

KINGTON AREA NEIGHBOURHOOD DEVELOPMENT PLAN

CONSULTATION STATEMENT

1.1 This Consultation Statement has been prepared to accompany the submission of the Plan documents at Regulation 15 and to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 Section 15(2). Part 5 of the Regulations requires that a Consultation Statement should:

- a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- b) explain how they were consulted;
- c) summarise the main issues and concerns raised by the consultees;
- d) describe how these issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Development Plan.

1.2 This Development Plan has been prepared in response to the Localism Act 2011 which has given Parish, Town Councils and other bodies new powers to prepare statutory neighbourhood plans to help guide developments in their local areas. These powers give local people the opportunity to shape new development, since Neighbourhood Plans form part of the framework of Local Plans and the National Planning Policy under which planning applications are determined. This Neighbourhood Plan will therefore become a component in Herefordshire Council's Planning Policies.

1.3 The Plan has been prepared on behalf of the residents within the Neighbourhood Plan Area. The Plan area lies in north-west Herefordshire and is defined by the parish boundaries of Kington Town, Kington Rural & Lower Harpton and Huntington. Each of the three Parishes has a Council, Kington Town Council, Kington Rural & Lower Harpton Council and Huntington Parish Council. The detailed work on the Plan was undertaken by a Steering Committee formed of members from the three Councils with the assistance of other volunteer residents at various times.

1.4 The Kington Neighbourhood Area, embracing the three Parishes, was approved by Herefordshire Council on 11th November 2013.

1.5 The Steering Committee considered that the task of producing a Neighbourhood Development Plan would be complex and beyond their experience. It was therefore decided to engage the support of an independent planning consultant to provide guidance and advice about the process and necessary actions. Mrs Claire Rawlings was appointed and has guided all aspects of the work throughout 2014-2018.

1.6 Early in 2014 the Steering Committee considered that specialist assistance was required in preparing the Plan. Herefordshire Council's **Core Strategy** specified that *"Kington will accommodate around 200 new homes during the Plan period. A Neighbourhood Development Plan will allocate sites to meet this level of housing."* **(CS 4.4.2)**

The Core Strategy also stated *"Sites within the existing confines of the town are constrained in terms of flooding. Development of peripheral sites will require compromise in terms of the effect upon the landscape"* **(CS 4.4.3)**

1.7 The Steering Committee was aware that environmental constraints were difficult and that earlier attempts to find relatively large numbers of sites had been unsuccessful and that once possible sites were identified they would need to be subjected to professional assessments, skills that the

community did not possess. It was therefore decided to apply for grants to finance this. Grants were awarded and specialist consultants in Planning, Landscape Assessment, Urban Architecture, and Biodiversity were commissioned. Their reports are contained in the Evidence Folder and formed the basis for many of the Policies in the draft Plan.

1.8 During the period 2014-2017, a variety of different methods were used to involve and consult local people. These included public meetings on themed topics such as housing, the economy, the environment, a drop-in event lasting two days, and questionnaires designed to suit each parish. A final questionnaire was delivered to every household in the area to encourage feedback on the draft Plan at Regulation 14 stage. Steering Committee meetings were open to the public, reports of progress made at Council meetings and reports published in the Kington Chronicle. Notices advertising public meetings were posted throughout the area and during the Regulation 14 Consultation hard copies of the draft Plan together with information boards were displayed in Kington Library.

The document entitled Record of Public Meetings, Comments and Responses provides an account of the meetings, summaries of comments and of the responses and actions of the Steering Committee. The document, **Appendices** contains details of the questionnaires and other material on which the summaries are based. A dedicated interactive website, kingtonareaplan.org.uk also received comments

1.9 As part of the Regulation 14 Consultation public bodies were invited to comment on the draft Plan. The document entitled Reg14 Comments and Responses gives summaries of the many comments received from public bodies as well as from some detailed written submissions from several members of the public, together with notes on actions taken in response.

1.10 Following the end of the Regulation 14 period amendments were made to the draft Plan based on extensive consideration of the many suggestions that had been made.

2 Housing

2.1 The requirement to allocate sufficient sites to meet the required target number of 200 in Kington Town was frequently queried in public consultations. The response was to re-publicise the Core Strategy Policy (**CS KG1**).

2.2 Local residents, through various types of communication, expressed clear preference for small sites and the retention of open spaces.

2.3 Although it could be shown that completions and commitments to date, together with an estimated number of windfalls, reduced the requirement to around 140 sites it proved impossible to find 140 small sites within the Town. Moreover there was a requirement, and a locally acknowledged need, for affordable housing that could be assured only on sites with more than 10 dwellings.

2.4 Using the advice of the consultants, one large site, comprised of two adjacent fields to the south of the Town and adjacent to but outside the existing Settlement Boundary, was proposed for allocation. As a consequence it was proposed to redraw the Settlement Boundary to include the site. The sequence of decisions made on the allocation of sites is detailed in the Housing Audit Trail appended to the Plan document.

2.5 The proposed allocation of this site, together with a proposed new access road, was the topic of the most frequent objections from residents. The objections from residents are recorded in the

Record of Public Meetings, Comments and Responses, and those from three other sources in **Reg 14 Comments and Responses**.

3. The **Appendices** document attached contains details of the records of public consultations including the four questionnaires that are summarised in the two documents identified above.

Kington Area Neighbourhood Development Plan

Consultation Statement.

The Kington Local Action Plan 2012 - 2013

Prior to the commencement of the Kington Area Neighbourhood Development Plan, a Community Led Plan was conducted in Kington. (Kington Local Action Plan = KLAP). The consultation process began in 2012 and was completed in 2013.

To identify the main issues to residents of the town, an informal questionnaire was conducted at several town events, including Gala Day, the Vintage Rally and Kington Show. This was then followed by a series of 5 “Planning for Real” public events around Kington.

Results from Planning for Real were recorded and analysed to construct the KLAP Survey Questionnaire. Topics covered included the community, housing, education, business, tourism, transport, traffic, town centre and sustainability, sport and play, public buildings and assets. 1420 questionnaires were delivered to every household in Kington and Separate Youth and Junior versions were delivered to the primary and senior schools.

32% responded to the main questionnaire and 90% responded to the Youth and Junior surveys. The results were collated and presented at Kington Annual Town Meeting in the form of a Local Action Plan.

The Survey report was published and made available to view online on the Town Council website and in the Library and other public venues. By this stage the Town Council was already aware of, and planning for the forthcoming

Neighbourhood Development Plan. Some relevant aspects of the Local Action Plan were to be taken forward to help inform the Neighbourhood Plan.

Public meeting held in Kington to report on the KLAP, at which it was announced that a Neighbourhood Plan would be undertaken for Kington.

Appendix 1: KLAP Summary of written responses

The Kington Area Neighbourhood Development Plan 2013 – 2018

A Steering committee (SC) was set up in 2013 by Kington Town Council (KTC) with representatives from Kington Rural and Lower Harpton. They met in July 2013 and decided to invite the neighbouring parish of Huntington to become part of the Plan area. Following a decision by Huntington Parish Council to agree to participate in the Plan, a committee was set up with representatives from all three parish councils. It was agreed that the plan would be called The Kington Area Neighbourhood Development Plan = (KANDP).

