sudden open aspect of them all together, are completely unconnected to the village and its character, and as such, must be excluded from the conservation area.

To the north-west of this dominating development, beyond the Methodist Chapel, the character of Kingsland hardly returns, nor presents a true idea of the character of the village at its best, despite the fact that some hedgelines and some orchards remain. The inter-war housing has matured into the landscape somewhat, and the new bungalows are not such an intrusion on the street scene as those to the south-east, but the general semi-suburban street scene presents little to warrant the inclusion of this end of the village in the conservation area.

The area of Kingsland on the main road, West Town, still maintains a distinct character however, - after passing along the sunken high-hedged lane from the main street (Longford) to the main A4110 road, a pleasant if somewhat different street scene meets the eye. Although the settlement pattern is generally somewhat broken through West Town, there are several groups of farm buildings and fine houses which tend to give the street scene, as it bends and curves through the area, a fine village 'feel', with many orchard and other small plots of land adjacent to the road. There is a particularly fine group of buildings on the junction which leads back to the village core - and even a new bungalow at this point is well-sited enough not to intrude on the village character of the area: tree preservation particularly on this junction would give vital help in maintaining this part of the village however.

Finally some mention of ways in which the street scene in Kingsland could be positively improved:-

No more concrete kerbstones should be installed of any type - if any more kerbstones are to be used at all, smaller granite setts should be used:

The wirescape should, wherever possible, be re-routed underground and the posts (particularly jarring in Kingsland) removed:

A comprehensive tree survey conducted in the village, trees being particularly important in adding relief to a flat landscape:

Further environmental improvement could perhaps be achieved by re-routing south bound Leominster traffic away from the village core by changing the signposting at the fork by the Monument on the northern edge of the village.

Such policies as these would become much more real when a conservation area is set up in Kingsland: the following outlines the draft proposals for such an area:

#### The Boundary

This description of the boundary of the proposed Kingsland conservation area starts on the western side of the village and circumnavigates it in a clockwise direction from around Lincoln's Inn Farm on the lane to 'The Brook' and Ledicot. The boundary leaves the road along the edge of a mature orchard through which the housing of West Town is clearly visible. The hedge boundary line to the orchard is high but broken, and likely to become more so when the dead elms in it are felled. After turning along the northern edge of the orchard, the boundary takes a northern tack once more, following lower hedges amidst pleasant small meadows and fine trees, the smaller fields adding to the village feel. Where the proposed boundary line turns sharply southwards along the east side of the main A4110 road, the newer development on Longford are clearly visible, though the main road itself offers a quite pleasant perspective. The boundary however, follows the rear edge of an orchard parallel to the sunken lane leading through to Longford, but because the development on that part of the main road through Kingsland does not warrant conservation area status, the line itself then turns into a south-easterly orientation, follows the unfortunately demolished near hedgeline of the new development across the sunken lane and continues in the same orientation to include Old Hall. Where there is a short break in the development on the south-west side of Longford the boundary turns towards the road, follows it for a short distance, and then, following a signposted public footpath alongside a large new detached house, turns to follow the rear plot boundaries on the north-east side of Longford. (Where this public footpath reaches the rear plot boundary, a clearance needs to be made in the hedge to make the public right of way passable).

At this point, the orientation of the boundary once more returns to a south-east/north-west alignment. Local field boundaries - the outlook towards the north and east from this stretch of boundary is across large flat fields - take the boundary along the rear edges of the plots, parallel with Longford, crossing the road to Lugg Green and Yarpole before changing course. This line seems to mark the definite edge to the village, with the old development along the main street (Longford) being only intermittantly visible through the trees. The conservation

area excludes the development along the road to the north-east: it adds nothing of any architectural, historical or landscape merit to the village. Just to the east of this road, the boundary turns northwards for a few yards before once more returning to an orientation parallel with the main village street - again largely with orchard plots between it and the main street houses, giving this line the quality of dividing the enclosed village from the open fields beyond. Some features of this boundary could be improved upon however: as in other rear views of the main street plots, concrete and wire fencing occasionally has replaced the old hedgeline and should, if possible, be replaced with hedging, and tree planting. In this location, along the rear plot boundary of the new housing development, tree planting could help make up for the loss of the view of the Church tower, which the new development has caused: the Church tower is of elemental importance to many aspects of the proposed conservation area in Kingsland.

From this new orchard-land development, the boundary continues along the rear line of the orchard plots to the fine St. Mary's Farm complex. At this point, the regular orientation of the boundary changes: it first follows the high hedge around a small meadow, before turning into a north-west/south-east orientation - towards Holgate Farm. This is a most sensitive part of the boundary as the settlement of the main village street becomes more broken - and therefore open to 'infill': some infill has been allowed - but not as yet to the detriment of the continuing village - associated landscape of the area: the small plots, and particularly the plot of woodland to the north of Holgate Farm, are therefore included in the proposed boundary to give increased protection to this part of the village. The irregular configuration of this east end of the proposed conservation area then continues to include the mature landscape, with many coniferous and some deciduous trees, around Shrublands. Some tree planting to replace existing old trees is advisable here, as well as a close watch on the future of the Shrublands complex itself, which at time of writing is empty, though with a planning application for conversion of one of the outbuildings into a dwelling. By and large however, the Shrublands complex is a fine punctuation to this eastern-end of the proposed conservation area: the land around it is in need of some maintenance work, though the orchard plots continue the village feel of the landscape just to the east of the cottage property on the north side of the cul-de-sac lane, which continues east out of Kingsland from the sharp bend of the main street on this eastern edge of the village.

