

APPENDICES

Appendix 1. 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 &

Huntingdon

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
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 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(Foundry)
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

Appendix 2. Kington Town Profile (Census 2011)

The Town has continued to evolve and change slowly 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 Town's 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 Facilities, Open Spaces, Key Views and Landscape Features

Source: OHA Character Appraisal-Kington Town 2015

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 Town's 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 Town's character as follows :

EV1 From Kington Golf Course
EV2 From Old Eardisley Road
EV3 From Kingswood Road
EV4 From Hergest Ridge

Internal views

There are numerous internal views: the following were identified as the main views that contribute to the Town's 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 Town@s 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
- Disgwylfa
- Offa's Dyke
- Church of St Thomas and churchyard
- Village Centre/Green
- Rainbow Wood
- Chapel and surroundings

Appendix 6. Identified Cherished Areas: Kington Rural & Lower Harpton

- 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 (Lyonshall)
- Park Wood

Appendix 7. Natural Environment Assets

Sites of Special Scientific Interest (SSSI)

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

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);
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)

River Arrow
Land at Lower Harpton;
Herrock Hill;
Bradnor Hill & Holywell Wood;
Hindwell Brook (border);
Little Brampton & Scar (border);
Tinkers Wood;
Rushock Common;
Land at Rushock Farm;
Pools near Titley (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 at Breward.
Pond near Hergest Court;
Castle Twts;
Land near Lower Way Farm;
Land at Lilwall Farm x2;
Land at Sunset;
Fields at Pound Farm;
Fields at Birches Farm;
Land at Chickward x 3;
Old Marl Pit; River Arrow;
Marsh near Burnt Hengoed;
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

Appendix 8. Parks and Gardens

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);
Castle Weir (border);
The Whittern (border);
Lynhales (border);

Appendix 9. Scheduled Ancient Monuments (SAMs)

Huntington Castle;
Turret Castle;
Castle Twts;
Mound south of Woodbrook;
Churchyard cross in St Mary the Virgin Churchyard;
Mound 150yds (140m) north of St Mary's Church ;
Offa's Dyke: Section south of Riddings Brook on Herrock Hill x2;
Offa's Dyke: Rushock Hill section, extending 1630yds (1490m) east of Kennel Wood;
Offa's Dyke: The section extending 300yds (270m) crossing the railway (border)

Appendix 10. 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
141092	Kington	49-50 High Street, Kington, Hereford, HR5 3BJ	2	1	0
NW90704/F	Kington Rural	The Coppice, Brickyard Lane, Kington, Herefordshire, HR5 3LN	1	0	1
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
Total			20	1	2
			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 11. 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 were:

SHLAA 2012 Assessed Site as having potential to deliver housing	SHLAA Capacity	KANP Review
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 (see attached report and housing background paper) which forms a background paper to the KANP. These studies form background evidence reports to the KANP.

As a result of this thorough assessment of sites, which collectively could deliver 168 dwellings, the following 9 sites were 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

As a result of consultations at the Regulation 14 Stage it was decided to remove the following sites from the above list:

K6- Land south of Elizabeth Road.

The Environment Agency and Balfour Beatty strongly advised that the land is clearly within Flood Zone 2 and there would need to be extensive specialist examinations of the area to assess the flood risks. Residents would have difficulties obtaining house insurance

K20 Land to the south of Hergest Road.

The site is just outside the Parish Boundary of the Town, lying within Kington Rural.

K15 Land off Kingswood Road

Strongly advised to retain it as a greenfield on landscape grounds and to provide a buffer to the eastern edge of K12 and K13 sites (Land South of Kington)

The loss of estimated numbers of dwellings from the 3 sites to be made up from a recalculation of the windfall projections until 2031 at 2 per year, and a correction of the numbers that have already been permitted or completed since 2011.

(See further details in Housing Audit Trail, Appendix 12))

Appendix 12. Housing sites audit trail.

KINGTON Area Neighbourhood Plan: Housing Sites: audit trail

1. 2014. Steering Committee (SC) reviewed all 28 sites surveyed by SLHAA in 2012 including comments by SLHAA. Noted that only 4 of the sites had been identified as *'likely to come forward in the Plan period'*:

(i) Land to the north of Headbrook, capacity 30

(ii) Cattle Market, capacity 35

(iii) Site off Victoria Rd, capacity 5

(iv) Land to the rear of Oxford Arms, capacity 9

Of these 4 sites, only the Cattle Market had been assessed as without issues; SC concluded that this had led Herefordshire Council to require the NDP to identify

sites to meet the Core Strategy target of 200 dwelling within the Plan period.

Between 2012-2014 Planning permission had been allowed for 10 dwellings on site (iii) and 5 dwellings on site (iv).

SC had information that an application might be made on (i)

SC contacted the landowners of (ii). It was clear that they had no intention of selling or developing the site. The Market was considered viable and likely to continue to be so, with good weekly sales of sheep, monthly of cattle; any profit from the sale of the site would be unlikely to be sufficient to fund a re-location outside the Town under current legislative requirements. Closure would be to the economic detriment of local agricultural businesses and to the Town. Therefore, this site was considered by SC as inappropriate to carry forward during the Plan period.

2. A general call for landowners to suggest possible sites and discussions with three Parish Councils. An open public consultation held in Kington inviting people to identify on maps possible housing sites and areas where they would NOT want development (greenspaces)

3. December 2014. SC. agreed that funding would be sought to engage professionals to assess landscape issues throughout Neighbourhood, Town /Urban landscape and to assess potential sites to meet targets for Kington Town and Hergest in Kington Rural. Need to link this with consideration of Settlement Boundaries.

Noted that 40 permissions and completions allowed since 2011, so target for Town now 160; an estimated windfall can be also taken into account.

4. March 2015 SC agreed to a Working Party: one SC member and 6 volunteer residents to seek further sites.

5. Public examination of Herefordshire Council's proposed Core Strategy (CS) Kington Town Council registered objection to target of 200 dwellings on the grounds that because of well-known constraints that had resulted in SLHAA being unable to identify sufficient suitable sites, especially as small sites do not trigger affordable housing, it would be very difficult for the NDP to deliver the target.

6. October 2015 The Inspector's report resulted in KG1: a target of "around 200 homes". The Core Strategy text elaborated the difficulties: "*Sites within the confines of the Town are constrained in terms of flooding. Developing peripheral sites will require compromise in terms of the effect upon the landscape. Choice of sites should seek those with least impact and where the provision of significant landscape and*

townscape mitigation measures can best be achieved”. **4.4.3.** There is also acknowledgement of infrastructure constraints. These requirements informed subsequent decisions in the NDP process.

7. Grant money received from Locality to employ consultants: a landscape specialist, Carly Tinkler, an urban architect from OHA Architects and Lewis Goldwater an ecologist.

8. Locality agreed to provide and appoint a Planning specialist (AECOM) to assess identified potential sites and work with the NPGroup.

9. June 2015. SC agreed to ask AECOM consultant to assess all identified sites in and around Kington Town and Lower Hergest. All consultants asked to liaise with each other.

10.The potential sites that AECOM was asked to review consisted of those identified by SLHAA, together with 9 further sites offered by landowners, and 7 further sites identified by the SC Working Party.

11. Summer 2015 AECOM assessed and reported on **20 sites** in and on the periphery of the Town and **3 sites** at Lower Hergest. (see details in [Kington Neighbourhood Plan: Site Options and Assessment 2015.](#))

AECOM concluded that **9** of the 20 sites had the potential to be considered for site allocation with suggested numbers of dwellings using maximum capacity

Kington Town (capacity in brackets)

- K1 Land north of Greenfield Drive (2)
- K2 Land to the west of Greenfield Drive (2)
- K3 Land at the corner of Llewelin Road and Garden Close (2)
- K4 Land to the rear of The Oxford Arms (3 plots) (10)
- K5 Site off Victoria Road (10)
- K8 Old Wesleyan Chapel, Crabtree Rd (9)
- K11 Land south of Newburn Lane (6)
- K14 Land west of Kingswood Rd (5)
- K20 Land to the east of Hergest Rd (2)

These sites could deliver **48 dwellings**

AECOM concluded that a further **10** sites could be further considered in more detail:

- K6 Land south of Elizabeth Rd; flood risks need further investigation (30)

- K7 Cattle Market; discussions needed with owners re long-term prospects (25)
- K9 Field adjacent to Mill Street; access needs further investigation (12)
- K10 Land to the north of Headbrook; would result in loss of green space and have landscape impact on the Town. (24)
- K12 and K13 and K15 Land to the east of Kingswood Rd. Consider whether the 3 sites could be linked and effectively designed through a masterplan to deliver an extension to Kington; issues of landscape impact (146)
- K16 Land adjacent to Temple Lane development; possible access problems and distance from the Town. (27)
- K18 and K19 Land to the east and to the west of A4111; proximity to Household Waste site could be problematic. (15 + 64)

Kington Rural & Lower Harpton: Hergest

AECOM considered 3 potential sites, KR1, KR2 and KR3 in Lower Hergest concluding that **KR1** on land to the north –east of Arrow View was the most suitable; proximity to turkey sheds and a Priority Habitat need further investigation. (15)

To meet the target of 200 (less around 40 already allowed) for the **Town** some of the sites listed would be superfluous.

12. 13.07.15. Meeting of Kington Town Council (KTC); the list of all sites reviewed by AECOM were considered. Min 142-15. Concerns raised re:

access to sites at the rear of The Oxford Arms

- 11 dwellings is trigger number for affordable housing
- Headbrook site on flood plain
- Kingswood Rd is narrow and poor junction at Headbrook
- Need large sites with allotments and play spaces
- Adequacy of sewage system

13. 30.11.15 KTC meeting Min 215-15

Considered list of sites in more detail. **Agreed** to pursue :

(i) K1 (2), K3 (4 flats), K4 2 plots (6), K5 (10), K8 (chapel 5, land 4), K20 (2) =**33**

(ii) For further investigation K6 (15), K9 (12 one-storey for elderly/disabled),

K10 (15), K12(20), K13 (45) all with lower density than capacity = **107**

Total = 140

(iii) To exclude:

- K2 Impact on existing green area of estate
- K7 Landowner unwilling to sell; important for neighbourhood economy
- K 11, K14, K15, K17 landscape impacts, agricultural land
- K16 access problems and use of Kingswood Rd, distance from Town
- K18 , K19 proximity to household waste site, access off A4111 close to entries to Medical Centre, Waste site and 2 commercial businesses that attract traffic and HGV deliveries. Health concerns for residents adjacent to busy A road.

(iv) Noted: concerns re **K6 and K10** -floodplain problems and important green spaces in Town landscape

(v) **K9** should be reserved for development suitable for elderly/disabled; near Markwick Close, bus stops and all Town Centre facilities.

14. 8.12.15. SC Meeting: comments of Town Council noted.

Chair reported on meeting held with all consultants at which necessity of one or more larger sites had been discussed. Consultants recommended adjoining sites **K12 and K13** could be developed as one site; although this would have landscape impact it would be less severe than other sites, and it had been noted that compromise would be necessary to achieve the target numbers. A landscaped design retaining hedgerows and using contours could enhance a development. **K15** could be associated green space and buffer. Town Settlement Boundary (SB) would need to be amended to embrace new developments, suggested Kingswood Rd should be western edge of SB that would deter further developments westwards.

SC agreed that consultants' suggestions should be explored further.

15. 14.12.15 Meeting of KTC Min 311-15

Re-considered list of potential sites, together with reports of consultants' suggestions re K12 and K13 and K15. Noted that further advice needed from professional consultants.

Concerns raised re K4 (2 plots) because of vehicular access: need for further discussion.

Concerns raised again on **K6 and K10**. Both in Flood Zone 2, except for small areas on both, climate change needs to be noted as a long-term factor; sites are either side of River Arrow that is a landscape feature and there are biodiversity issues.

16. 4.01.16 KTC Meeting Min 004-16

Confirmed decisions taken previously and to **exclude K10** from all development; convert to LGS

17. 7.3.2016 M.Fitton reported that additional grant had been made by Locality in the form of another Planning specialist from AECOM to 'scope' sites K12 and K13 and produce a draft masterplan for the two sites combined; to 'scope' KR1 at Lower Hergest which had been accepted as the most suitable site at Hergest (no other offers of land at Hergest had been forthcoming.)