Advice received from Herefordshire Council on process and procedures.

Notices registering the Neighbourhood Plan Area posted by Herefordshire Council (HC) in public places in the three parishes.

Website set up by a member of the steering group for KANDP www.kingtonareaplan.org.uk – go to *info and resources* section on the website. Meeting notes, progress reports, and other resources and information publicly available to view throughout the consultation process. Records and dates of Steering Group meetings available to view on the KANDP website.

Terms of reference for the group agreed at a meeting of Kington Town Council on 26th November 2013 and the Plan process for the area registered with Herefordshire Council. Terms of reference subsequently agreed by the other two parish councils.

Regular updates on the plan progress published in the Kington Chronicle. See <https://issuu.com/search?q=Kington%20Chronicle>

PUBLIC MEETINGS COMMENTS AND TOPICS

PUBLIC EVENT TOPIC & DATE	COMMENTS	RESPONSE	POLICY AREA
23 rd October 2013 First SC meeting with members from all three councils.	M. Fitton (Kington Town) elected as chair, R. Bradbury (Kington) to act as secretary. Gemma Webster (HC) attended to explain process of producing Neighbourhood Plan and agreed to attend another meeting in Huntington.		
14 th January 2014 Meeting of steering group in Huntington.	Memorandum of service level agreement with Herefordshire council signed at meeting. Discussions held regarding the fact that Kington Town is the main target area for new housing (200) with 15 for Kington Rural and Lower Harpton and none for Huntington area. Reference to be made to views expressed in the KLAP survey and data on housing needs. Sub-group set up to identify possible housing sites in Kington. Due to the possible difficulty in identifying enough sites in Kington, query raised whether the whole NDP area of 3 parishes could be considered jointly? Each area group also to identify green spaces needing protection. Other topics would be considered at future meetings.	Allocations not viable across parishes; 200 must be in Kington.	
19 th March 2014. Neighbourhood Plan	Attended by around 80 people. Short presentations of housing design, energy efficiency.	KANDP cannot promote less	KANP H5

<p>Launch Meeting on topic of Housing for Kington advertised by posters, held at the Old Police Station</p>	<p>Introduced by Chair M. Fitton who explained numbers of housing sites to be found.</p> <p>Comments:</p> <p>Concern expressed about appropriateness of housing allocation of 200 homes in Kington, when not linked to employment or other infrastructure. (KLAP survey 75% thought no more than 100 appropriate). If development was spread over the whole time of the Plan period, this might be ameliorated. Future development should be in keeping with and sympathetic to Kington’s unique townscape with its listed buildings and those of architectural value. Meeting expressed -strong support for high quality design and use of local materials, and traditions (64% in the KLAP survey), priority use of brownfield sites and development in small clusters. Strong support for sustainable design and high energy efficiency “beyond current requirements”.</p> <p>Need for affordable homes for families, dwellings for elderly people, home working, a diversity of provision supported to reflect community demography, eg senior citizens, affordable housing and starter housing, with provision for adequate gardens for family housing.</p> <p>Noted the absence of any allocation for housing in Huntington and Kington Rural, it was considered that the use of a “Community Right to Build Order” could enable some additional development, the decision resting with</p>	<p>development than that specified in Herefordshire Council’s Local Plan (Core Strategy). KTC had argued for 100 at CS Inspection session. Infrastructure issues such as school places, health facilities should be considered.</p> <p>Flood plain areas and high landscape value pose constraints on choice of sites.</p> <p>Should Specify High Level code 6 to ensure energy efficiency and housing which is cheap to run.</p> <p>Ensure sufficient playground and recreation space on</p>	<p>Core Strategy KG1</p>
--------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------

	<p>residents in the Parishes and could be linked to specific sites. The use of structures such as Community Land Trusts could be a way to make more affordable housing more viable.</p>	<p>any site with larger development. Limit light pollution. Encourage live/work units to address issues of employment. Limits to infill development and protection for Green Spaces. Because the threshold to trigger a percentage of affordable new homes is larger developments, a lower threshold for Kington could be set to ensure a higher number.</p>	
<p>22nd April 2014. Public Meeting on Transport. Kington. Appendix 2: Notes from Meeting in</p>	<p>Long-standing traffic and pedestrian safety issues in Kington Town Centre, all improvement options outlined in the KLAP survey had received support, but the option of shared surfaces/space might not have been fully</p>	<p>Policies exist within the Core Strategy relating to transport and access planning conditions. NDP</p>	<p>Policy areas KANP INF1, KANP T1, KANP KTC1, KANP E1</p>

<p>Kington on Transport.</p>	<p>understood. Means of raising funds to implement solutions were discussed.</p> <p>Needs of Kington residents differed from residents from outside the town e.g. residents' parking</p> <p>Some details of various solutions were debated, including speed bumps, new surfaces, changing the attitude of drivers, routes and access for emergency vehicles and buses. A car club, the widening of some roads and potential use of 106 monies were mentioned. Pedestrianisation and one-way systems discussed.</p> <p>A depot and lorry park outside the town suggested to remove the need for large freight vehicles to enter the town.</p> <p>Issues for people with disabilities were highlighted, including a need for more dropped kerbs, and wider pavements to make the town centre safer for the frail and elderly and children</p> <p>Pressure on parking space in the town; need all new developments to have their own parking. Speed limits (20 mph) and pinch points to slow down traffic could help. Cycle tracks and Storage space for bikes in new developments and in the town centre to encourage alternatives to cars.</p> <p>Better routes for cyclists and storage provision in the town needed. Overnight parking for lorries is needed.</p>	<p>expected to re - emphasise the need for compliance with these conditions.</p> <p>In terms of resources: "Community Infrastructure Levy" could be a way in which resources could be found to implement improvements; can be used for a range of facilities including transport. Prudent for the NDP to contain policies about appropriate spending policies for the levy.</p> <p>The issue of traffic in the High Street has been a significant concern for many years, and proposals put forward in the</p>	<p>KANP H3, KANP H5</p>
------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------

	<p>Extreme concern expressed about the loss of bus services and the consequent impact of increased car use, consequential diminution of economic and social opportunities for young and old, and those without cars. A safe pedestrian and cycle route to the town from Arrow View, Hergest is needed.</p>	<p>past. The SC intends to consult further on detailed proposals to inform a clear policy commitment. This in itself will not guarantee funding but would provide a framework to stimulate implementations.</p>	
<p>29th May 2014 Public meeting held in Huntingdon.</p>	<p>Informing residents about Neighbourhood Plans and the Plan process. Parish council take decision to set up Huntingdon Steering Group to construct questionnaire for Huntingdon residents.</p>		
<p>30th June 2014. Housing. Appendix 3: Notes from Housing Meeting in Kington 30-06-14.</p>	<p>Further meeting on Housing. Presentation by Cllr Bob Widdowson to explain requirements of the Plan in terms of number of housing sites to be found in Kington. Highlighting that no housing sites were allocated to the Rural Areas.</p>		
<p>30th September 2014 Public Meeting on The Economy held in Kington. <i>(see Appendix 4).</i></p>	<p>Attended by around 80 people. Main comments related to employment, tourism, use of employment land, agriculture, and retail. Possible opportunities for walking/outdoor themed shops?</p>		<p>Policy KANP E1. A Thriving Rural Economy.</p>