The boundary immediately to the east of this cottage is the most easterly part of the proposed conservation area. From this point, the boundary turns briefly into an east-west alignment along the south side of the lane, before skirting the eastern edge of the farm complex and crossing the adjacent field to the east side of the trackway in a north-south alignment. It leaves this trackway, to skirt the south-eastern and southern boundary of the small orchard plots to the rear of the fine, but vacant, Elms farmstead, to rejoin the road between Kingsland and Cobnash just to the north of the former railway line.

Where the boundary reaches the course of the old railway line, there is a well kept orchard on the west side of the road, and just to the south of the railway track the proposed boundary turns into an east-south-east/west-north-west orientation along the south bank of the Pinsley Brook. These village-associated fields, with views through to the Church, and occasional glimpses of the development in the main street (beyond the western end of the above orchard) are fine examples of the lowland setting of Kingsland: where the boundary recrosses the old railway and then continues once more in a west-north-west/east-south-east orientation along the south bank of the Pinsley Brook there is a barn complex which adds to the village perspective of these high-hedged fields. The Pinsley

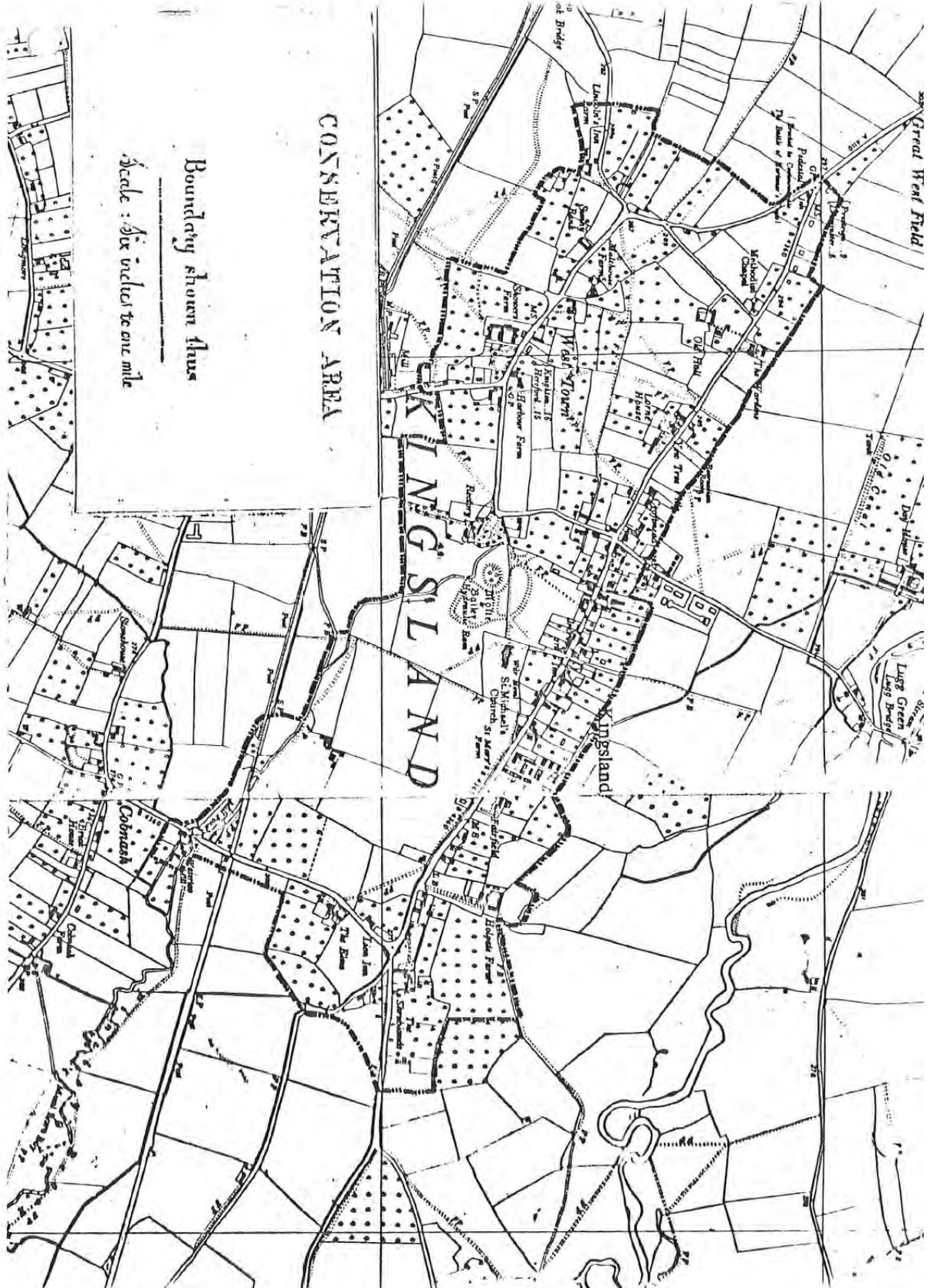
Brook seems to form the most suitable boundary to the proposed conservation area, because of its permanence in the landscape - in comparison to the fine trees and hedges whose lives are more limited: a conservation area which came as far south as the Pinsley Brook would also allow the complete area with Kingsland's unique character to be protected and enhanced for generations to come.