18. 14.7.2016 Public meeting held for residents of Kington Park, Kingswood Road, Headbrook and Old Eardisley Rd (areas closest to potential large site of K12 and K13 called 'Land South of Kington').

Concerns raised: – access and possible loss of strip of land on northern edge of Kington Park amenity land; if used this would need strong fence/hedge to protect pedestrians

- drainage from site, surface water not adequately dealt with at southern corner of Kington Park resulting in problems in wet weather
- sewage overflow at junction with Old Eardisley Rd , neighbouring garden flooded due to inadequate sewage pipes in old system

(Report of meeting in Consultation Statement.)

19. 21.2.2017 KANPlan adviser CR reviewed progress to date, aiming for Reg 14 consultation. She offered strong advice that LGS designations must comply with the NPPF; she cited examples of other NDPs that had been referred back by an Inspector with instructions to reduce inappropriate designations.

20. 18.4.17 KTC meeting.

Updates on issues reported, together with AECOM masterplan for Land south of Kington (K12 and K13).

Noted that Herefordshire Council figures for completion and permissions had changed twice since 2014, appeared now to be 30 leaving 170 sites to be found. Suggestion that K15 could take 5.

Cllrs raised concerns again about allocating any of K10 (Headbrook) because of its important as a green space.

21. 15.5.17 KTC Meeting .Agreed to approve draft KANPlan to Herefordshire Council and to Reg 14. KTC considered maps with proposed site allocations, greenspaces and settlement boundary. Consultation period from late May, June and early July.

Kington Rural & Lower Harpton, and Huntington Councils agreed to proceed to Reg 14.

22. 10.8.17 Kington Town members of SC met to review comments received during Reg 14 consultation.

Recommended:

- remove **K6** as a result of Environment Agency comments, re-estimate windfalls to 2per year; keep K6 as LGS within SB.
- remove **K20** as outside the Parish Boundary; if site used it will count to Kington Rural
- remove **K15** and convert to LGS as buffer for Land south of Kington taking Landscape specialist's advice (Carly Tinkler)

23. 2.10.17 KTC Meeting Min 290-17

- Agreed : exclude K6 on EA advice
 - exclude K20 outside Parish boundary
 - exclude K15 and change to LGS on C.T's advice
 - estimate windfall at 2 per year until 2031 =**26**

The exclusions result in 'loss' of **41**

H.C. now state completions and permissions = **40**

Total site allocations from K1, K3, K5, K6, K9 . K12 & K13 = 141

This total numbers 141 + 40 + 26 =207

Considered amendments to proposed SB using CT advice; this would keep boundary closer to UDP boundary and to parish boundary and building lines.

24. 4.12.17 KTC Meeting Min 323-17

Agreed to revisions of LGS, site allocations, and revised SB

Agreed to renumber sites as follows: (old numbers in brackets)

K1 Land on Greenfield Drive

K2 (3) Land at the corner of Llewelyn Rd and Garden Close

K3 (5) Site off Victoria Rd

K4 (8) Old Wesleyan Chapel , Crabtree Lane

K5 (9) Field adjacent to Mill Street

K6 (12) and K7 (13) Land south of Kington

These sites as numbered to be included in re-drafted KANPlan.

Kington Rural & Lower Harpton: Hergest

The identification of **KR1** at Lower Hergest and the assessment by AECOM was considered at several meetings of the KR & LH Council. No other potential sites had been offered.

At the meeting of **24th February 2017** the Council agreed to **KR1** being designated for development for up to 15 dwellings together with amenity space and a footpath on the inside of the southern boundary hedgerow.

Consultants Reports (see separate file)

- AECOM (2015) **Kington Neighbourhood Plan: Site Options and Assessment.**
 - **Final Report**
- AECOM (2016) **Draft Masterplan and Development Principles for Land South of Kington.**
- CARLY TINKLER CMLI. (2015) **Landscape Sensitivity and Capacity Assessment**
10 maps – included at end of map section.
- CARLY TINKLER CMLI (2017) **Landscape Review of Town Settlement Boundary & Local Green Spaces**
- OWEN HICKS ARCHITECTURE (2015) **Character Appraisal - Kington**
- LEWIS GOLDWATER (2015) **Summary Descriptions of Green Spaces**

Questionnaires (see separate file)

- KLAP survey Questionnaire for Kington Town, plus Youth and Junior Surveys
- KLAP Action Plan and Report
- KANPlan Questionnaire for Kington
- Kington Questionnaire Results
- KANPlan Questionnaire for Kington Rural and Lower Harpton
- Kington Rural and Lower Harpton Questionnaire Results
- KANPlan Questionnaire for Hungtington 2014
- Hungtington Questionnaire Results

Maps

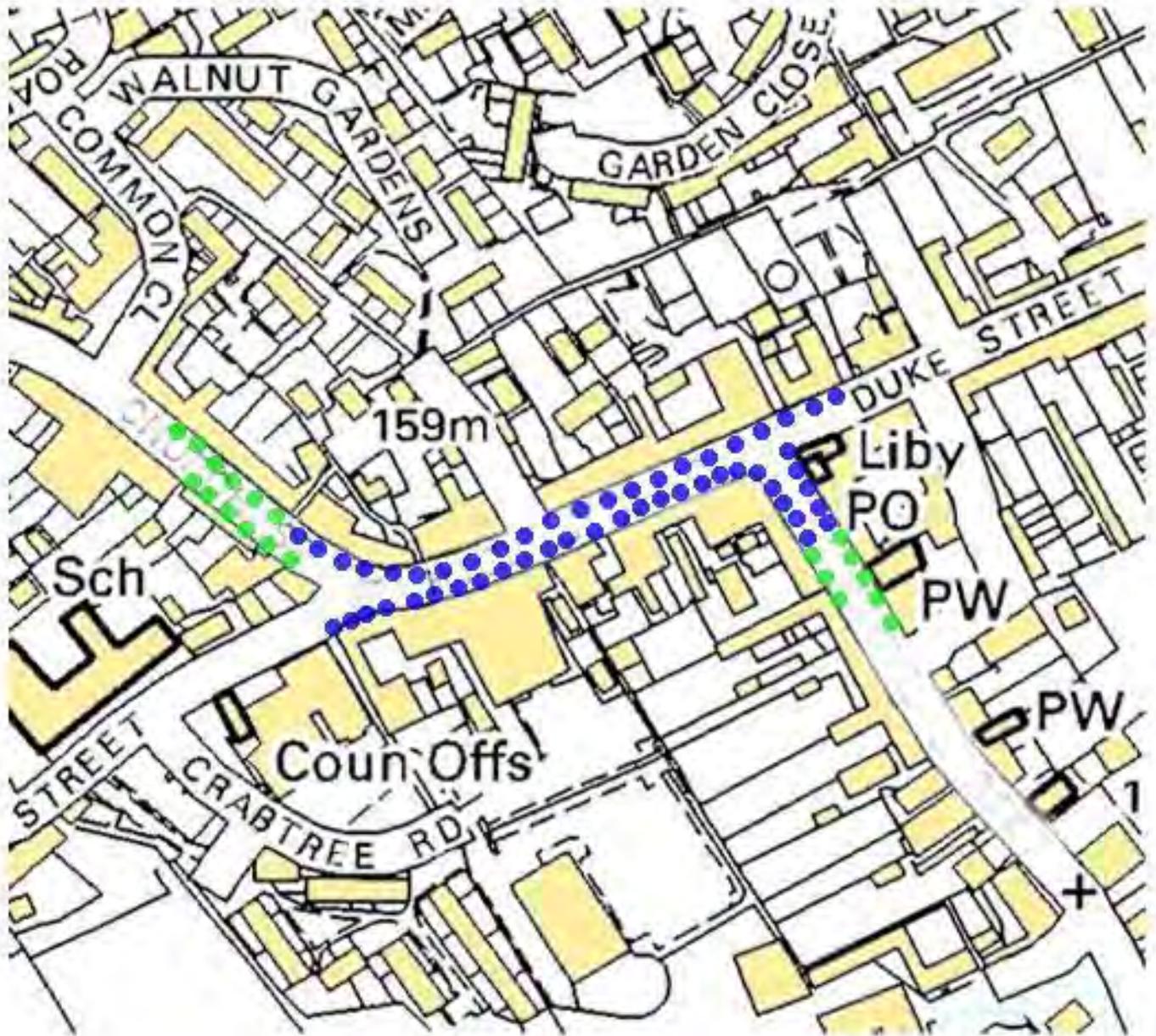
- Central Shopping Area Kington Town. (UDP 2007 and proposed extension 2017)
- Kington Local Enhancement Zones and Strategic Corridors (Herefordshire Council Green Infrastructure Study)
- Kington Town Conservation Area
- Flood Risk Zones for Hergest Road and Arrow View (Environment Agency 2016)
- Flood Risk Zones for Kington Town (Environment Agency 2016)
- Hungtington Parish Footpath Network (L.Goldwater 2018)
- Kington Rural and Lower Harpton Footpath Network (L.Goldwater 2018)
- Kington Parish Footpath Network (L.Goldwater 2018)
- Kington Parishes Footpath Network (L.Goldwater 2018)

Maps contained in:

Carly Tinkler: Kington Area NDP Landscape Sensitivity and Capacity Assessment, 2015

- Overall Sensitivity - Agricultural **Built Form Sensitivity & Capacity Assessment** (C.Tinkler 2015)
- **Overall Sensitivity – Energy Production** (C.Tinkler 2015)
- Biodiversity (C.Tinkler 2015)
- Existing and Proposed Development (C.Tinkler 2015)
- Historic Landscape / Heritage / Culture (C.Tinkler 2015)
- Landscape Character (C.Tinkler 2015)
- Landscape Character Type Sensitivity (C.Tinkler 2015)
- Landscape Sensitivity Other (C.Tinkler 2015)
- Recreation and Access (C.Tinkler 2015)
- Landscape Sensitivity Polytunnel / Solar Only (C.Tinkler 2015)
- Landscape Sensitivity Large Scale ‘Sheds’ Only (C.Tinkler 2015)
- Views and Visual Amenity (C.Tinkler 2015)
- Agricultural Built Form Sensitivity and Capacity Assessment (C.Tinkler 2015)
- Energy Production Sensitivity and Capacity Assessment (C.Tinkler 2015)

Central Shopping Area



Kington Local Enhancement Zones and Strategic Corridors Green Infrastructure Study