	<p>A network of local art and craft enterprises could help provide a new identity for the town.</p> <p>Rural questionnaires produced similar comments: High rate of self-employment in the area shows that people are enterprising.</p> <p>It is likely that farms will need to diversify to remain viable, but obstacles of poor broadband and road network limiting factors.</p> <p>The countryside and landscape are an asset, opportunities for tourism.</p> <p>Redundant farm buildings suitable for conversion to workshops, holiday accommodation and food processing.</p> <p>Agriculture could be better supported by locally produced foods also being sold locally.</p> <p>At the meeting Tourism was one of the main subjects commented on: The area itself attracts visitors who enjoy the countryside and activities such as walking and cycling are a niche to be developed.</p> <p>Good accommodation, car parking and public toilets attract people, and the aim should be to encourage visitors to spend more time in the area and increase level of spend.</p> <p>Good and well-maintained footpaths together with the long-distance trails including Offa's Dyke and Mortimer's Trail which go through Kington are of importance.</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>A path along the river Arrow and more events at the Recreation Ground could attract more visitors.</p> <p>Proximity to Hay on Wye and Presteigne for their festivals could be maximised.</p> <p>A list of attractions compiled.</p> <p>Important to support the Tourist Information Centre.</p> <p>The KLAP questionnaire had identified that 25% of respondents were running their own business or thinking of starting one. Cost of premises is a deterrent to starting up (Appendix 4)</p>		
<p>8th October 2014 Public meeting for residents of Kington Rural and Lower Harpton. Publicised by mailshot.</p>	<p>Attended by around 60 people.</p> <p>Purpose of meeting to explain the purpose of KANDP.</p> <p>Contact details of volunteers collected.</p> <p>Comments mainly to do with tourism with support for B&B's and self-catering accommodation. If the local countryside is the attraction, it should be protected.</p> <p>Concern regarding large scale developments such as caravan/mobile home/camp sites, due to narrow lanes.</p>		<p>KANP T1 Sustainable Tourism.</p>
<p>30th October 2014. Public Meeting held in Kington. Main topic: The Environment (see Appendix 5)</p>	<p>Attended by around 60 people.</p> <p>Kington is in a good location with a wonderful surrounding landscape.</p> <p>Both natural and built environments are worthy of care and conservation.</p>	<p>Grant money used to engage Landscape Specialist (C.Tinkler) to Assess NDP Landscape and</p>	<p>KANP ENV1 A Valued Natural Environment. KANP LGS 1</p>

	<p>Character of landscape comes from small farms, with small green fields and well cared for trees and hedgerows. Less areas are ploughed than in South Herefordshire resulting in a greener landscape. Hergest Ridge and Bradnor Hill especially valued places with no traffic and splendid views. A number of 'cherished spots' in Huntington and Kington Rural also identified.</p> <p>The Arrow valley and the local lanes and footpaths need to be preserved as fundamental features of the landscape.</p> <p>Hergest Ridge and Offa's dyke path, routes that are frequently walked both by local people and visitors to the area.</p> <p>The landscape attracts new residents to the area, especially retirees. Could also attract the self-employed. The peaceful nature of the area should be protected against increased traffic and light pollution, also over-development especially industrial agriculture with large new buildings and increased heavy haulage traffic. Intensive poultry units and large swathes of polytunnels particularly undesirable.</p> <p>The Kington Recreation Ground is valued for its green and tranquil nature, the river Arrow, the cricket ground and specimen trees. The area to the west known as</p>	<p>Townscape (OHA Architects)</p> <p>Reports in separate file)</p>	<p>Local Green Spaces. KANP GI 1 Green Infrastructure.</p> <p>KANP ENV2 KANP E2</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

	<p>'Tattymoor' with its footpath should remain undeveloped.</p> <p>Local nature walks or trails could be developed.</p> <p>Recent reduction in local bus services resulting in more traffic.</p>		
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

November 2014 Special supplement in the Kington Chronicle: a resume of work to date, a call out for helpers and publicity about forthcoming drop-in event at Kington Market Hall. *(see Appendix 6)*

PUBLIC EVENT TOPIC & DATE	COMMENTS	RESPONSE	POLICY AREA
27 th – 29 th November 2014. Drop-in 'Planning for Real' type event held in Kington Market Hall. Open 10 – 4 each day,	<p>People encouraged to write comments on post-it notes.</p> <p>Most comments were on housing numbers, and possible locations.</p> <p>General desire to avoid large developments.</p>		<p>KANP T1 Sustainable Tourism.</p> <p>KANP ENV3 A Valued Built Environment</p>

<p>with displays of maps, texts, post-it notes etc. Members of Steering Group in attendance to answer queries and discuss issues and invite comments. Prior publicity through a special edition of the Kington Chronicle, posters, a large banner on the building and letters to local groups.</p>	<p>Housing to suit increasing numbers of elderly people. If building on greenfield land to take place, hedges and trees should be retained. All new building blocks to have green area and children's play space. Promote Kington's independent shops, historic buildings and burgage walls. Need to slow down traffic in town centre and catch 'boy racers'. Fire station could be moved to Hatton Garden Industrial Estate to allow easy access for Fire Engine and free up plot for housing. Tourism needs good landscape so it should be protected from insensitive developments. Small scale accommodation for tourists could be expanded. Highlight sale of local foods and indoor markets. Protect green lanes and footpaths for walkers.</p>		<p>KANP KTC 1 Kington Town Centre. KANP CR1 Community facilities. KANP LGS 1 Local Green Spaces. KANP GI 1 Green infrastructure. KANP H1 Housing delivery Kington town. KANP ENV 4 Flood Risk and Drainage</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>Support for further development of suitable facilities for visitors wanting to be in the countryside and for farm diversification.</p> <p>More promotion of local environment, attractions, heritage assets and community facilities.</p> <p>Protect and enhance local and national footpaths.</p> <p>A lot of requests for a proper pavement along the A4111 to the Surgery.</p> <p>Promoting the area through more use of Offa's Dyke Path, a new cycle path along old railway track westwards to Old Radnor and eastwards to Bullocks Mill.</p> <p>Provide free or low-cost car parking, with good information and signage.</p> <p>Promote local food outlets.</p> <p>Do not build on the floodplain.</p> <p>The meadows either side of the river Arrow have flooded historically, only small area on north side would be acceptable for development. The rest should be left green.</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>The riverside water meadows are a vital sponge; note the town of Kington occupies a low-lying area which acts like a 'sump' for rainfall. Headbrook meadow is a vital green space. Could this area become a public space?</p> <p>Potential of increased rainfall and extreme weather events make flood meadow even more important. A habitat for barn owls and many other bird species seen on meadows.</p> <p>Town planning principles advocate retention of 'green fingers' allowing corridors from countryside into urban areas. The riverside meadows at east and west ends of the valley are exactly that, also green areas to north and south of Back Brook.</p> <p>These meadows are all an important amenity for the town and could be more so if there was public access to them.</p> <p>We need a flat riverside walk through the town that is accessible to disabled people.</p>		
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>A nature trail could be developed from the Recreation Ground to Hergest Mill; could be a cycle route along the river.</p> <p>The garden of the Wesleyan Chapel could provide a public green space in the town.</p>		
<p>30th November 2014 Public meeting in Kington. Topic: Sustainability.</p>	<p>About 50 people present.</p> <p>Focus on renewable and community energy schemes. Strong objection to wind farms and large solar arrays. Could require high energy efficient housing, encourage veg growing and allotments. Reduce travel to work. Keep air and water clean for the future.</p> <p>Build housing that is durable.</p> <p>Ensure natural environment is cared for with an aim that it will be in good condition for future generations.</p>	<p>Incorporated as far as possible into policies.</p>	<p>Policies ENV1 and ENV2, H, INF1, E2</p>