At a point due south of the Church, where its dominance over the village scene is particularly notable, the proposed boundary turns briefly northwards, before following a broken hedgeline to the south of the Mott and Bailey Castle, again giving fine open views of the core of the village. As the boundary moves to a position due south of the Rectory, views of the core of the village are blocked by some old ivy strangled trees, though some of these have been replaced. This section of the boundary line continues in an east-west orientation, with the village playing field to the north, within the conservation area, and the actual boundary being a high hedge: this hedgeline boundary then turns into a north-south alignment on the west side of the playing field, before returning to an east-west alignment to complete this southern limit to the proposed conservation area. Maintenance of old kissing gates on this part of the boundary, (there are a number of these in Kingsland which are somewhat rundown: their restoration would make a feature of Kingsland's street furniture) as well as some tree planting to replace dead elms and screen the timberyard, would enhance this approach to the West Town section of the proposed conservation area.

To the west of the main road, the boundary continues in an east-west orientation across a large open field to the south of the Showells Farm complex: the field boundary shown on the plan no longer exists, but the edge of the conservation area still takes approximately the same course. South-west of Showells Farm, the proposed boundary follows a new fence line in a north-south alignment, before cutting east-west across the corner of a large field to enclose the small plots to the south of Sunny Bank. It then encloses the group of cottages near Lincoln's Inn Farm and follows the rear boundary of this property to complete the circumnavigation of the proposed Kingsland Conservation Area.

### Conclusion

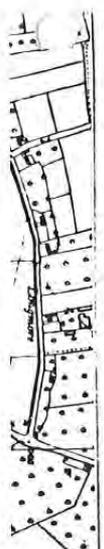
The proposed boundary, which this report outlines, is drawn in such a way as to include as much of the varied character of the settlement of Kingsland as possible. However, this is by no means the final boundary decided upon: this department now engages in public discussion within the village itself and consults the County Council, who have concurrent Conservation powers, with regard to reaching an agreement on the exact course of the conservation area boundary - with particular regard to the Kingsland villagers themselves. As one of the most populated parishes in the Leominster District, it is hoped Kingsland will, as a community, be able to realise its full potential as a lowland village settlement, set on the edge of the fine upland landscape of north-west Herefordshire.