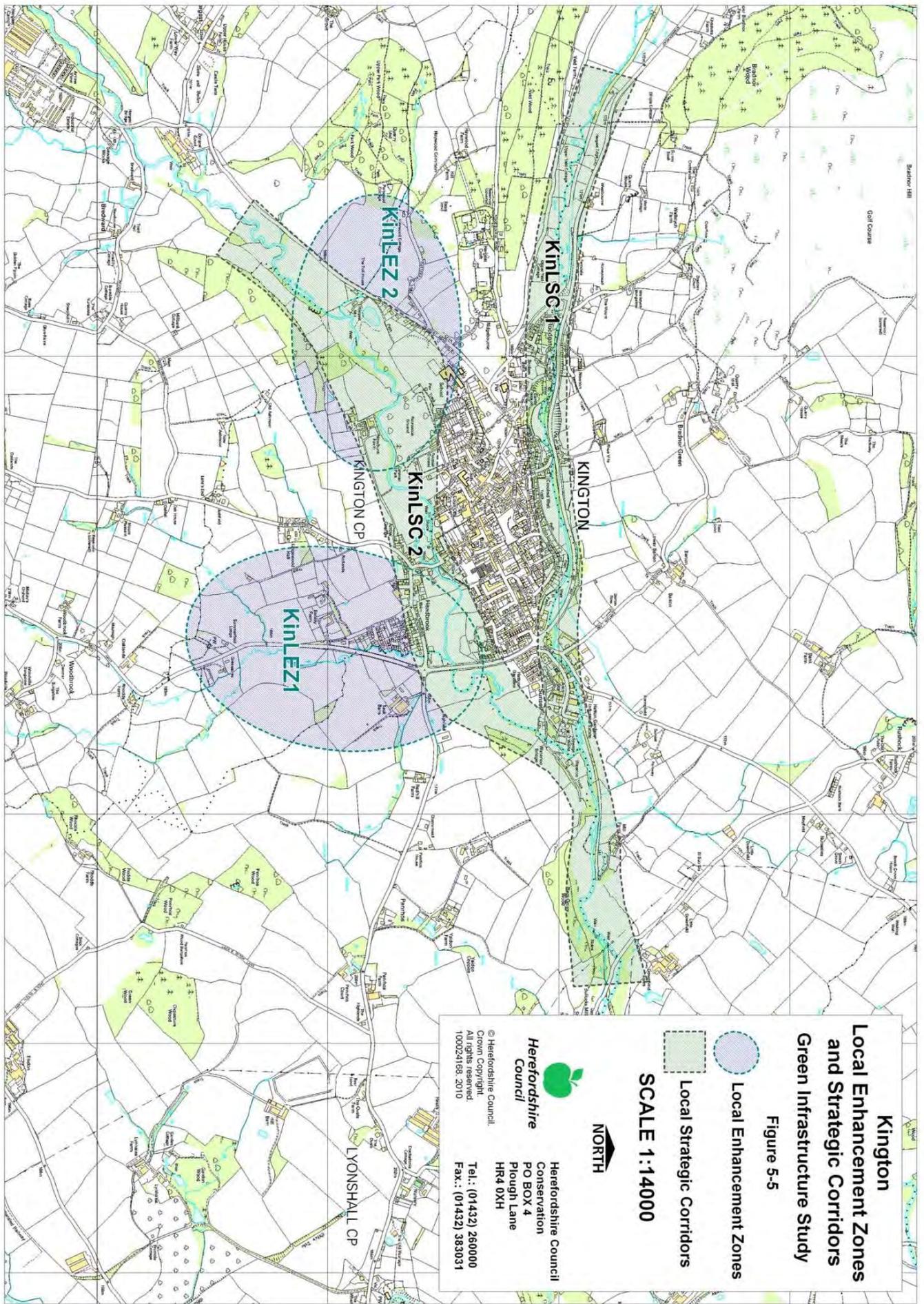
Figure 5-5

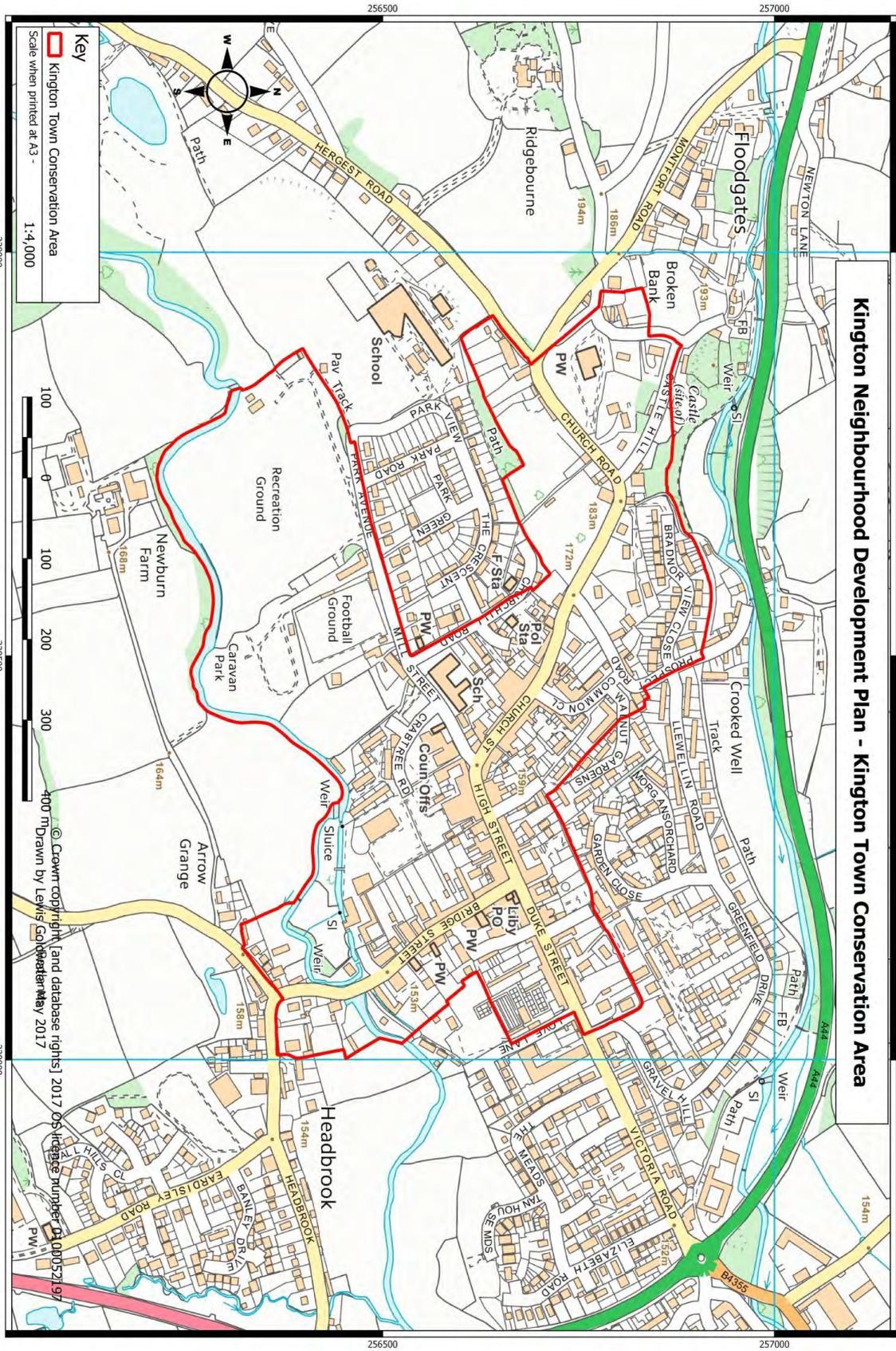
-  Local Enhancement Zones
 -  Local Strategic Corridors
- SCALE 1:14000**



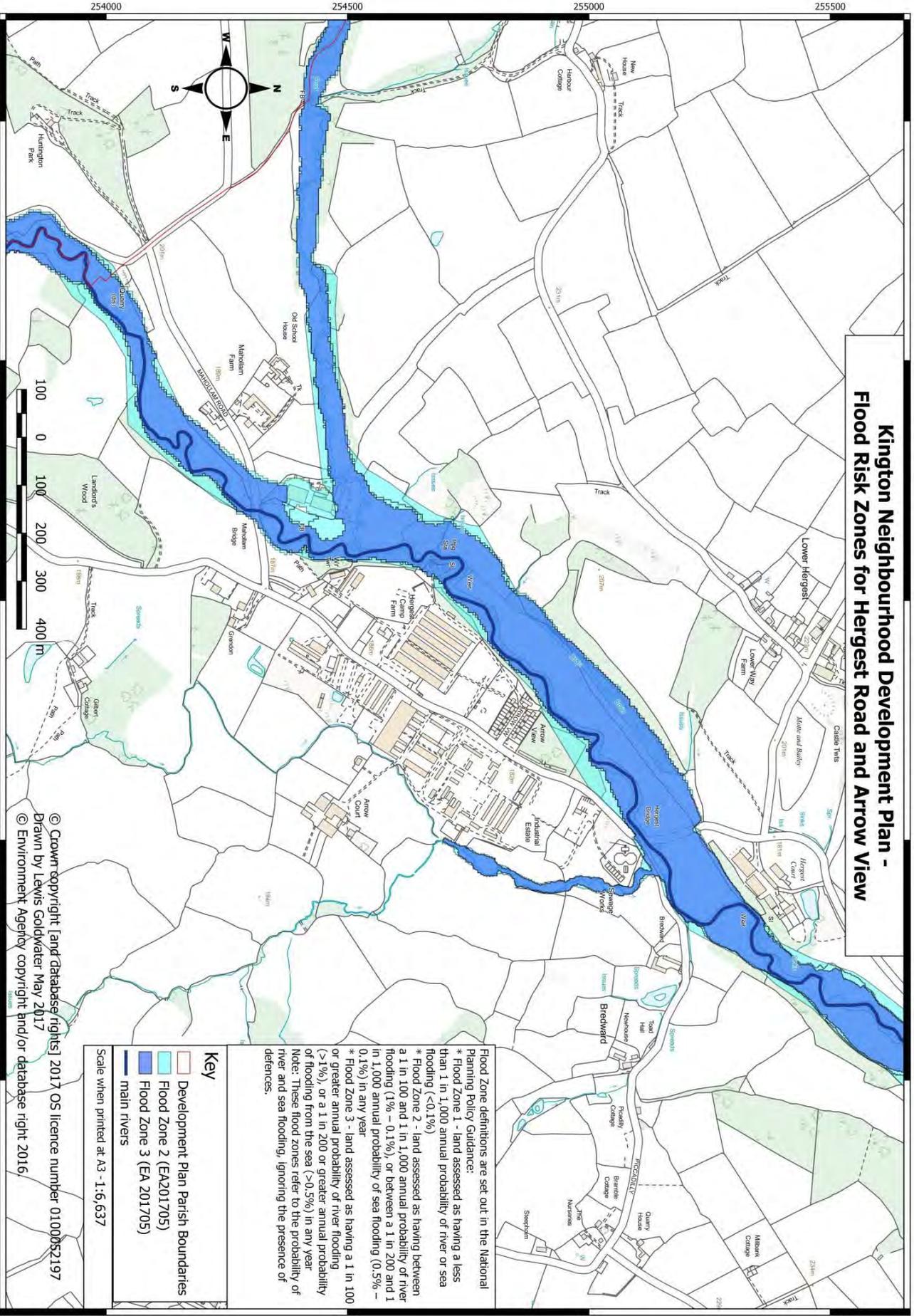
Herefordshire Council
Conservation
PO BOX 4
Plough Lane
HR4 0XH

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100024168, 2010
Tel.: (01432) 260000
Fax.: (01432) 383031





Kington Neighbourhood Development Plan - Flood Risk Zones for Hergest Road and Arrow View



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

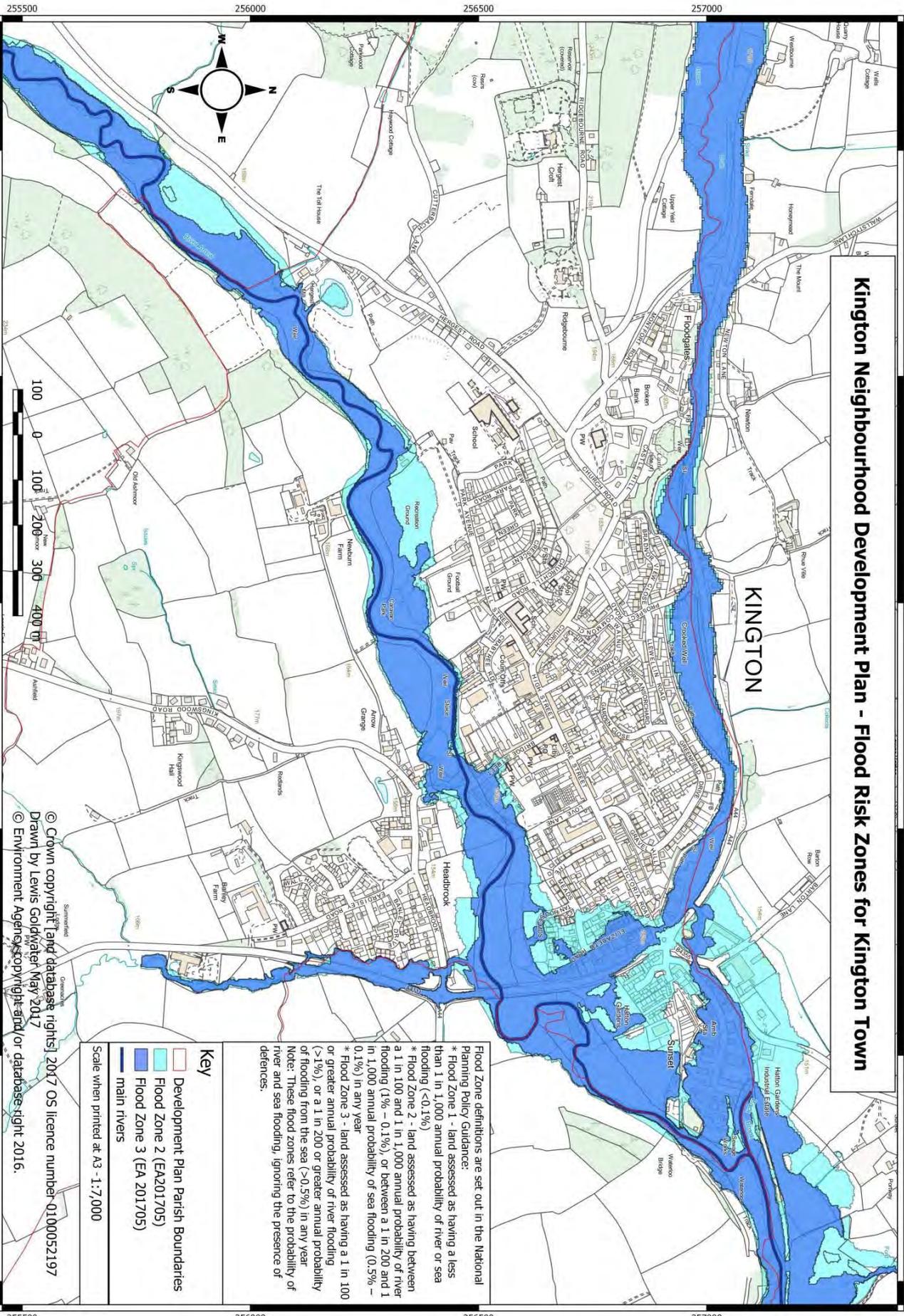
Flood zone definitions are set out in the National Planning Policy Guidance:
 * Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
 * Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (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.