<p>11th November 2015 Public Meeting on Green Spaces and the Built Environment.</p>	<p>Presentations from Lewis Goldwater (Green Spaces) and Mark Owen Architect (Town Characterisation). Mark Owen summarised his analysis of the Town, pointing out its main features and styles of architecture. He asked the audience to draw maps of the Town selecting and identifying in them what they thought were its key features.</p> <p>A general discussion followed on some of the questions raised. Lewis Goldwater presented his findings from discussions and interviews with people in the Town during which they had identified areas of land that they felt should not be built on. His report identified the character of areas and any special features as well as their contribution to bio diversity.</p> <p>He presented a series of maps showing the locations of these places indicating that decisions would be needed as to which would be designated as Local Green Spaces.</p>		<p>KANP ENV3, H5</p> <p>KANP LGS1, G1</p>
------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------

<p>30th November 2015 Special meeting of Kington Town Council held to discuss potential housing sites put forward by steering group following investigations of available land. Minute taken by KTC clerk (see Appendix 7).</p>	<p>Landscape consultant Carly Tinkler showed her mapping of the area and identification of areas of 'landscape sensitivity' and 'capacity' which constrain development possibilities, also grades of agricultural land and locations of woodlands and heritage assets.</p> <p>An initial list of sites had been considered by consultants AECOM (see Appendix 8)</p> <p>After discussion this list was further refined for consideration in the Draft Neighbourhood Plan.</p> <p>Permissions and developments since 2011, the start of the Plan Period, reduce the number of sites being sought now to 155.</p> <p>Opposition to building on green corridors adjacent to the river Arrow. A footpath along the full length of the river would enhance access to the area.</p> <p>Agreed that Mill St site should be for bungalows/sheltered housing, aligned with Markwick Close.</p>	<p>See <u>Housing Audit Trail</u> in Appendix</p>	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------	--

	<p>Agreed that two fields east of Kingswood Rd should be further subject to detailed appraisal, especially the access possibilities (K13 and K14). Advice noted from Landscape consultant on strategy to mitigate landscape impact; judged to be overall a less intrusive choice than other options.</p> <p>Advice noted that Settlement Boundary on western edge of Town should be Kingswood Rd with no development further west. Possible that K15 could be a green buffer on NW edge of new development.</p> <p>Agreed that the two sites adjacent to A4111 should not be used.</p> <p>Objections re: ease of access to town, adjacent to main road and new household waste site. Agreed to review housing sites and numbers when further reports available.</p> <p>The Herefordshire Council Core Strategy, having now been adopted meant that the KANDP needed to</p>		
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

	<p>conform to the over-arching policies contained in that document.</p> <p>Noted that in the other Market Town Herefordshire Council had identified the allocated housing sites. Kington unique in the county in being tasked with this matter, via a NDP.</p> <p>Council reviewed proposals for housing sites in Kington together with notes from consultant's report on all the sites suggested. (AECOM)</p> <p>Council agreed to take forward a list of sites to meet the housing target.</p>		
14 th December 2015. Kington Town Council meeting	KTC members strongly opposed to building on either side of the river Arrow as they are wildlife corridors and should be retained as greenspaces only.	Noted probable need to remove the 2 sites either side of Arrow from list and re-consider how to achieve target numbers	Policy KANP H1
2 nd February 2016. Meeting in Huntingdon.	Presentation by Carly Tinkler (Landscape Planning Consultant) and Lewis Goldwater ('Greenspace' Consultant) of their assessments of	Parish Councillors agreed that maps of 'sensitivity' and 'capacity' would be very useful when considering future planning applications.	

	<p>landscape and greenspaces relevant to Huntington and Kington Rural and Lower Harpton.</p> <p>Explanations on use of their maps in considering applications for housing and agricultural developments.</p>		
<p>14th July 2016 Special Meeting with residents of Kington Park, Old Eardisley Rd, Kingswood Rd and Headbrook. Topic to consider sites K12 and K13, the largest site being proposed by the steering group and Kington Town Council. <i>(see Appendix 9).</i> Date of meeting chosen in consultation with Chair and Chair designate of Kington</p>	<p>Proposed site of two fields K12 and K13 to accommodate up to 80. Main reason for proposal is to meet target number set by Herefordshire Council in Core Strategy, inadequate numbers can be produced from sites available within the Town, all of which are relatively small.</p> <p>Site identified as least likely to cause damage to the landscape setting of the Town.</p> <p>Pointed out that access from Kingswood Rd would not be suitable as too narrow and near 'blind corner' with Headbrook. Hereford Council Transport Officer had advised against its use as principal access route.</p>	<p>Report of meeting in Appendix .</p> <p>Attendees invited to send in additional comments and /or make contact with Cllrs.</p> <p>Several received and contents noted.</p> <p>Queries re sewage problem investigated; it appears that Welsh Water is attempting to rectify problems created by inadequate main pipe at junction of Old Eardisley Rd.</p>	<p>Policy KANP H2</p>

<p>Park Residents Association. All residents notified of meeting by a hand delivered letter, and notice posted on public notice board. Open to all members of the public. Planning Consultants report and Masterplan posted on KANDP website and available in paper copy at Kington Library and Council Office. <i>Appendix 9</i></p>	<p>Site large enough to accommodate houses plus recreational space and access road. Sketch plan shown to demonstrate this – it not being responsibility of NDP to develop land, merely to identify sites. Specialists’ reports being made available on the website and at the main public consultation event expected to be held in October/November. Comments invited by the Chair. Concerns raised about the Green Space and Play area within Kington Park being adversely affected by the proposed route for the access road to K12 and K13. Other concerns related to drainage and ability of Sewage system to cope; Kington Park has experienced problems of localised flooding and sewage overflow. Why so many houses when no work in Kington?</p>	<p>A developer could explore whether alternative access road possible further south from Eardisley Rd... land ownership issues. If present proposal carried into redraft of Plan strong buffer on southern edge of access road will be required to safeguard present amenity space. Welsh Water has limited capacity for developments before mid-2020s. Allocation numbers come from Hereford Council /Govt into KG1</p>	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>February 2017 Meeting of the Kington Area Neighbourhood Planning group to agree a timetable of actions to arrive at Regulation 14 of the Neighbourhood Plan process.</p>	<p>Aim to hold main public consultation in May/June; to produced special edition of Kington Chronicle with an attached questionnaire, to be delivered to all households in Neighbourhood, to deposit hard copies of Plan document in Library with an exhibition and in Huntington Village Hall and Kingswood Hall and posed on website.</p>	<p>Comments to be collected from questionnaire responses, letters, post-its etc</p>	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------	--