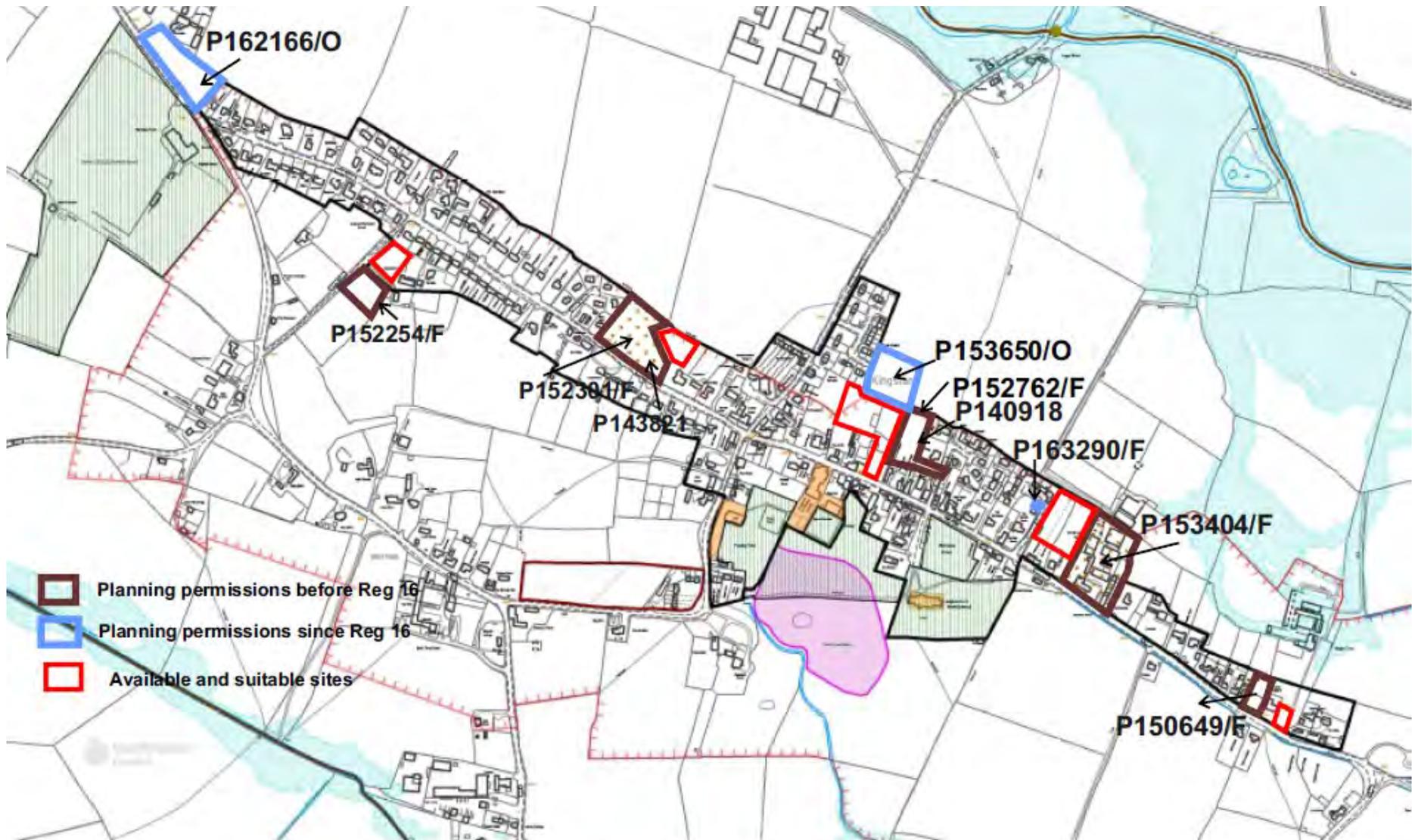
CONSERVATION AREA

Boundary shown thus

Scale : Six inches to one mile



**Appendix 2 - Kingsland Village Map with sites indicated**



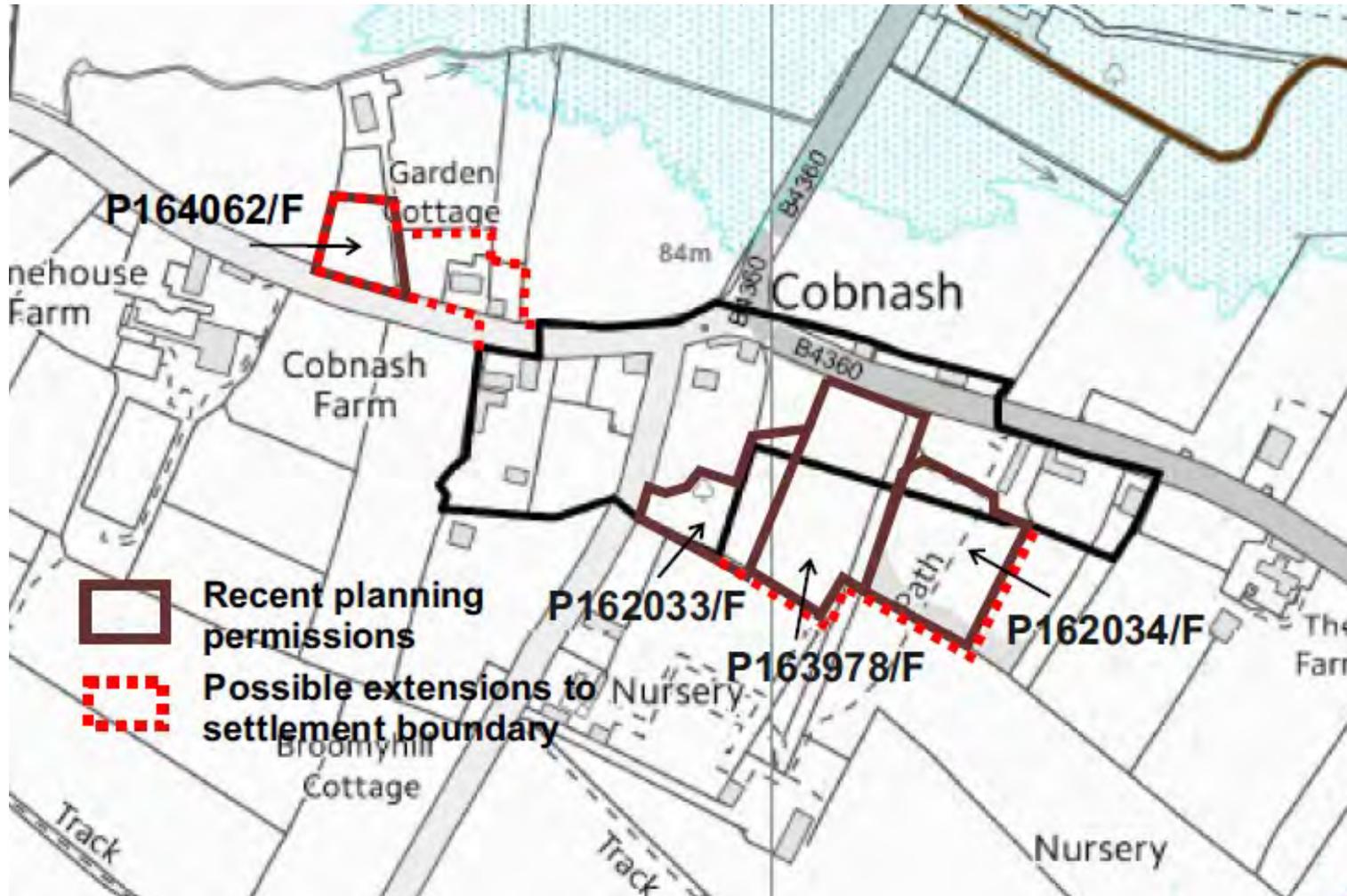
### Appendix 3: Kingsland Parish Completions and Outstanding Planning Permissions 2011-2017

Application Reference	Location	Type	No Bedrooms	Date Approved	Completed (Y/N)	Comment
P163978/F	Land adjacent to B4360, Cobnash, L	3 x D	1 x 3 2 x 2	20 April 2017		On edge of SB
P164062/F	Land adjacent to garden Cottage Hostel Lane, Cobnash, Kingsland	1xD	1 x 2	22 March 2017		Edge of Cobnash outside proposed settlement boundary
P163290/F	Land at The Garden House, Orchard Close, Kingsland	1 x D	1	21 December 2016		Within Kingsland SB
P162166/O	Land to the south of Martindale, Kingsland	10 x D	4 x 3 6 x 4+	20 March 2017		Edge of Kingsland outside SB
P162096/PA4	Agricultural buildings at Becknell House, Kingsland	2 x D	2 x 2	9 August 2016		Rural building conversion
P162033/F	Cobnash House, Hostel Lane, Cobnash, Kingsland	2 x D	2 x 3	5 October 2016		Part in part outside Cobnash SB
P162034/F	Whitley Court, Cobnash Kingsland	2 x D	1 x 2 1 x 3	23 August 2016		Outside Cobnash SB
P153690/O	Land to the rear of Boarsfield Lugg Green Road Kingsland Herefordshire	8 x D 2 x S 3 x T	7 x 3 6 x 4+	3 February 2017		Outline application
Planning permissions granted since NDP Reg 16 publication						
P153404/F	St Mary's Farm Kingsland Herefordshire HR6	5 x D 4 x S 9 x T	5 x 2 9 x 3 2 x 4	16 September 2016	U/C	NB Revised application to N120678 with an increase from 17 to 18 (although originally reduced to 16)