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Scale when printed at A3 - 1:6,637

254000 254500 255000 255500
 326500 327000 327500 328000 328500

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.

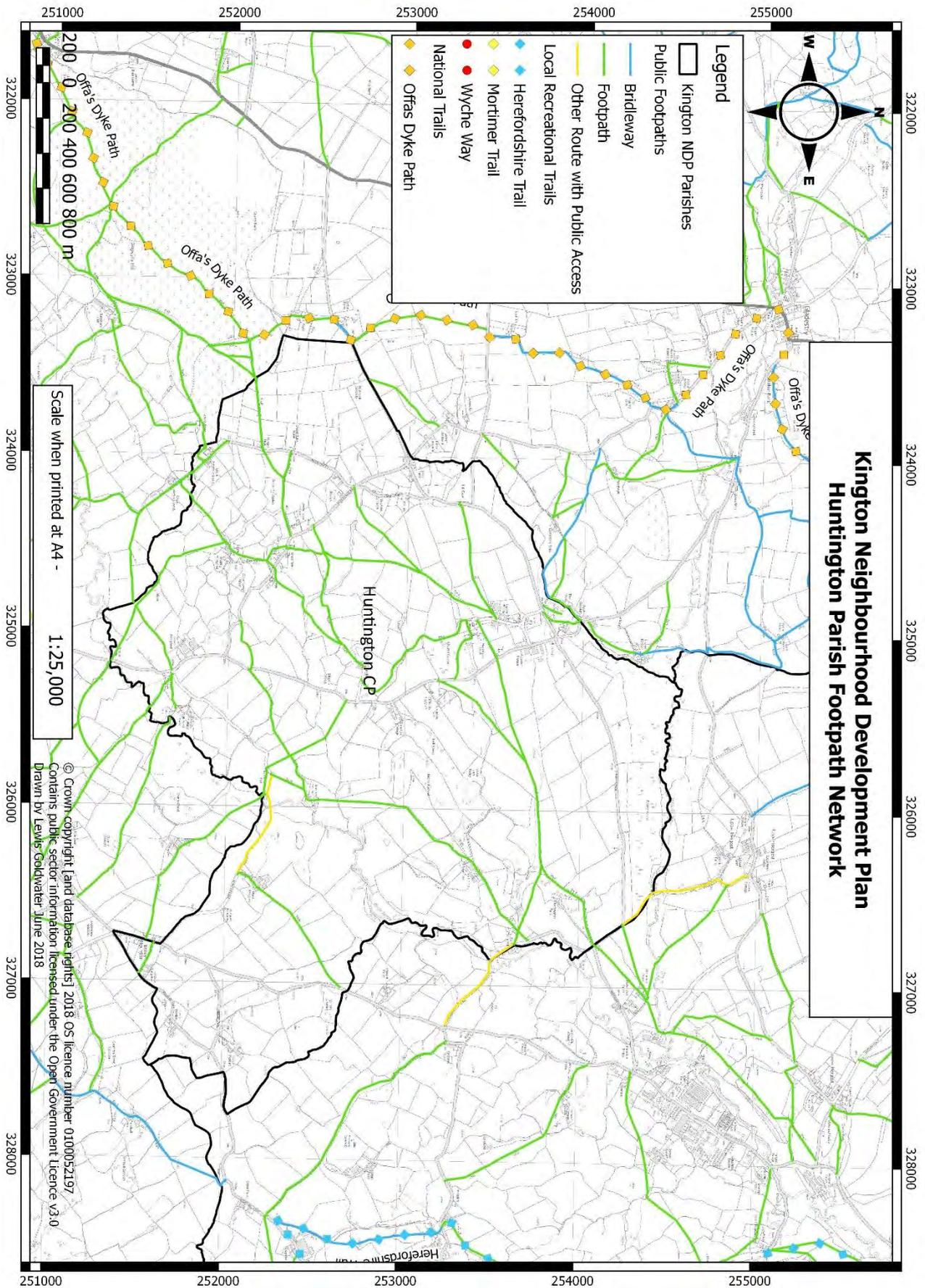
Key

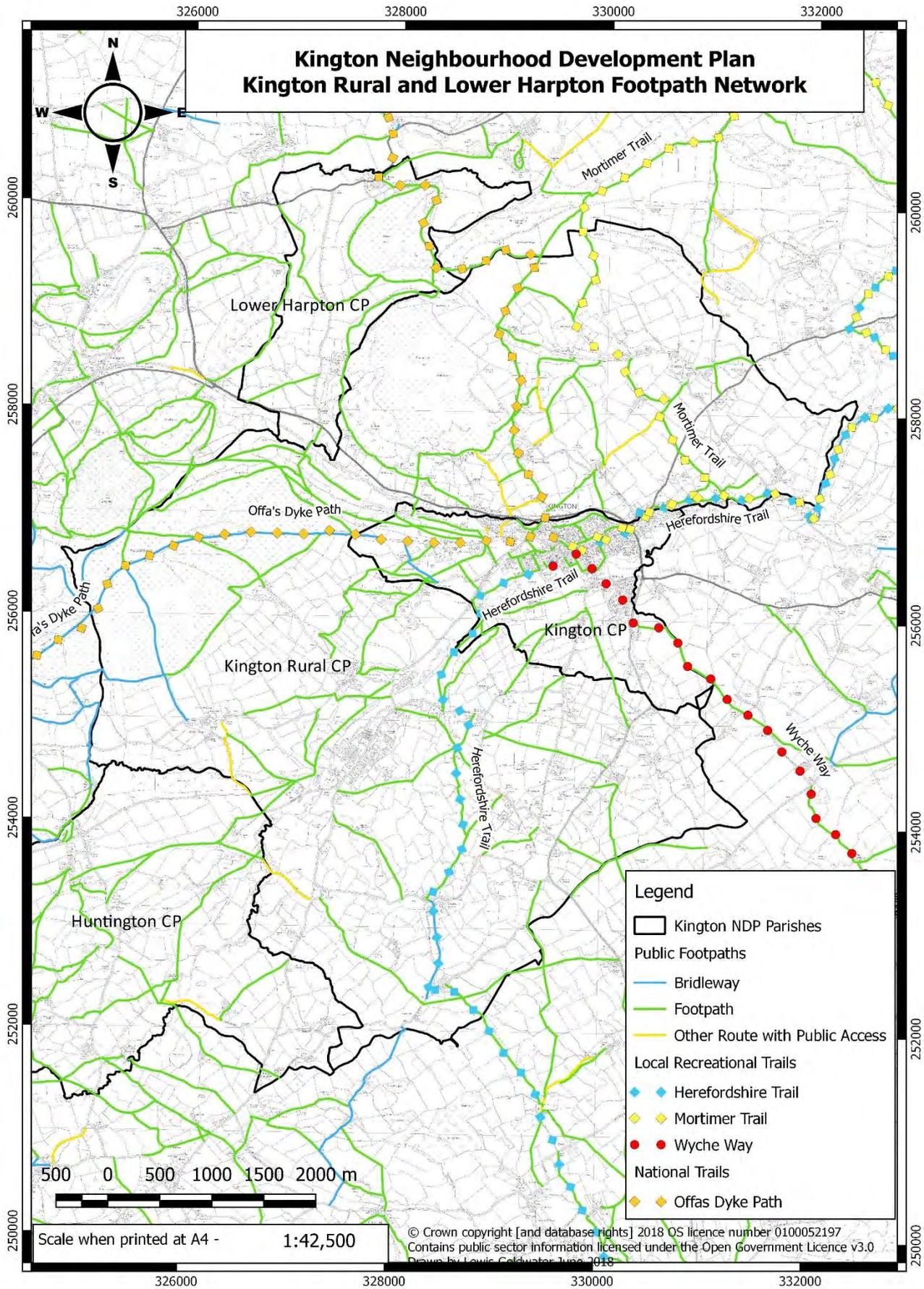
- Development Plan Parish Boundaries
- Flood Zone 2 (EA201705)
- Flood Zone 3 (EA 201705)
- main rivers