PUBLIC EVENT TOPIC & DATE			
<p>21st February 2017 meeting with Kington Chamber of Trade (KCT). Topic: update on progress of KANDP. Specifically to consult re possible improvements to Kington High Street.</p>	<p>Any agreement on any suggested improvement will be reflected in the Plan. KCT given brief review of discussions with KTC and suggestions made at various times in the past 20 years. Reported that KTC in favour of shared surfaces, some other people keen on one -way system, with allowance for two- way buses. Others for full</p>	<p>Paper prepared to list pros and cons of possible changes/improvements, and constraints. Principal constraint of High St is narrow width of space available; present narrow pavements result from need to allow 2-way traffic. Although parking is restricted some is necessary for deliveries etc.</p>	<p>Policy KANP KTC 1</p>

	<p>pedestrianisation. Chamber reported later that preference for one- way system, shared surfaces considered unsuitable for a narrow road, ideally want to retain 2- way route.</p> <p>Discussed retail boundary, meeting in favour of retaining as it is now, several comments that despite problems several activities such as food fair have had positive effects. Adequate low cost, or free parking essential, but visitors should be encouraged to walk around the town.</p>	<p>Two-way system felt to be essential for buses and emergency vehicles., depots for these are currently in Mill St. Lack of obvious roads to introduce one-way system.</p> <p>Plan document will include reference to long-felt need to improve current pavement problems, but major alterations would need to be funded. Technical consultant needed to advise on feasibility of any preferred option; work would need prior approval from Herefordshire Council.</p>	
<p>18th April 2017. Meeting of Kington Town Council to review updates on housing numbers on sites, green spaces and settlement boundary of the town. (Appendix 10)</p>	<p>Council informed that numbers of completions and approved applications from 2011 recently shown to be fewer than previously, so numbers on sites approved by KTC had been increased by 10 on K12 and K13, 5 on K15 and 20 on K6; estimated windfall revised to 2 per year up to 2030. K15 would be accessed via Kingswood Rd.</p>	<p><u>Housing Audit Trail</u> shows details</p>	

	<p>Re green spaces, questions arising from an Inspector's decision on another NPlan: Inspector had judged that too much space had been designated. Councillors confirmed they wanted all spaces marked on maps to be designated greenspaces as integral to the town; a strong desire for a riverside walk to be developed.</p> <p>Settlement boundary agreed as per map. A member of the public raised objections to K12 and K13, commented that in his opinion there had been insufficient consultation with local residents and a failure to discuss other possible sites with landowners.</p>	<p>Forthcoming Consultation period (Reg 14) provides further opportunity for comments.</p> <p>Sites had been called for and offers discussed with landowners</p> <p>Site assessments recorded in published reports from AECOM</p>	
<p>April – May 2017 Draft Plan text to be circulated to the three councils and formally agreed as the document to be</p>	<p>It was agreed at a meeting of Kington Town Council on 15th of May 2017 that the draft Plan be submitted to Herefordshire Council under regulation 14. Meeting</p>	<p>All Councils noted that there must be at least 6 weeks consultation period. Steering Committee to produce advance publicity re consultation; Cllrs to assist in distributing material.</p>	

<p>considered in public consultation (Reg 14); to be sent also to Herefordshire Council and a set of statutory consultees.</p>	<p>minutes available on the Town Council website. Agreement at Kington Rural and Lower Harpton parish council on 18th May 2017 minute no. 891/17 and on 19th July 2017 by Huntington parish council.</p>		
<p>30th May 2017 Letter received from Chair of Kington Park Residents Association expressing concern that the proposed access road for K12 and K13 still shown going through Kington Park Play Area. (see Appendix 11)</p>	<p>Points raised included: *Not one person at the packed meeting on 14th July 2016 spoke out in favour of the proposed access route. *Route is unsuitable as goes through children’s play area and onto an already heavily used road. *Lack of rationale for not using existing Kingswood Road. *Drainage and Sewage problems. *Questions relating to parish boundary with Lyonshall. *Has the Planning Group or the Town Council taken on board the</p>	<p>*Noted; appreciate concerns about access route; re-consideration could find no other suitable route but a Developer might be able to. Proposed route goes to north of amenity space, not through it. *Sight-lines bad if turning right from Town; Kingswood Road very narrow and used by farm traffic etc. HC Transport Officer advised against Kingswood Rd. * Problems noted and investigated. * No virement is allowed for housing numbers with another parish</p>	<p>*No change to route but Policy KANP H3 requires strong buffer to north of Kington Park amenity space</p>

	<p>views expressed by the Residents Association?</p> <p>*Scepticism about seriousness of consultation process.</p>	<p>* Views noted and to be carefully considered.</p> <p>*Steering Grp and KTC meeting minutes published and all meetings open to public. Kington Chronicle has contained news of NDP progress in several issues. Further opportunities available during next Consultation period.</p>	
--	--------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>6th June – 17th July 2017 Regulation 14 Consultation: A special issue of Kington Chronicle produced (<i>see Appendix 12</i>) and circulated to all households in Plan Area, additional copies in Library, pubs and advertised in posters. Contents: Reminder of purpose of NDP, summaries of draft Policies, a questionnaire prepared by Steering Grp on the draft Plan policies. (<i>see Appendix 13</i>) All on website.</p>	<p>Consultation materials and locations publicised in posters around the Town and in Huntington and Kington Rural and Lower Harpton.</p>		
<p>6th June – 17th July 2017. Exhibition</p>	<p>Public notice boards indicated venues and times to view all the</p>		

<p>mounted at Kington Library (Kington Centre), Draft Plan, Additional questionnaires, post-it pads etc with invitations to comment. A member of steering committee also available at the Council Offices on Mondays when the library closed. A copy of the draft Plan also available to view at Huntington, and one evening was held in Kingswood Hall during the same period.</p>	<p>Plan materials. Exhibition in the library featuring 12 illustrated display boards summarising all the Policy areas. Large scale map and plans showing proposed development sites, green spaces etc. Comments collected on Post-it notes.</p> <p>Large display in centrally located shop window advertising the latest part of the consultation.</p> <p>Questionnaires completed on-line, or posted in boxes in Library, Post Office, Medical Centre and Council Office.</p>		
<p>July 2017. Comments collected on Post-its from the Library Exhibition recorded. <i>(see Appendix 14)</i></p>	<p>Comments left on Boards</p> <p>Board 1: Introduction</p> <p>*Remember Grenfell Tower, Housing Associations not coping.</p>	<p>Noted</p>	