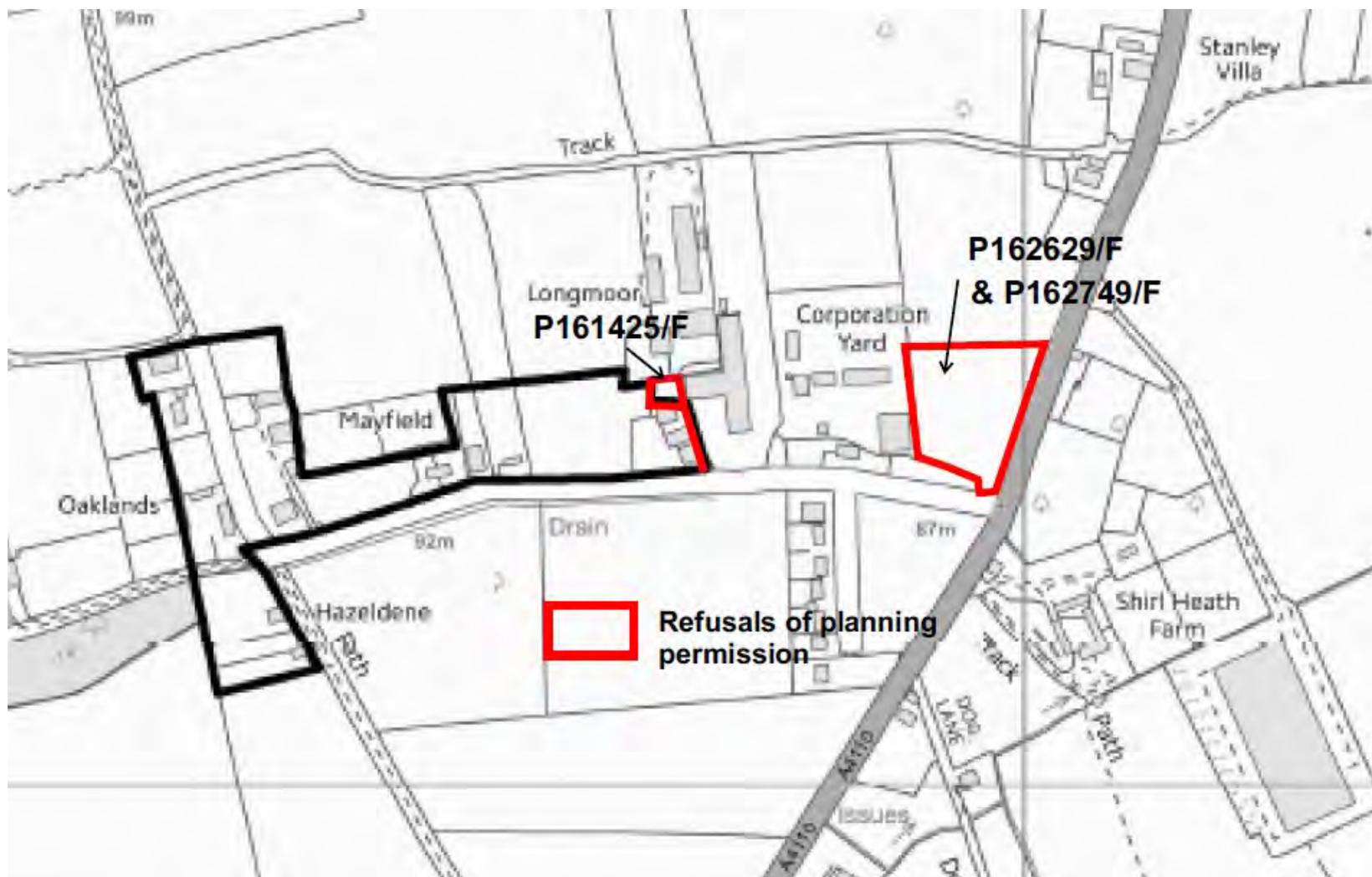
	9QS		2 x 5			
P152726/F	Land adjacent to Westmead, Longford	2 x D	2	15/1/16	U/C	Within Kingsland SB
P152254/F	Land adjacent to Chapel Lane Kingsland Herefordshire	1xD	1x4	14/12/15	U/C	Adjacent to built-up area of Kingsland
P152301/F	Land adjacent to Croftmead North Road Kingsland Herefordshire HR6 9RZ	2xD	1x3 1x4	13/10/15	U/C	Within Kingsland Settlement boundary and included in Croftmead area. Leaves an area with potential; for 3 on opposite side of hedge
P150649/F	Adj The Laurels, Kingsland	3xD	1X4 2X3	5/5/15	U/C	1 dwelling within Settlement Boundary of Kingsland; 2 dwellings beyond boundary.
P143821	Croft Mead, North Road, Kingsland	5xD	3X3 2x4	5/3/15	U/C	All within Settlement boundary
P140918	The Rosary, Kingsland	1xD	1x3	21/5/14	Y	Previous applications P132152/F and 092142. In Settlement boundary
<b>Permissions granted after 31/3/2014</b>						
P133185/F	The Granary, Kingsland	1xD	1X2	7/1/14	Y	Self-contained dwelling. Within settlement boundary
P131039/F	Former Glendaph Nursing Home, North Road, Kingsland	4xD	4X4	10/6/13	Y	C/u of home to house, retain outbuildings and convert into single dwelling. Erect three new detached dwellings. In settlement boundary
N110764/F	Poplar Cottage, Kingsland	1xD	1X3	19/4/11	Y	Within Settlement Boundary Resubmission of DMN/103152/F
N112081/F	4 Boarsfield, Kingsland	1xD	1X3	12/9/11	Y	Within settlement boundary. Duplicate N101512F also approved.
N101785/F	Harbour House	1xD	1X2	1/9/2010	Y	Conversion proposal outside of Settlement boundary. Completion post 4/2011.
<b>TOTAL</b>			<b>74</b>			

Type – D = Detached; S = Semi-detached; T = Terraced (including end terraces).