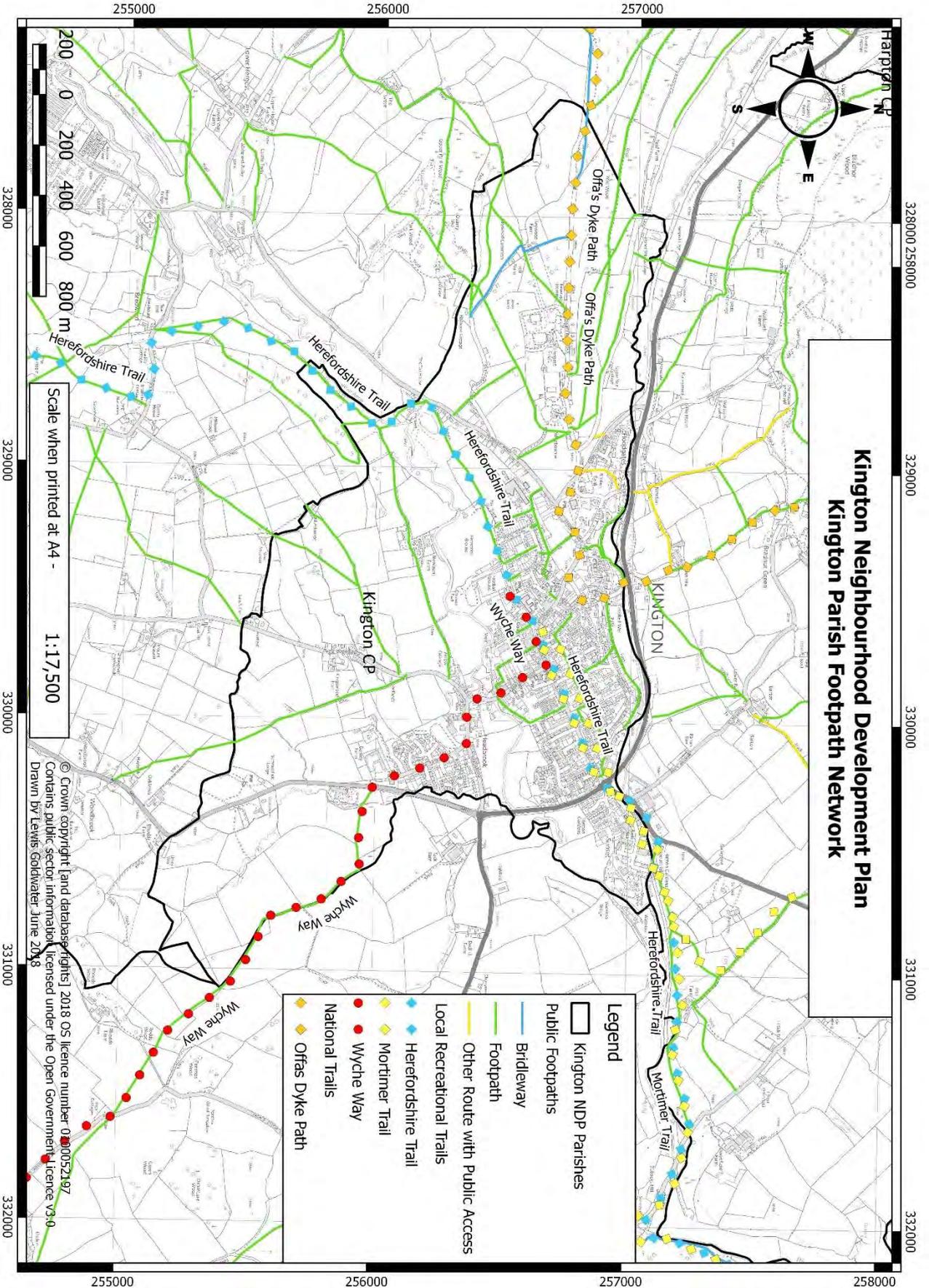
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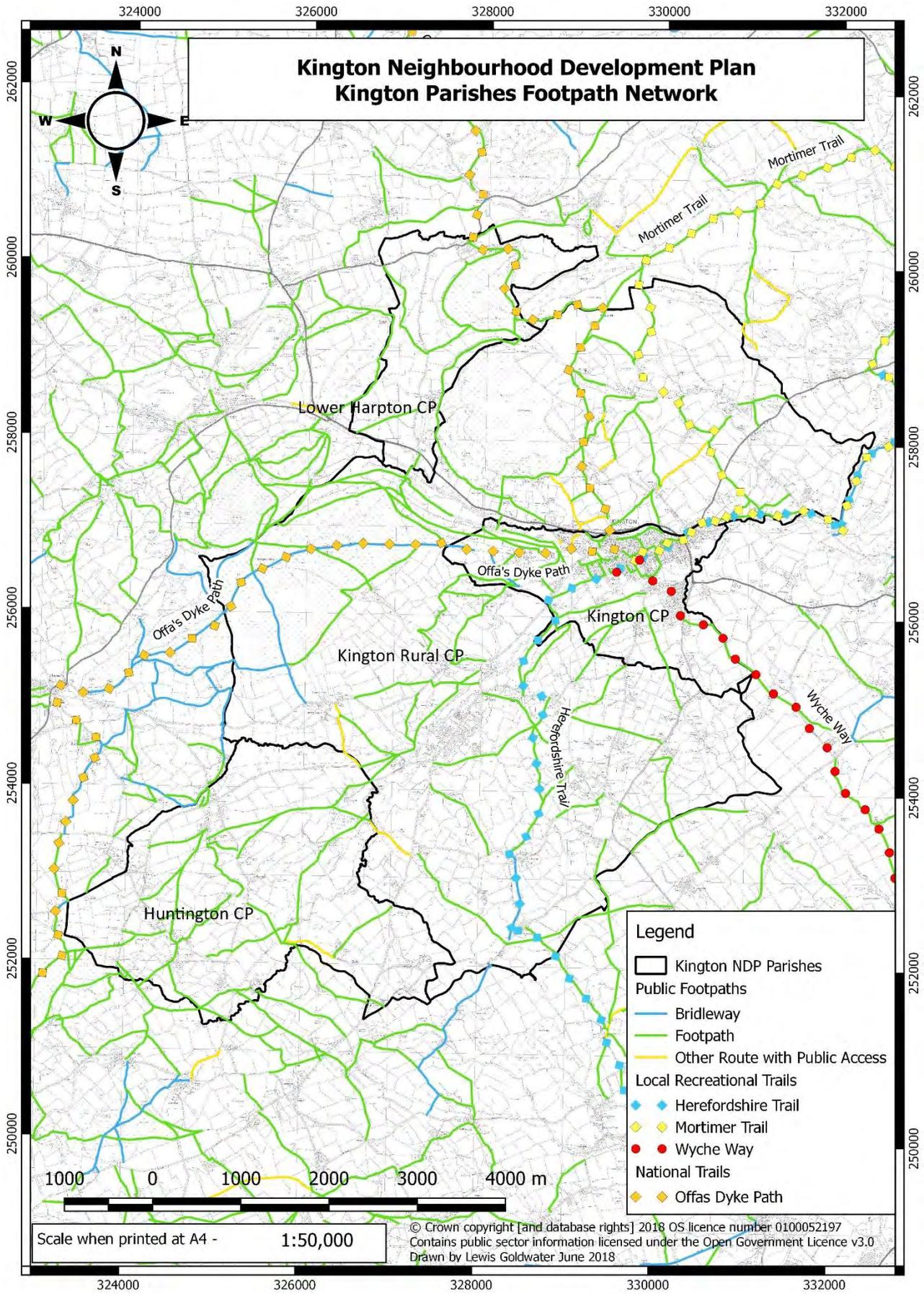
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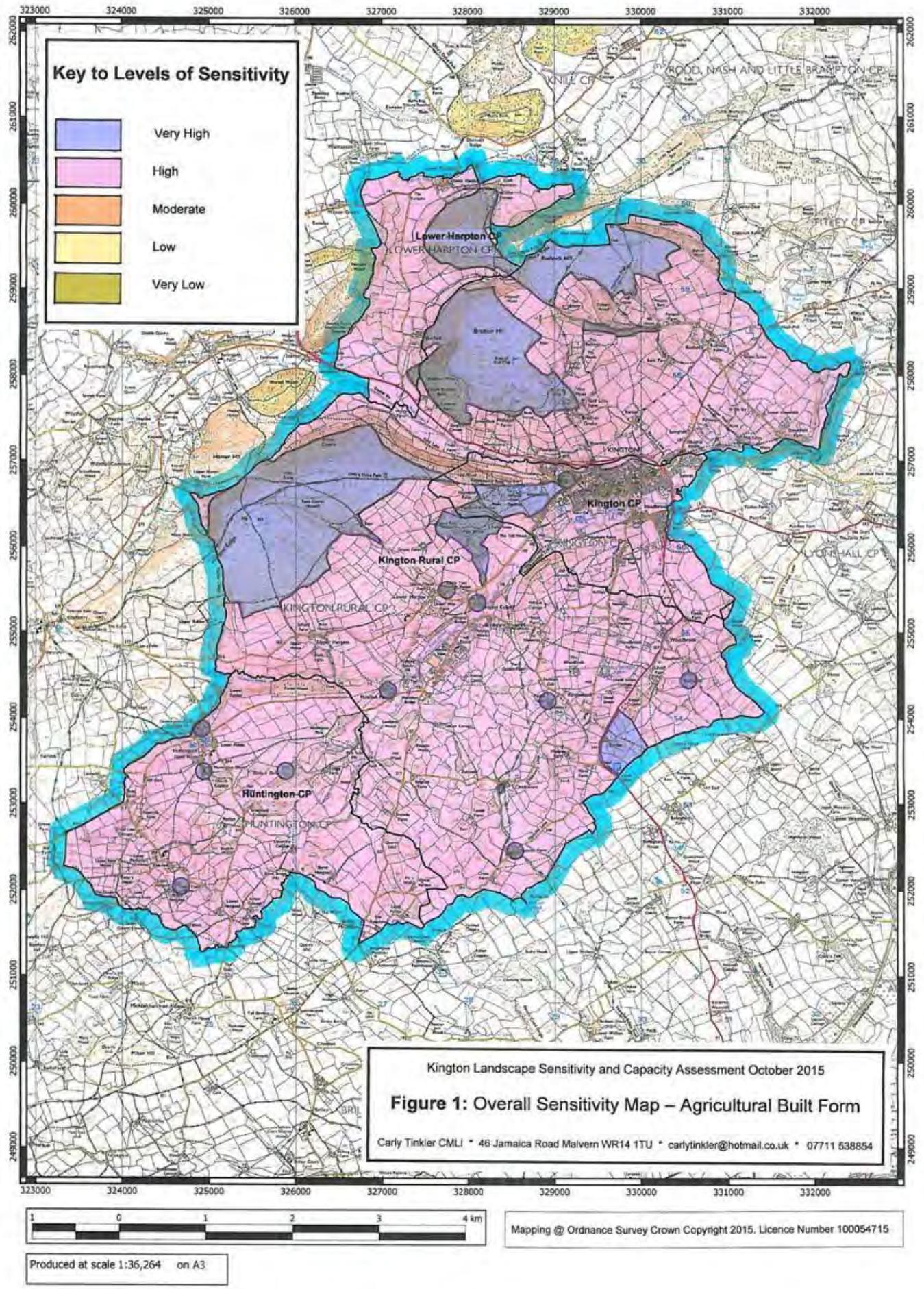