<p>Longer written comments received from 2 local individuals (D.B, and D.R.) and 3 Agents (J.A, Gladman, and P.D.A.) recorded in <u>Consultation Statement A</u></p>	<p>“Don’t pass the buck. Board 2: Housing. *Why build more shops when Banks are closing? *K3 already congested , where will extra parking for 4 new dwellings be found? *Road surfaces in poor condition *Why are all sites listed in <u>Kington Options Assessment</u> shown on this map? * Can we NOT have more Bloor Homes here- poor quality and don’t fit with historic town? * If planning is to be more local, why have decisions already been made? * We have moved here recently and do not wish to see infrastructure overwhelmed. *Not enough places at Kington Primary School. Board 3: Land South of Kington *Infill is better than spreading out *High St desperately needs tidying up-look at other towns eg. Bishops Castle.</p>	<p>Building new shops is not mentioned in plan Noted: possible design layout for maisonettes over garages and some extra parking. Road surfaces are responsibility of Herefordshire Council. Intended to show all potential sites considered. Agree. Design criteria in Policy H5 intended to guide developers/architects. Material presented is for consultation and possible amendments as indicated in Kington Chronicle etc. Agree; final Plan doc will emphasise need for Infrastructure. Noted Insufficient infill sites to achieve numbers required. Noted Agree referenced in Plan</p>	<p>9.4.3</p> <p>Policy KANP H5</p> <p>Policy KANP INF 1 and paras 9.8.1 - 9.8.8</p> <p>Paras 9.4.1- 9.4.5</p> <p>Policy KANP INF1</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>*Parking, schooling and doctors all need to be taken into account.</p> <p>*Reconsider this madness</p> <p>*Will we get white-walled houses with tile roofs and no parking?</p> <p>*Could be suburbs of any city anywhere</p> <p>*200 houses, no services, no doctors, inadequate sewage system, poor road links, no local 6th form, no Banks: have we really thought this through?</p> <p>*NPPF requires 35 houses per ha, not 20-who ae you kidding? NDPs must conform to NPPF and Core Strategy</p> <p>*Core strategy excludes K12, K13, K15</p> <p>*If 2 houses on K20 does this imply any large garden can be used?</p> <p>*Who said 200 houses required?</p> <p>* Small not large developments</p>	<p>No comment</p> <p>Design criteria intended to guide developers/architects</p> <p>Infrastructure issues addressed in Plan. Contributions from tariffs imposed on developers should help to improve some services; low sewage capacity limits development until improvements made. Housing numbers set by Herefordshire Council.</p> <p>Noted; possible to argue case for lower density?</p> <p>Inspector and Hereford Council agreed that compromises might be needed 4.4.3 in Core Str.</p> <p>K20 allocated in error; outside parish boundary. Gardens could be potential sites if criteria of access etc are met.</p> <p>Herefordshire Council</p> <p>50% target numbers met with small sites but insufficient available to reach total required.</p>	<p>Policy KANP H5 and para 9.4.49</p> <p>KANP INF 1</p> <p>Para 9.3.34</p> <p>Number on site now 100</p> <p>See 9.4.19</p> <p>K15 now LGS, GS32</p> <p>Core Strategy KG 1</p> <p>Paras 9.4.2-P9.4.3</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>*100 properties excessive, 50 too many, 25 maybe.</p> <p>*What consideration made of impact on the town, infrastructure, services; roads would not cope with increase traffic?</p> <p>Board 4: Settlement Boundaries.</p> <p>*High quality landscape throughout Kington Area-yes</p> <p>*Who says this, when? Were the various consultations known to residents?</p> <p>*Public meeting has been totally ignored. Something is rotten in the State of Kington</p> <p>*Why is the Turner's development ignored? Council knows about it and Kington citizens approved of it.</p>	<p>Numbers required set by Herefordshire Council</p> <p>Developer tariffs will help fund improvements to some infrastructure eg school places; roads are responsibility of Herefordshire Council.</p> <p>Noted</p> <p>All consultations publicised in advance; Steering Committee agendas posted and information on website. The Plan is in draft and comments now invited. July 14th meeting and objections to proposed access to sites K12 and K13 has been considered with proposed additional buffer on south side of route; alternative access not offered.</p> <p>Initial suggestion of small development on part of Land at Headbrook not pursued. Steering Committee and Council aware of differing opinions;</p>	<p>Policy KANP INF 1</p> <p>Policy KANP H2</p> <p>Policy KANP LGS1 (GS06) Para 9.10</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

	<p>Board 5: What sort of houses do we need? *No bans. Shops closing. More houses? Services won't cope, already have problems</p> <p>*Many empty properties should be refurbished and brought back into use.</p> <p>Board 6: Local Green Space No comments</p> <p>Board 7: Maps Kington Rural /Hergest *Is this really necessary? No regular public transport, residents soon</p>	<p>judged weight of preferences for it to be Greenspace.</p> <p>Recent survey shows no decline in number of shops in High St in 10 years. Increase in population could generate more income for local business. Infrastructure problems identified in Plan document.</p> <p>Agree; polices will encourage re-use of redundant and un-used buildings for housing and appropriate economic activities in both the Town and the rural areas of the Neighbourhood, in accordance with the Core Strategy but unable to require it.</p> <p>Core Strategy requires a 12% increase in dwellings in Kington Rural & Lower Harpton and identifies Hergest as a suitable area. KR1 was offered as a site,</p>	<p>Policy KANP INF 1</p> <p>CS Policy RA1</p> <p>Policy KANP H3 and INF 1</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

	<p>move as they feel cut off from Kington; road would be inadequate. *All development should be avoided until issues of access, particularly for pedestrians are addressed</p> <p>*Why has K12/K13/K15 numbers risen from 80+ to 101?</p> <p>Board 8: Natural Environment and Built Environment. *Kington has a rich architectural heritage. Designing buildings in keeping should not mean bland looking backward to 'Poundbury'; important for the town to look forward; room for innovative modern architecture. *Do not impact properties belonging to Councillors! *Nimby. Agree. *How can you value the environment if you build all over it?</p>	<p>no others available. Plan will draw attention to need for improved road and pedestrian access.</p> <p>Some sites eg K6 shown to be unviable so numbers had to be adjusted. 101 is within the density specified in the Core Strategy.</p> <p>Agree; good innovative design accepted if appropriate for its environment.</p> <p>No comment</p> <p>This is the reason for including Policy ENV1 in the KANP</p>	
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>Board 9: Green map, with Flood Plain No comments</p> <p>Board 10: Economy *Will new residents work in Kington or commute long distances; why not build houses where they are required?</p> <p>*Developing the riverside for public access would be a benefit, so why destroy the one good thing that Kington has by building all over it?</p> <p>Board 11: Town Centre *Pedestrianise the High St, introduce one-way system. *High St needs to be fully pedestrianised except for limited</p>	<p>Allocation of numbers was made by Herefordshire Council; the Town Council raised similar questions at the examination of the Core Strategy. Patterns of employment are changing and the Plan will emphasise the need to facilitate home-working and new small-scale enterprises.</p> <p>A riverside corridor through the town should be sustained by the designation of Greenspaces. No riverside sites are allocated. Flood Plain issues have been acknowledged and the desire for amenity spaces.</p> <p>Local opinions differ on solutions to acknowledged problems. Discussion have been held with Town Council and with Chamber of Trade. Pedestrianisation or shared surfaces</p>	<p>Policy KANP E1</p> <p>Para 9.10 GS06, GS07 and GS 13</p> <p>Policy KANP KTC 1</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------