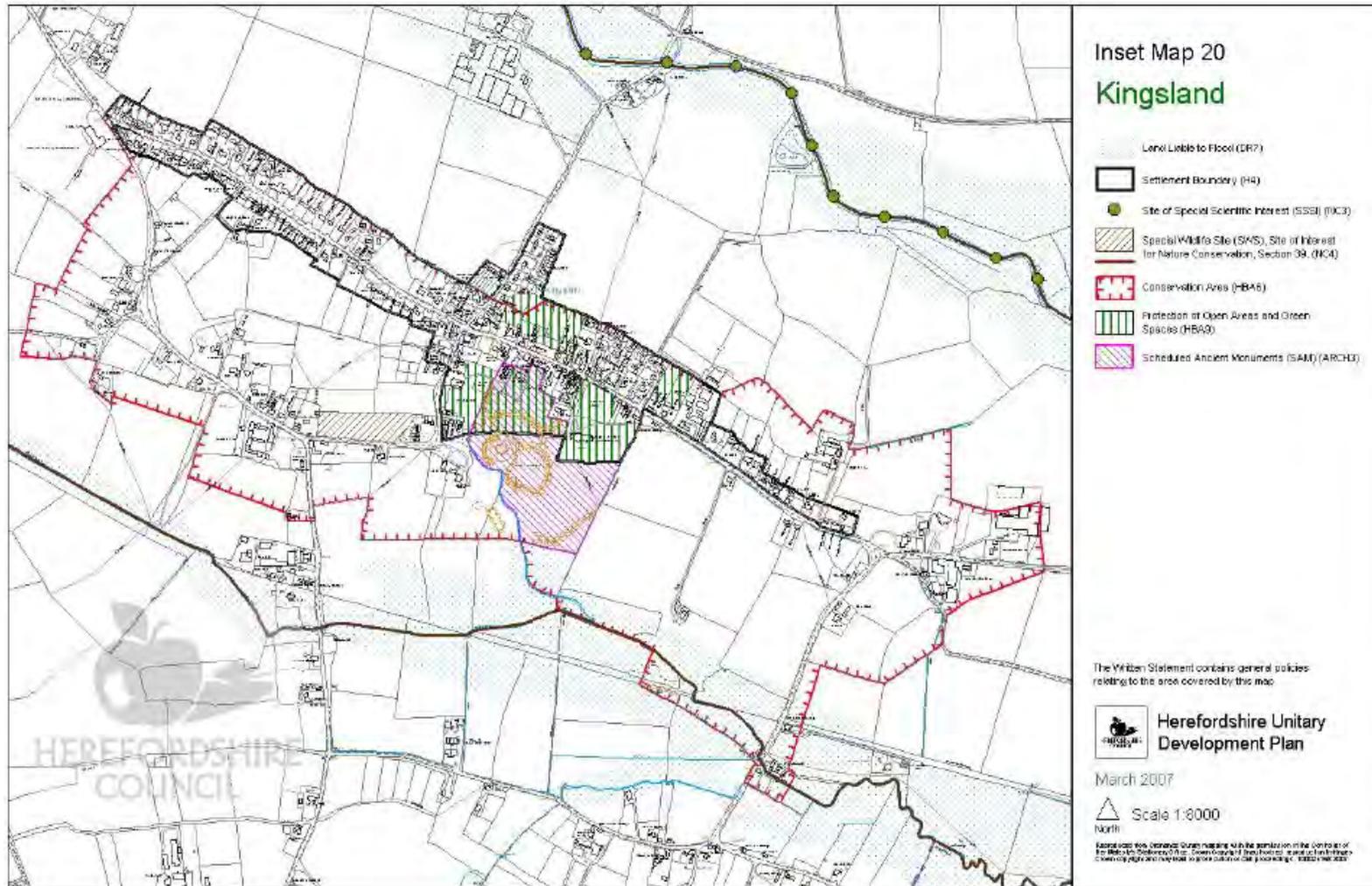
## Appendix 4 - Cobnash



## Appendix 5 - Shirlheath



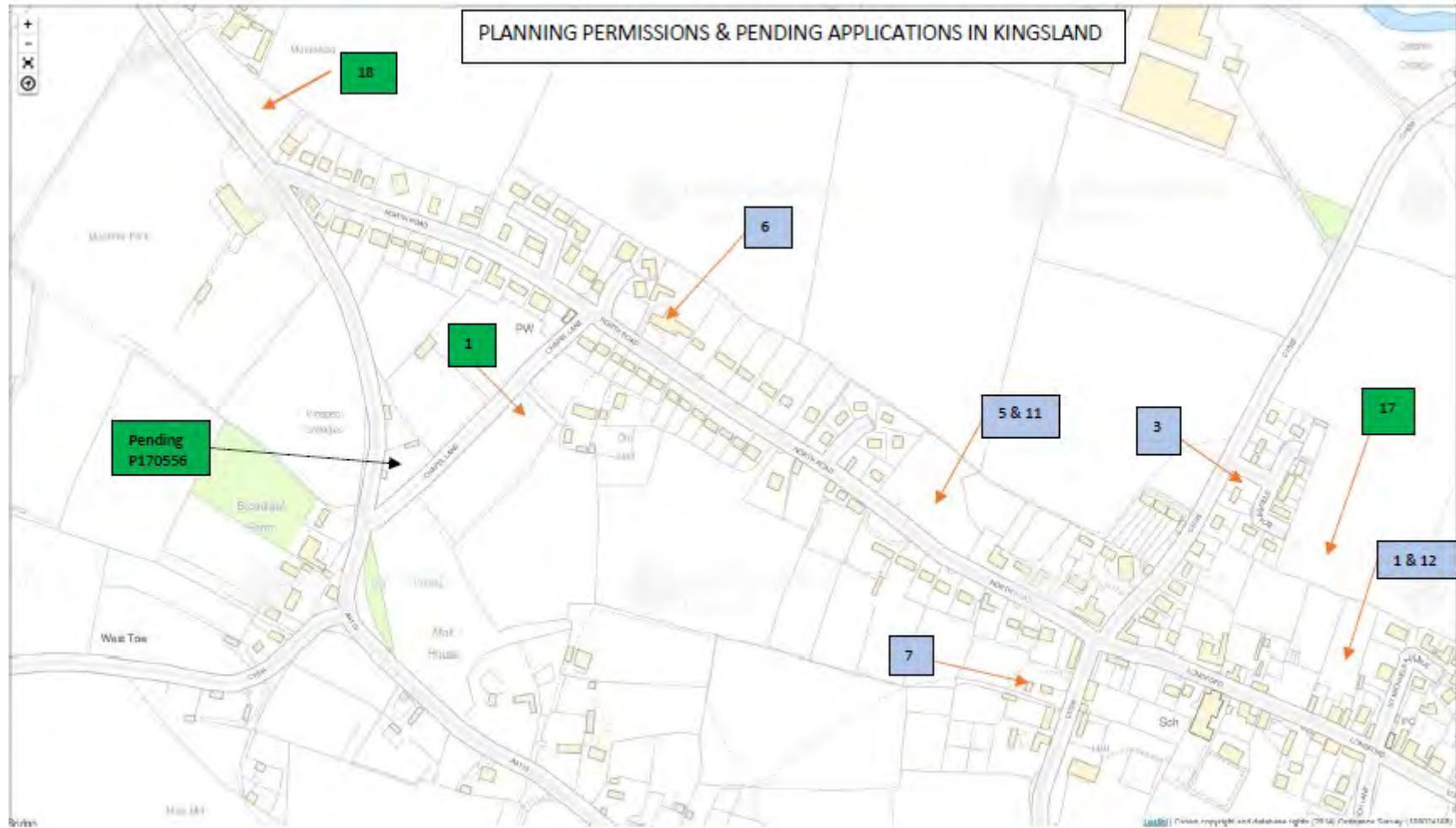
## Appendix 6 – Extract from Herefordshire Unitary Development Plan



**Appendix 7: Comparison between Former UDP Open Space Designation, Permissions Granted and Available Sites.**



**Appendix 8 – Sites with and Schedule of Planning Permissions**  
**(See table at end for references)**



NORTH WEST END OF KINGSGLAND VILLAGE

CENTRE OF KINGSGLAND VILLAGE

KEY:

Outside settlement boundary

Inside settlement boundary

Part inside/part outside settlement boundary

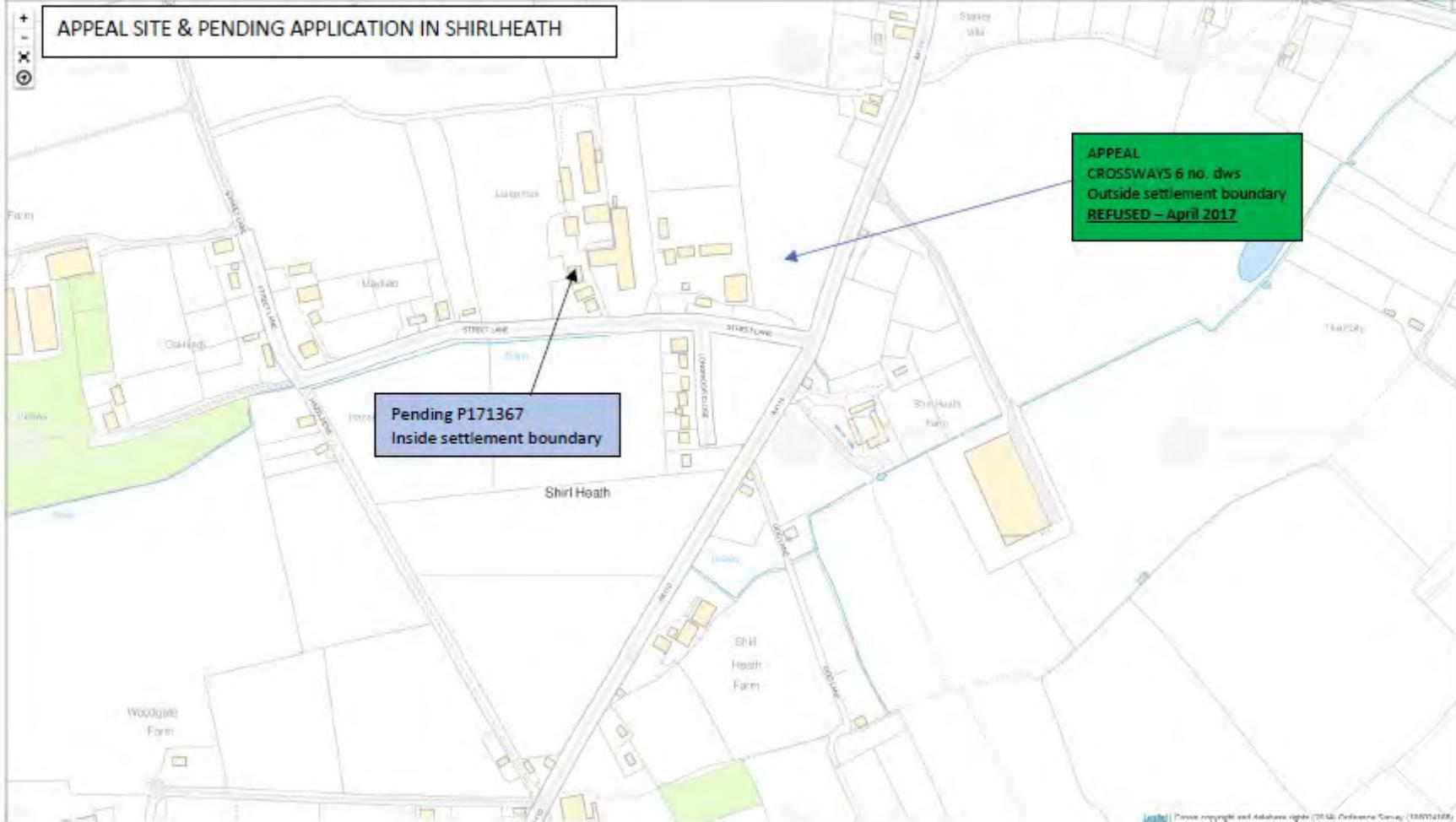
# APPEAL SITES IN KINGSLAND VILLAGE



KINGSLEANE 12no. dws – Outside Settlement Boundary



APPEAL SITE & PENDING APPLICATION IN SHIRLHEATH



Pending P171367  
Inside settlement boundary

APPEAL  
CROSSWAYS 6 no. dws  
Outside settlement boundary  
REFUSED – April 2017

**PLANNING APPLICATIONS 2011 - as at 21<sup>st</sup> April 2017**

Map Ref:	App Ref no.	Site Location	Proposed Development	No. of dwellings with planning permission yet to commence construction	No. of dwellings completed or under construction
1	P140918/F	Land to the N of The Rosary, Kingsland, HR6 9QJ	Proposed erection of new dwelling		1
2	P143821/F	Land at Croftmead, North Road, Kingsland	Proposed 5 dwellings		5
3	N112081/F	4 Boarsfield Kingsland HR6 9SN	Proposed new house		1
4	N110764/F	Poplar Cottage, Kingsland	Erection of detached dwelling		1
5	P153404/F	Land adj to St Mary's Farm Kingsland HR6 9QS	Proposed redevelopment/development of land to the rear of St. Mary's Farm - conversion of 6 from existing farm buildings, 12 new units. (6 no. affordable)		18
6	P131039/F	Outbuildings and land at Former Glendaph Nursing Home North Road Kingsland	Conversion of original house and conversion of 1 outbuilding and erection of three new detached dwellings and four detached garage		4
7	P133185/F	The Granary Kingsland Leominster Herefordshire HR6 9RU	Change of use of annexe building to full independent residential use		1
9	P150649/F	The Laurels, Kingsland	Proposed 3 no. dwellings		3
10	P152254/F	Land adjacent to Chapel Lane, Kingsland	Proposed four bed dwelling with garage		1
11	P152301/F	Land adj to Croftmead, North Road, Kingsland	Proposed 2 no. self-build dwellings		2
12	P152726/F and P161746/F	Land adj to Westmead, Kingsland	Proposed 2 no. self-build dwellings		2

13	P162096/PA4	Agricultural Buildings at Becknell House, Kingsland HR6 9PX	Two dwellings	2	
14	P162033/F	Cobnash House, Hostel Lane, Kingsland	2 proposed self-build sustainable new dwellings with ancillary outbuildings and landscaping	2	
15	P162034/F	Whitley Court, Cobnash, Kingsland	Erection of two detached dwellings and garages on land at Whitley Court	1	1
16	P163290/F	Land at The Garden House Orchard Close Kingsland Leominster Herefordshire HR6 9QS	Proposed new dwelling	1	
17	P153690/O	Land to the rear of Boarsfield, Kingsland	Proposed residential development of 13 dwellings – outline application (no. reduced from 14 to 13 in April 2016) (5 no. affordable)	13	
18	P162166/O	Land to the South of Martindale, Kingsland	Proposed residential development of 10 dwellings and associated works	10	
19	P164062/F	Land adjacent to Garden Cottage, Hostel Lane, Cobnash	Proposed 2 bedroom sustainable self-build dwelling	1	
20	P163978/F	Land adjacent to B4360 Cobnash Leominster Herefordshire	Proposed construction of 3 self-build residential dwellings (Reduced from 5 dwellings)	3	
<b>Total approved</b>			<b>TOTAL:</b>		<b>73</b>

#### Current Planning Applications – Pending Decision as at 21<sup>st</sup> April 2017

				No. of dws	
	P170556/F	The Pleasance, Kingsland	Proposed 1 new dwelling	1	
	P171367/F	Old Office Building, Shirlheath	Change of use of former office building to residential	1	
<b>Refused – Pending Appeal</b>	P143252/F	Land adjoining Kingsleaze Kingsland Leominster Herefordshire	Proposed development of 12 nos. dwellings, consisting of 5 nos. affordable and 7 nos. open market.	12	
<b>Total pending decisions</b>				<b>14</b>	
<b>Total approved and pending decisions</b>					<b>87</b>