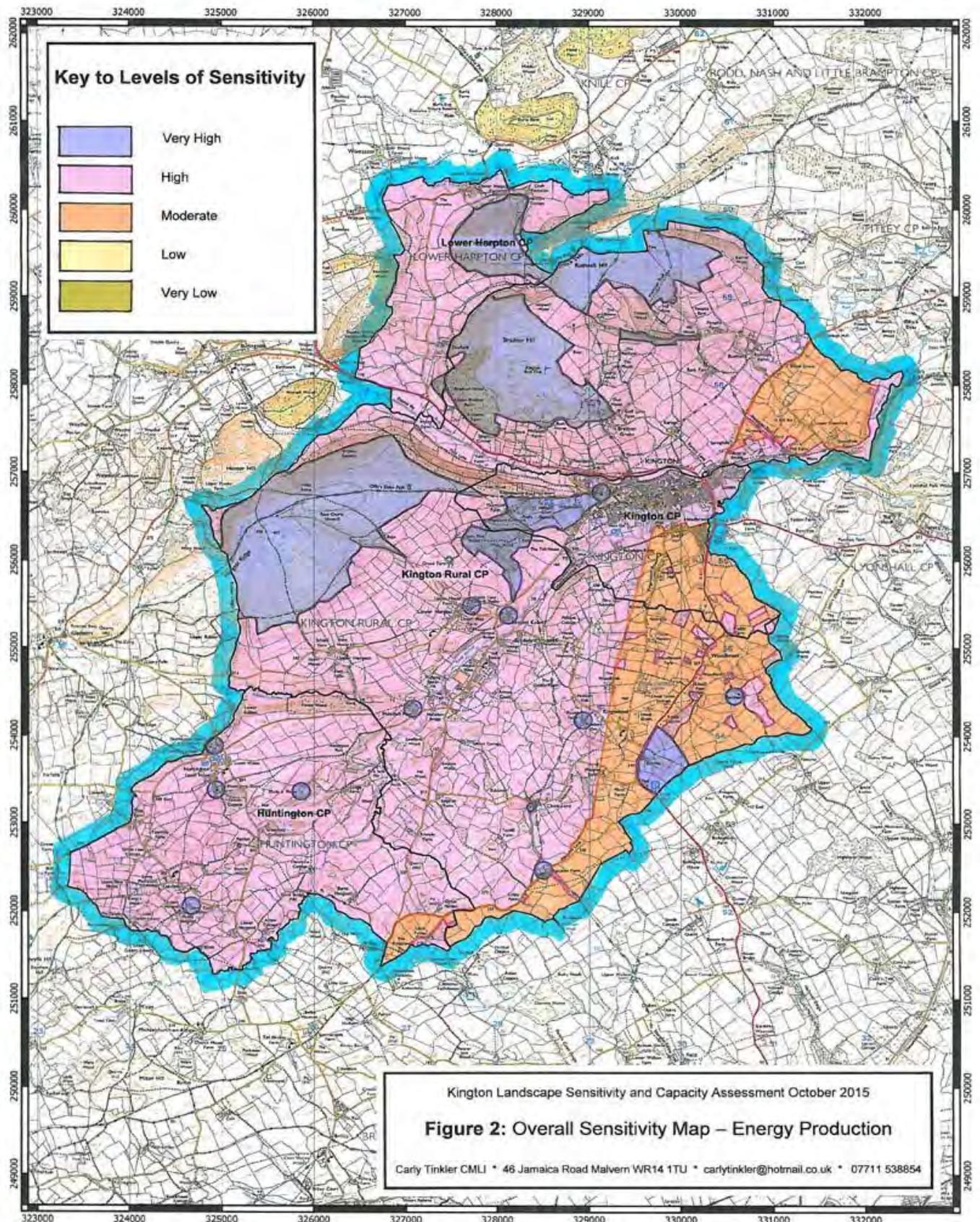




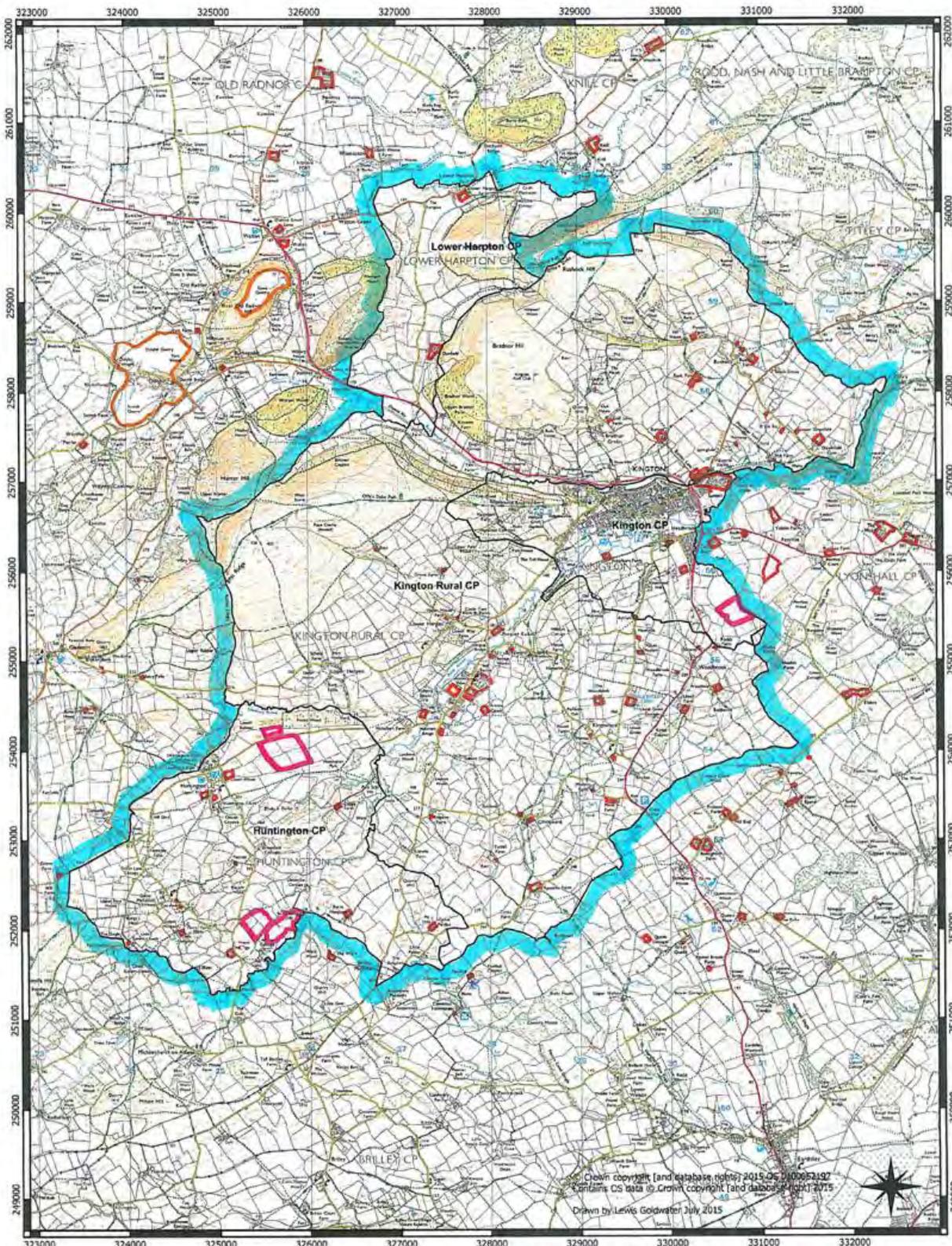
Agricultural Built Form Sensitivity & Capacity Assessment



Energy Production



EXISTING & PROPOSED DEVELOPMENT *

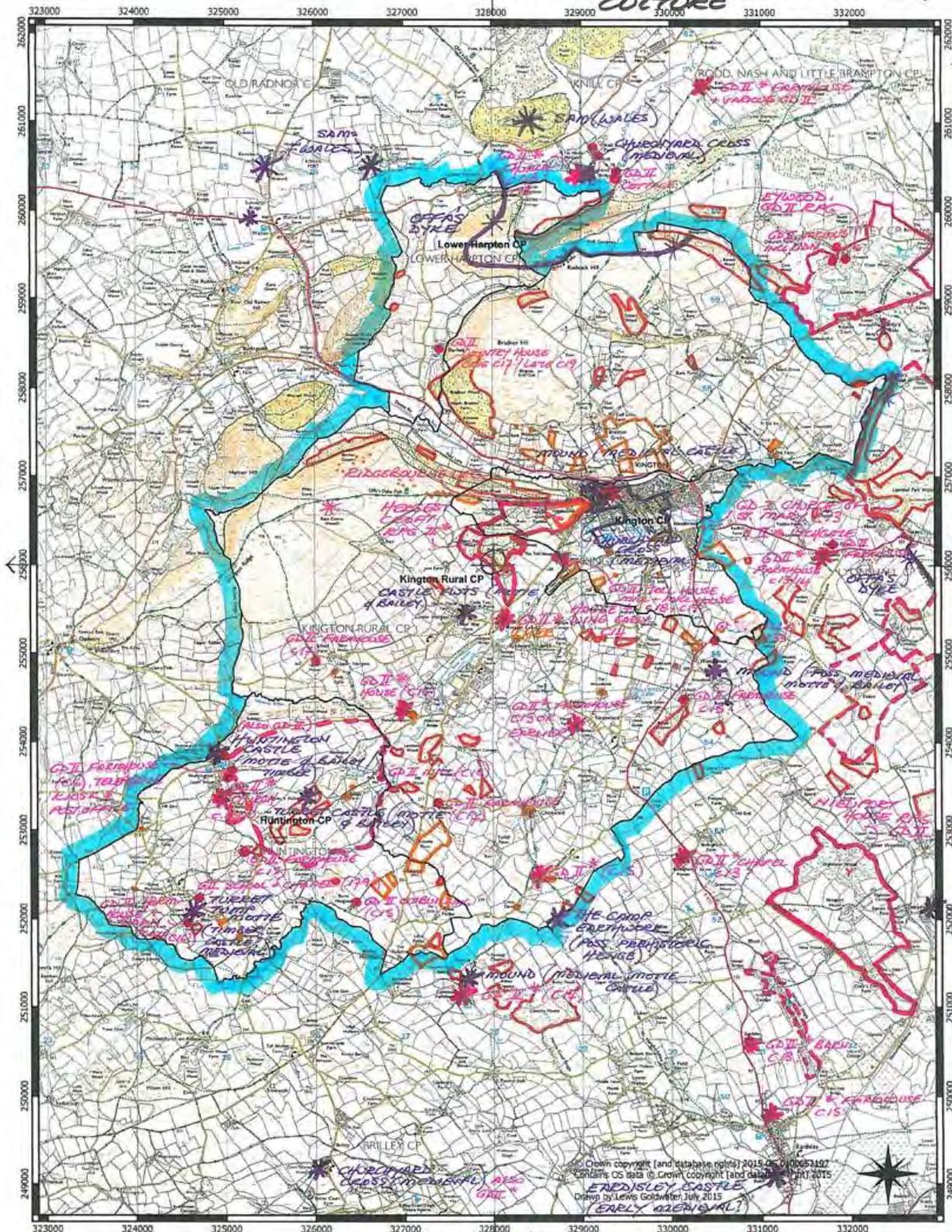


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- * DEFINED IN STUDY:
- ▭ POLYTUNNEL
 - ▭ SOLAR
 - ▭ LARGE SHEDS
 - ▭ QUARRY
 - * TURBINE

EXISTING & PROPOSED DEVELOPMENT *

HISTORIC LANDSCAPE / HERITAGE / CULTURE



LYONCHILL CASTLE (C11? ORIGIN / C13-BURNS)
 GAI II * GARDEN C12
 OLD CASTLE THAT I LIVED IN WHEN WE WERE MAJORS C18/19
 ALMELEY CASTLE

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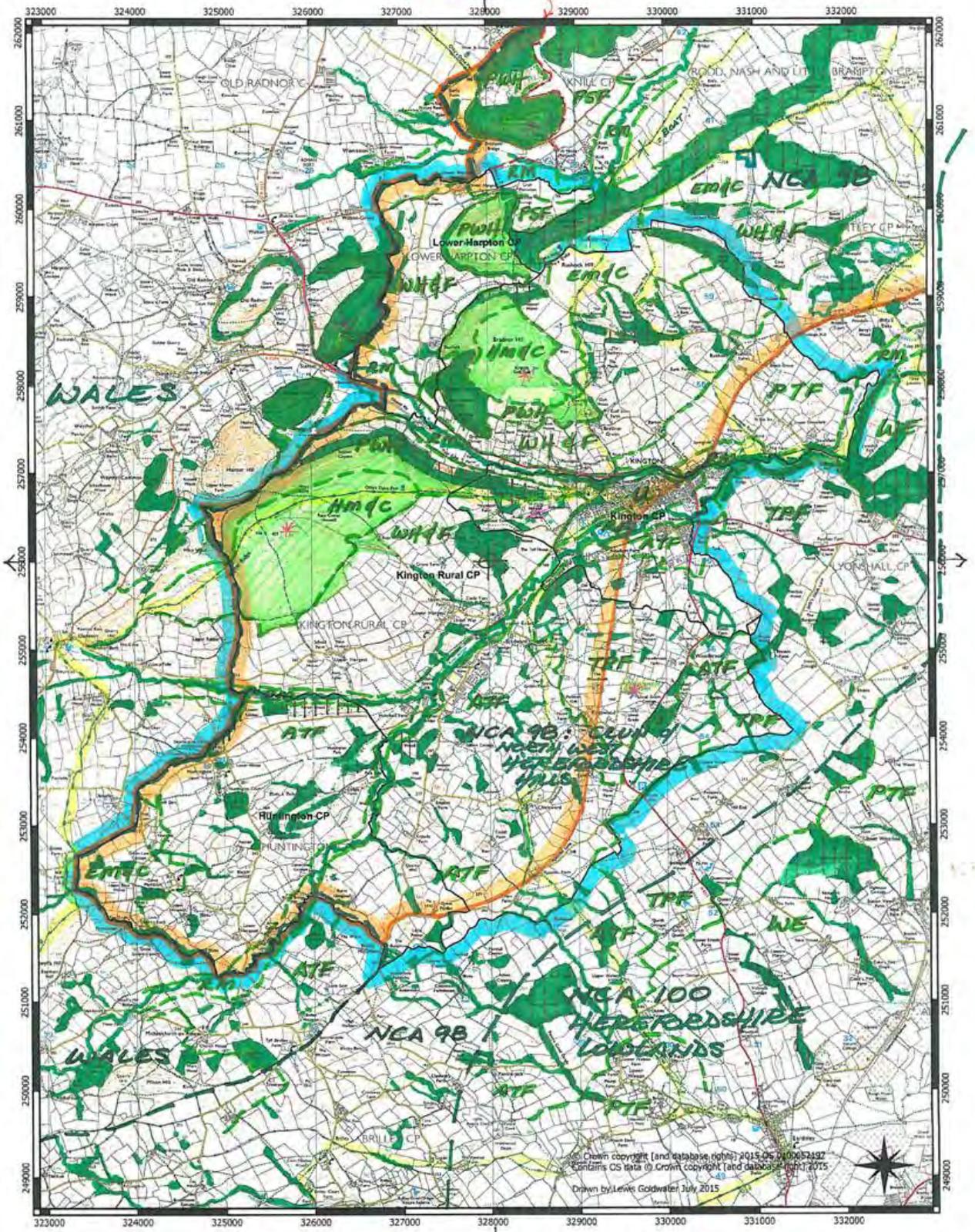
NE GAI LBs in KINGTON NOT SHOWN

★ SAMS	★ LISTED BUILDINGS GAI I & II * - GAI	□ REGISTERED PARKS & GARDENS (RPG)
★ CONSERVATION AREAS	□ OLD ROOTS / TRACKWAYS	□ UNREGISTERED " (UPG)
□ HER RECORD (selective)	□ ASNDs INCL. REPLANTED	