	<p>access at designated times; this will be opposed by those who inherently oppose change!</p> <p>Board 12: Community Facilities and Infrastructure *How can Water Board accommodate more housing when pressure in system already inadequate in areas just outside the Town?</p>	<p>are the 2 most popular options; both will require specialist technical appraisal and costings. No funds available at present. Difficulties include locating satisfactory one-way routes, need for 2 way routes for buses and emergency vehicles while widening pavements and ensuring safety for pedestrians. Plan to include strong support for proposals to remove congestion and improve pedestrian safety.</p> <p>Development proposals are required to show that satisfactory links are possible to mains services. Present capacity of mains sewage system allows for only small numbers of new housing; Welsh Water will consider what upgrade is needed sometime after 2020, otherwise a developer will need to provide funding.</p>	<p>Para 9.3.4</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------

	<p>Notes left on Tables</p> <p>*Listen to residents as to what they want. We live here, not the Council. It's our home town and building all these houses will ruin the Community.</p> <p>*Sites shown on Draft Plan for Reg 14 were agreed by partner councils before the Plan was submitted and in light of earlier consultations by the KANP team. Consultations by/including who?</p> <p>*Landscape at Ridgebourne benefits the whole town and church setting and should be protected.</p> <p>*Wesleyan Chapel does not lend itself to residential use but would make a valuable public building.</p>	<p>Many objections to number of houses allocated to Kington from residents have been noted and Town Council's objections are on record as response to draft Core Strategy. Herefordshire Council was allocated a target number for the County by Govt and allocated numbers around market towns and some villages.</p> <p>Draft Plan is being recommended by the Councils after much information and comments received from consultants, Herefordshire Council and previous comments from local people. It is now open to widest possible consultation and all comments will be recorded and where feasible/desirable many amendments can be made.</p> <p>Noted</p> <p>Noted. If considerable funds had been available to the Town Council a KANP Policy to develop the Chapel for community use would have been</p>	<p>Core Strategy and Policy KG1</p> <p>No change</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------

	<p>Appears to have been left cynically to decay.</p> <p>*Site a new Cattle Market outside the town to save traffic coming in.</p> <p>*If you want tourism pedestrianise the High St.</p> <p>*You need to preserve the countryside; that will bring them in.</p> <p>*The area north of the river (K6) is classed as flood plain...are you sure?</p>	<p>possible; the KANP team had no information or offers of any such funding. Planning approval was given a few years ago for flats in the building and a few houses in the curtilage.</p> <p>Cattle Market in private ownership and is commercially active; most traffic uses Victoria Rd. A new location under current legislation would require large expenditure.</p> <p>Noted. Any proposals that would enable wider pedestrian pathways would be welcomed. Major changes would require technical advice and expenditure at a level not currently available.</p> <p>It is intended that KANP policies will reflect this view.</p> <p>Noted</p>	<p>No change</p> <p>Policy KANP KTC 1</p> <p>Policies KANP ENV 1, E 1, E2, T 1</p> <p>K6 not in final list of</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

	<p>*Area to north of Kington Park classed as Play Area in 1994 plans so should not be built on</p> <p>*K15 Where is access?</p> <p>*Thank you Martin, Ros and others who have done all the work. Let's do this positively and make it work for Kington!</p> <p>*What is the point of a consultation if Kington is mandated to have all this extra housing?</p> <p>*Apart from a small amount of infill there should be no additional houses in Kington due to traffic it would create.</p> <p>*Considering that Herefordshire has stated that 200 houses (that may</p>	<p>Proposed access road a narrow strip in hollow at north edge of area; strong buffer against amenity area.</p> <p>If allocated for housing it would be very low density with access on Kingswood Rd.</p> <p>Thank you and all other contributors.</p> <p>The Plan recommends locations for the houses, and other matters...on all of which people should comment.</p> <p>Noted. We had no power to ignore the Core Strategy remit.</p>	<p>allocated sites</p> <p>Policy KANP H2</p> <p>K15 not on final list; now designated LGS</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------

	not be necessary) must be found, or Herefordshire will choose them without local knowledge -we would like to thank all those involved for their hard work over months and years) and hope the referendum will be supported.	Thank you.	
July 2017. KANP (Reg1) Questionnaire for Reg 14 consultation (<i>see Appendix 14</i>)	The questionnaire was enclosed in a special edition of The Kington Chronicle which was delivered or posted to every household in the Neighbourhood with additional copies placed around the town and in the Library. The Chronicle had summaries of each of the draft Policies in the Draft Plan the intention being to elicit comments relevant to each of the Policies. There was a mix of closed and open-ended questions; all responses were used in an analysis and report.		
The questionnaires for Huntington and			

<p>for Kington Rural and Lower Harpton were constructed and administered and responses analysed in 2015 (see Appendix 15)</p>			
<p>27th July 2017 Public meeting to report back on the results of the Reg 14 survey and give opportunity for questions and feedback. About 100 attendees. (see Appendix 16).</p>	<p>Vice Chair of Kington Town Council chaired the meeting, members of the Steering Group present to answer questions and record feedback/comments. Main findings from survey re housing, the settlement boundary and green spaces presented</p> <p>Questions and comments: *Rate of return percentage of the questionnaire was 12%. *Ability of the local sewage system to cope with more? *Development sites not identified by the community, nor are large sites a good idea.</p>	<p>Agreed disappointing but much additional material collected from comments etc left in Library</p> <p>*Welsh Water will only begin to consider upgrade to system in 2020, no action until some years later; no more than 50 houses before then. *Well aware the community prefers brownfield and small sites; the one</p>	