HISTORIC LANDSCAPE / HERITAGE / CULTURE

Wesly Roeder

LANDSCAPE CHARACTER

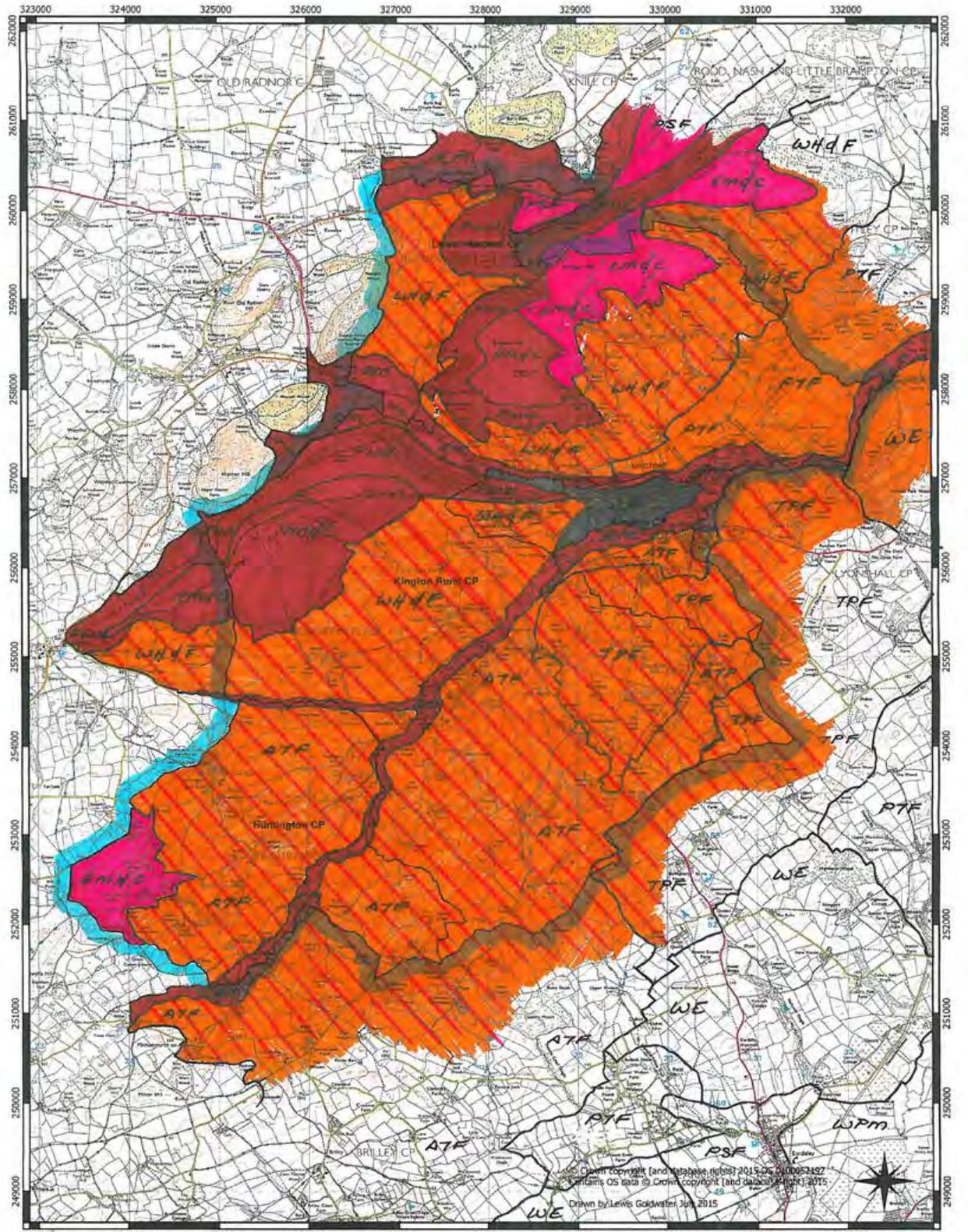


	NCA's		SIGNIFICANT VEGETATION
	LCT's		CANDIDATE MARCHES
	MOORLAND (S&A MAGIC)		ROBNS (APPROX TO E)
	ASNWS		NIWT & □

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LANDSCAPE CHARACTER

LANDSCAPE CHARACTER TYPE SENSITIVITY

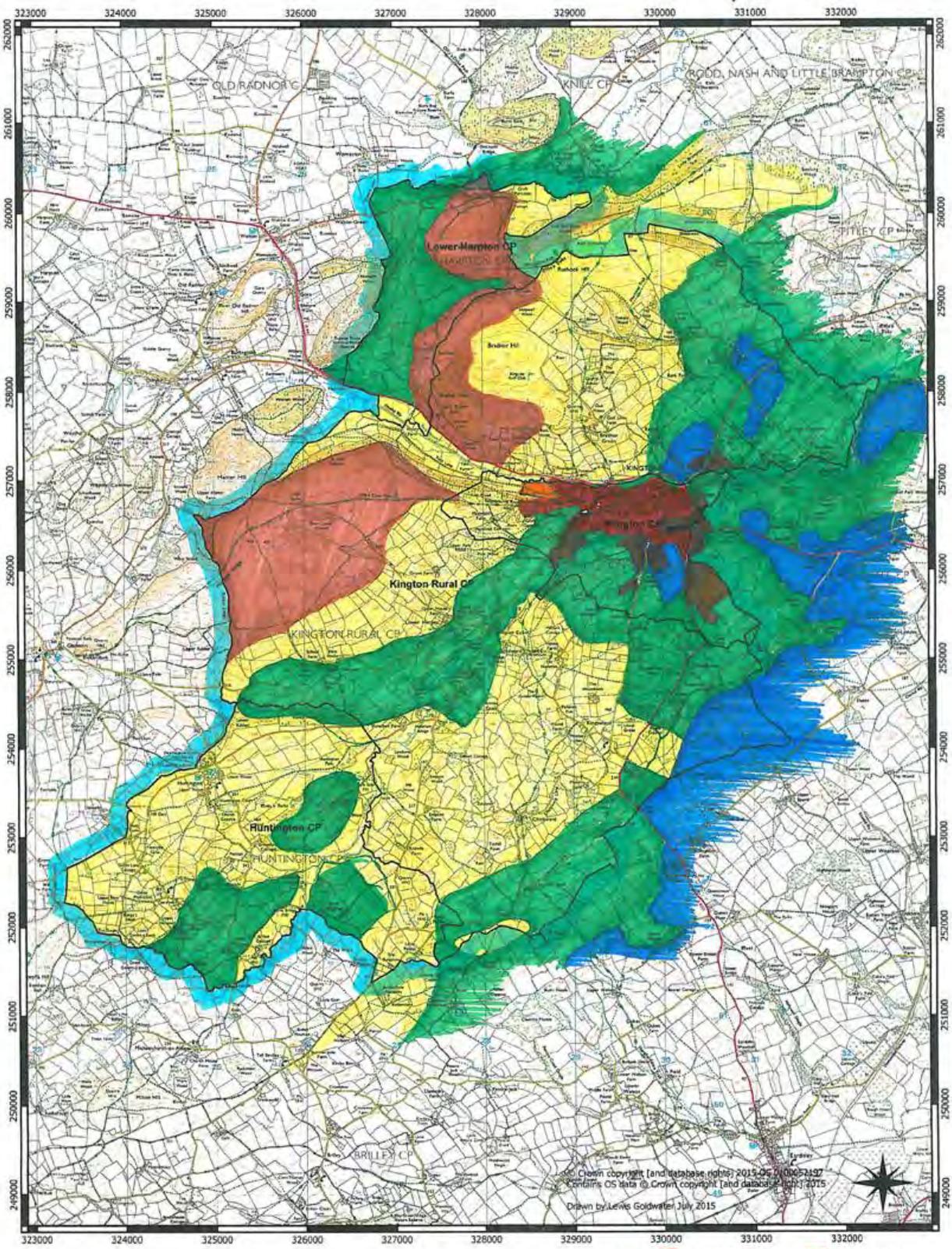


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- VERY HIGH (ALL)
 - HIGH (ALL)
 - MODERATE/HIGH
 - MODERATE (ALL)
 - MODERATE/LOW
 - LOW
- (POLY/SOL ONLY = HIGH FOR BIG SHEDS)

LANDSCAPE CHARACTER TYPE SENSITIVITY

OTHER

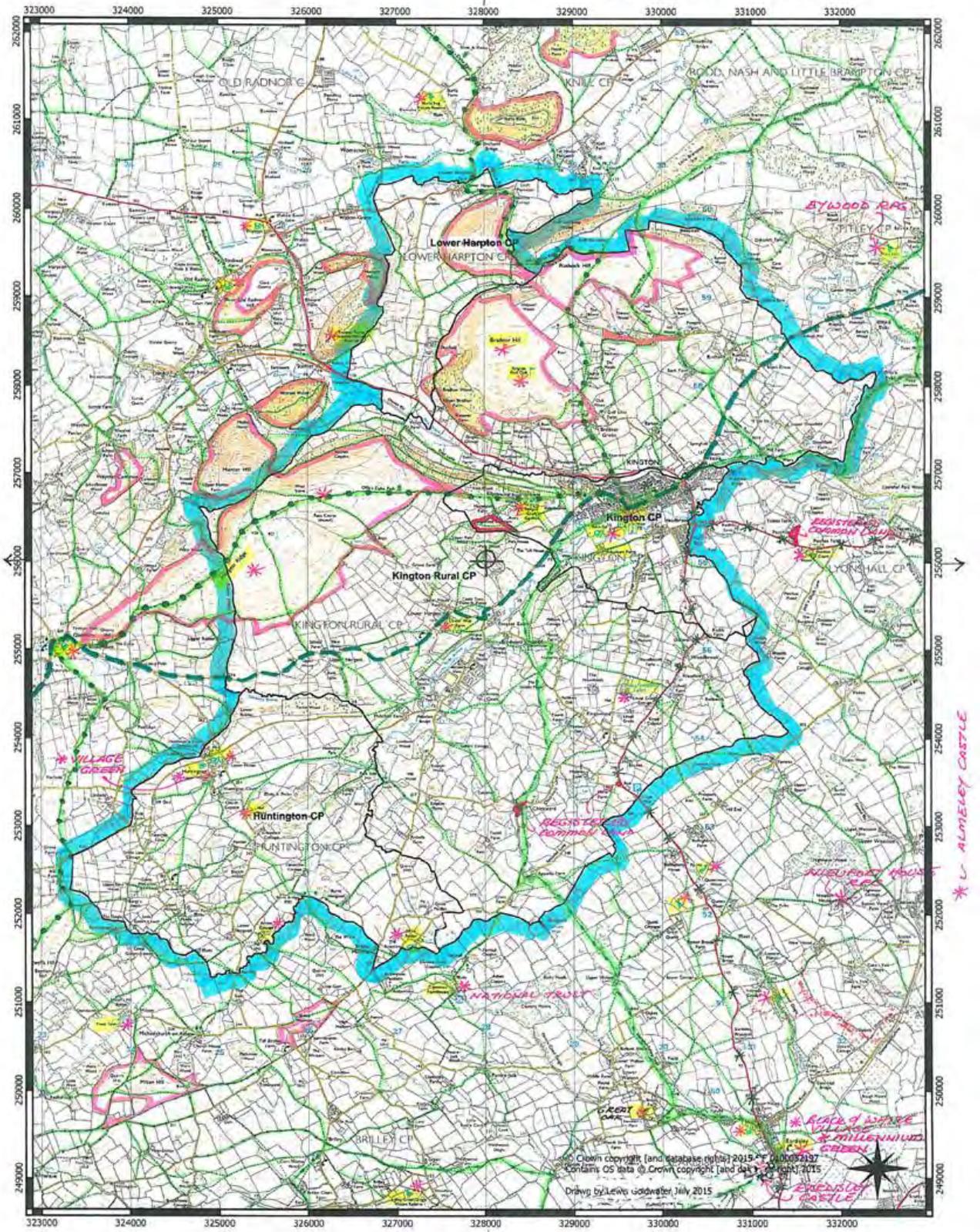


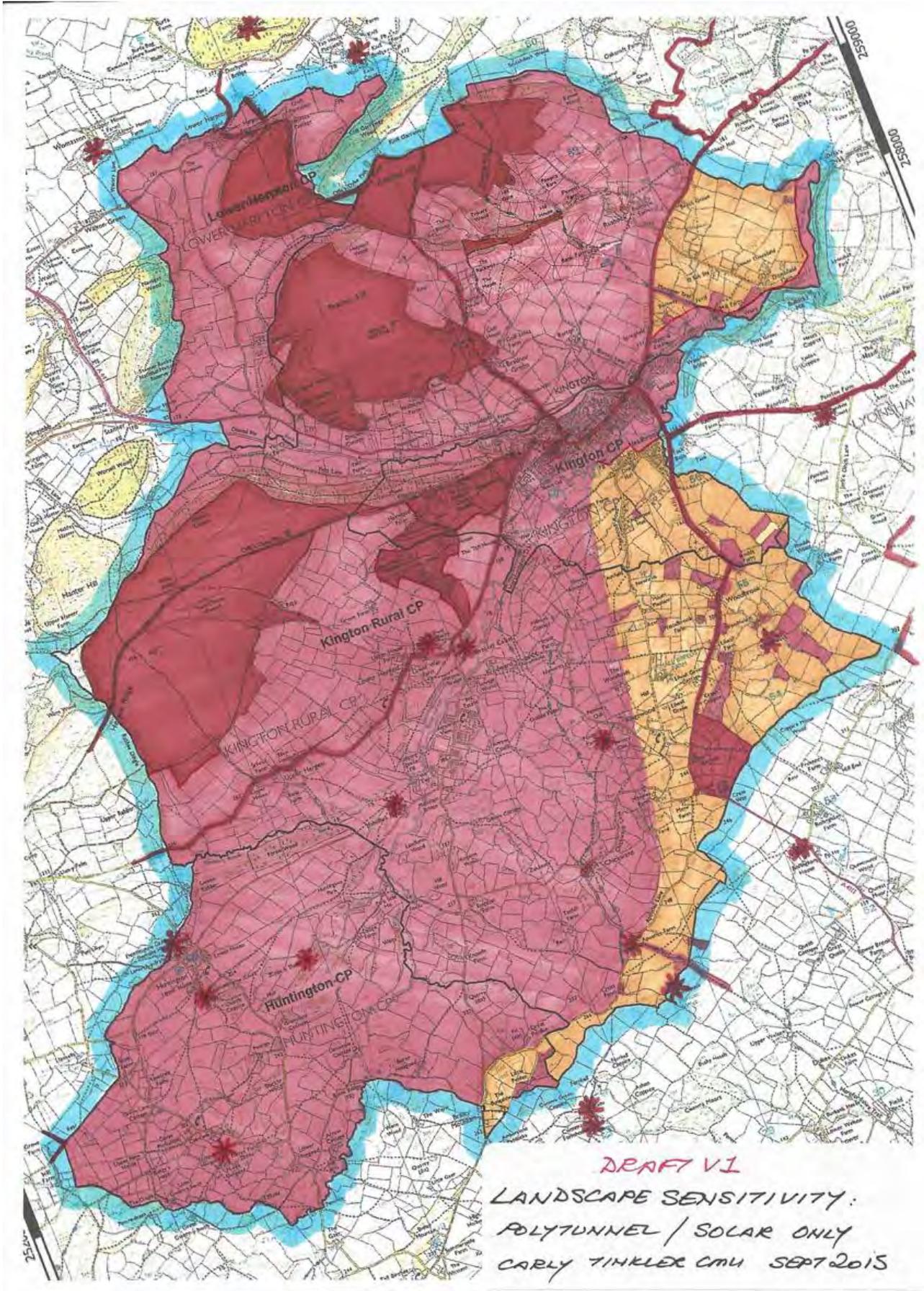
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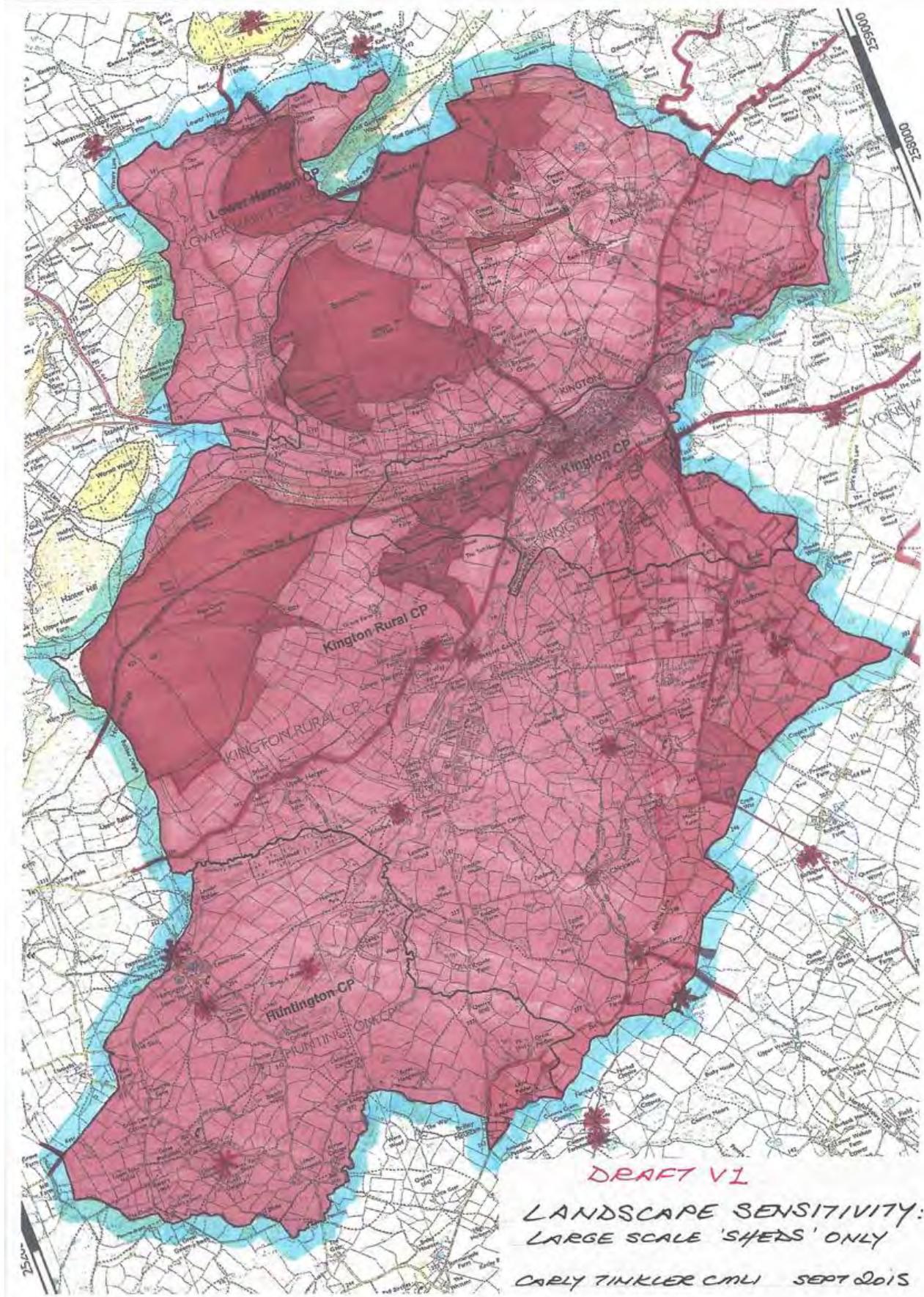
OTHER:

- ALC
- VERY POOR
- GOOD TO MODERATE
- VERY GOOD
- POOR
- URBAN
- SIGNIFICANT CONCRETE
- NO POTENTIAL (NOT TOWN CENTRE)

RECREATION & ACCESS





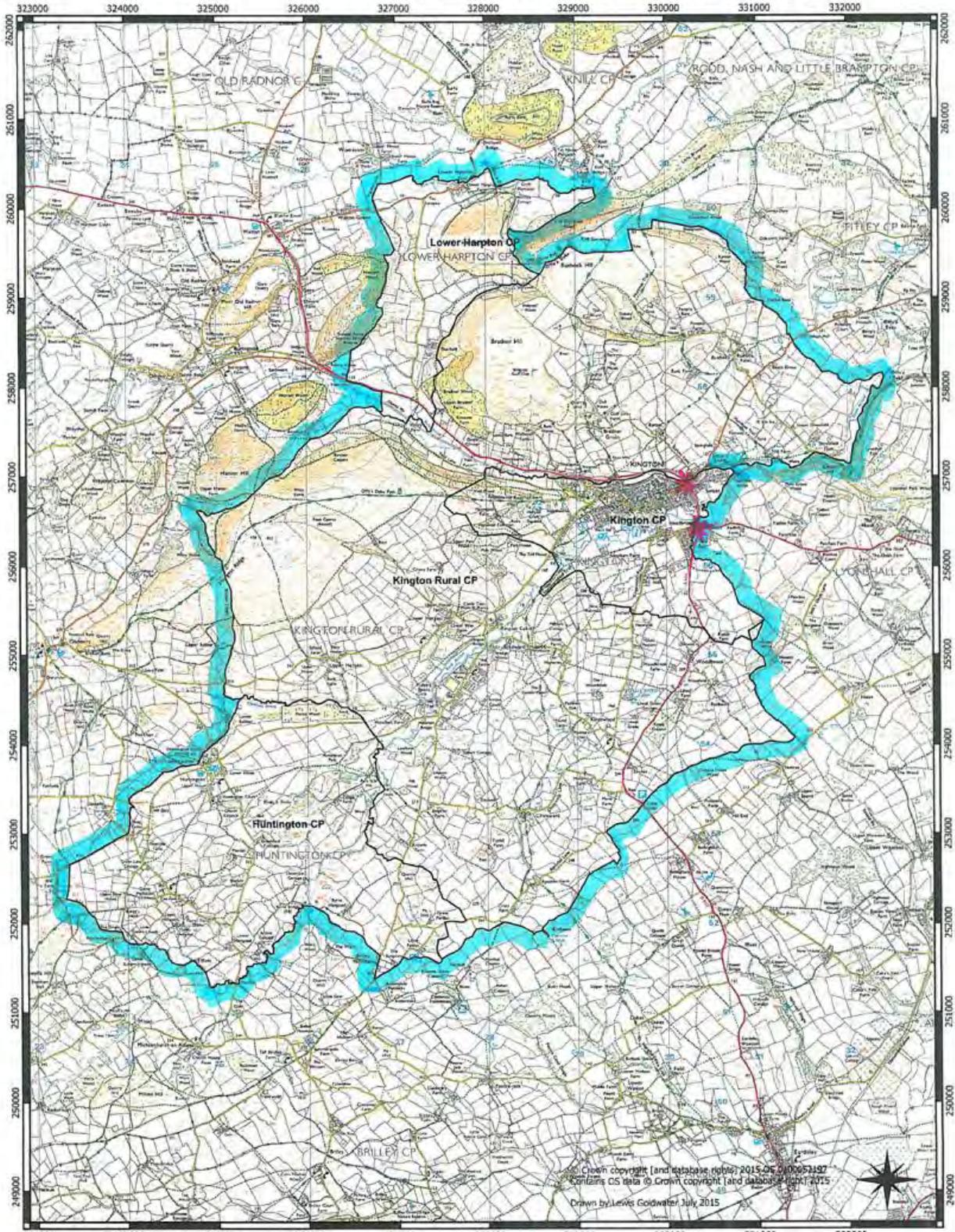


DRAFT V1

LANDSCAPE SENSITIVITY:
LARGE SCALE 'SHEDS' ONLY

CARLY TINKLER CMLI SEPT 2015

VIEWS & VISUAL AMENITY

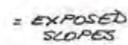


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VIEWS AND VISUAL AMENITY

-  = GATEWAYS TO TOWN
-  = APPROACHES TO TOWN
-  = KEY VPs / PANORAMAS
-  = SCREENING TOPOGRAPHY
-  = HIGH POINTS
-  = EXPOSED SLOPES

Appendix 13**Glossary of Acronyms Used in the Main Document**

Term	Meaning
AONB	Area of Outstanding Natural Beauty
B & B	Bed and Breakfast
CIL	Community Infrastructure Levy
CS	Core Strategy
EA	Environment Agency
GI	Green Infrastructure
GS	Green Space
HER	Historic Environmental Record
HMA	Housing Market Area
KANP	Kington Area Neighbourhood Plan
KLAP	Kington Local Action Plan
LGS	Local Green Space
LWS	Local Wildlife Site
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PSA	Primary Shopping Area
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SB	Settlement Boundary
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Drainage Systems
UDP	Unitary Development Plan
WW	Welsh Water
WwTW	Waste Water Treatment Works
WWII	World War 2
YHA	Youth Hostel Association