	<p>*Is it possible the plans will not materialise due to lack of infrastructure?</p> <p>*Having a Plan would not stop a greater number of houses being built.</p> <p>*The main sites proposed have access problems.</p> <p>* It should be left up to market forces or transferred to other parishes.</p>	<p>brownfield site is included (10 dwellings); insufficient other small sites to reach target for 160 dwellings. Any other suggestions for site suitable for 100 dwellings? Problem has been publicised previously.</p> <p>*Main infrastructure problem is sewage capacity.</p> <p>*Currently interest from developers not great in this area. Plan not just about housing.</p> <p>*Yes, national housing targets could be increased before 2031...</p> <p>*Noted that most objectors to large site concerned about the proposed access: possible that another access could be found by a developer but likely to involve additional costs.</p> <p>*The allocated numbers as well as identification of sites required by Herefordshire Council Core Strategy.</p> <p>* Designated sites must be within the parish boundary and cannot be transferred to other parishes.</p>	
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>*A problem with K20 because it is in Kington Rural (no housing allocation).</p> <p>*Least worst option in our Plan? Other towns have had choice of sites imposed.</p> <p>*What could be imposed that is worse than what is being proposed?</p> <p>*The questionnaire did not give an option to disagree with the settlement boundary.</p> <p>*The proposed sites K12 and K13 have already been investigated and are no-go areas in terms of landscape value.</p>	<p>* Agreed; error in judging parish boundary</p> <p>The strategy of not having a Plan might work. HC will impose a Plan to their design...evidenced by Bromyard example.</p> <p>*Opinions will differ.</p> <p>*Questions about the two settlement boundaries in the questionnaire Q3 (Kington Town) and Q4 (Hergest). It is possible to amend the settlement boundary but there does have to be one, within which the development sites are identified; implication that all developments outside would be in open countryside and subject to the tight criteria for Rural Housing</p> <p>Noted in SLHAA report. However, Hereford Council and Inspector of Core Strategy acknowledged that compromises would be needed due to</p>	
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>*Many people don't want any development.</p> <p>*How about a Plan that just sets out criteria instead of proposing sites?</p> <p>*Rather than saying no to 200 houses, identify sites the community is happy with and then if further are imposed just apply criteria?</p> <p>*Is there any obligation on Herefordshire Council to take note of Plan when considering applications?</p>	<p>landscape constraints. Specialist advice has been that these sites are the least damaging; a large site required to produce some affordable housing. *Noted</p> <p>*This idea was put to the Inspector at the Public Enquiry on the Core Strategy. who decided that specific sites should be identified: NDP process enables local input into decisions..</p> <p>*The Core Strategy, policy KG15 specifies sites for 200. Advice from HC is that if NDP does not do this it will fail.</p> <p>*Once the referendum has approved it and Hereford Council has adopted it, the Plan and its policies become part of Herefordshire Council's Planning portfolio. Planning Officers would use</p>	
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>*Core Strategy already contains strict criteria but developers can argue non-viability to gain consent; it seems impossible to block developers.</p> <p>*How will Herefordshire Council examine the Plan?</p>	<p>and quote from NDP when assessing applications. (Government legislation requires this)</p> <p>*Non-viability can be used by developers to wriggle out of providing affordable housing. We will have to stick to our policies; it's the type of housing most needed!</p> <p>*After this current consultation Steering Group will consider all comments and produce a redrafted Plan to submit to H.C. who will then examine it to ensure that it accords with the Core Strategy and Govt legislation. Then sent to be evaluated by an independent Planning Inspector. Group has been discussing draft with many HC officers, especially about K12 and K13.</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>*Make developers build a road out to the recycling centre to discourage development.</p> <p>*Plan could have been inspiring, but because it has to be so compliant (with NPPF and Core Strategy) it is actually boring and divisive. It does have some good elements. A Plan is the best option, and how to fit policies to feedback has been a challenge.</p> <p>*Chair of Kington Rural PC had asked landowners to offer sites but had no response.</p> <p>*Declaration of interest by Chair of meeting regarding a site.</p> <p>*Could 10 flats be gained from closed Bank premises in the town?</p>	<p>*Plan makes it very clear that Kingswood Road cannot be used to access K12 and K13 site. It is accepted development will increase traffic from Headbrook. It is stressed that alternative access be looked at.</p> <p>No comment.</p> <p>Interesting proposal. However, we would still need to find sites for another 100 houses.</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p>*What about conversion of agricultural sheds?</p> <p>*Flats on the High Street are not a good option for family accommodation.</p> <p>*Is the best access for sites K12 and K13 to Old Eardisley Road, it could create traffic and safety issues for surrounding houses?</p> <p>*What were the questionnaire results?</p> <p>*Thank you for all the work done. If it's all going to depend on a referendum, is that a referendum of 12%?</p> <p>*Will Huntington and Kington Rural vote in the referendum?</p>	<p>This is permitted, but there are not sufficient numbers.</p> <p>Agree. No such proposal in draft Plan to date.</p> <p>We share this concern. We could indicate that a very detailed plan regarding this be carried out. To be added to the document and strong buffer on south side of road.</p> <p>Results are available in the Library, at the Town Council and on the KANDP website.</p> <p>All residents on the electoral roll will be able to vote. The Plan will be passed if a majority of the votes cast are in favour of the Plan and subject to final approval by Herefordshire Council</p> <p>Yes.</p>	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		The re-draft of the Plan document will address many of the comments from the consultation period including those made at this meeting.	
--	--	----------------------------------------------------------------------------------------------------------------------------------------	--

List of Appendices (contained in separate file)

Appendix 1: KLAP Survey: Questionnaires, Results, Action Plan and Report

Appendix 2: Notes from Transport Meeting, 22-04-14

Appendix 3: Notes from Housing Meeting, 30-06-14.

Appendix 4: Notes from Economy Meeting, 30-09-14.

Appendix 5: Notes on Natural Environment consultation.

Appendix 6: Special supplement in Kington Chronicle. November 2014.

Appendix 7: Minute of special KTC meeting on possible housing sites. 30-11-15

Appendix 8: Map and initial assessment of sites by AECOM, KANDP consultants, as discussed at full KTCouncil on 30-11-15

Appendix 9: Report from special meeting with local residents living close to proposed sites K12 and K13. 14-07-16.

Appendix 10: Kington Town Council meeting on Housing Sites and Settlement Boundary; (notes) 18-04-17.

Appendix 11: Letter from Chair of Kington Park Residents Association, received 30-05-17.

Appendix 12: Special edition of the Kington Chronicle to publicise Reg. 14 consultation.

Appendix 13: Kington Area Neighbourhood questionnaire for reg.14

Appendix 14: Summary of written responses to Reg 14 questionnaire.

Appendix 15: Huntington questionnaire and Kington Rural questionnaire; results for both questionnaires

Appendix 16: Notes of Public meeting to present results of Reg. 14 survey, and introduction by Chair.

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 1

Kington Local Area Plan documents 2013

Q 20 Where are the safety problems?

- 31 identified the High St ; many elaborated by mentioning that illegal parking outside the Library/Post Office obscured sightlines at the junction.
- 31 identified Mill St
- 49 identified Duke St/Victoria Rd; mentioned narrow pavements in Duke St
- 26 identified Church St/Church Rd
- 13 identified Hergest Rd, the one principal road where there is no pedestrian path at all.

There were several mentions of each of: Llewelin Rd, Greenfields, Gravel Hill, The Square, and the Bypass.

The 2 junctions at either end of the High St, i.e. Church St/High St/Mill St, and High St/Bridge St/Duke St were identified by a number of people, some of whom pointed out that nearly everyone at some time needs to cross the road at one or other of the junctions. Outside the Market Hall was said to be of particular concern because it is on many children's route to school.

The main comments about the structure of the roads which are hazardous were:
(a) pavements too narrow for buggies, wheelchairs and toddlers in hand, so that people have to step into the road

(b) parked vehicles that obscure sightlines

Comments included: "I have been hit twice by wing mirrors"; "site of Barclays cashpoint is bad"; "the experience of shopping etc in the Town Centre should be a pleasure not a hazard".

My comment: differing numbers for the various locations will reflect the numbers of people who use the particular streets; eg Hergest Rd is not used as frequently as the High St .

KLAP text responses

Q 21 What should be done to improve safety for pedestrians?

13 suggested High St and Duke St should both be one-way traffic which would reduce volume and avoid necessity for vehicles to mount pavements when passing.

9 suggested widen pavements and/or have bollards

Other suggestions: reduce speed restriction to 20mph, enforce speed restriction, enforce 'no parking' especially in High St, speed bumps and/or 'tables'.

My comment: a number of people pointed out what they perceived to be an overlap with Q22.

KLAP Summary of Text responses

Q 22. Other suggestions for improving the High St

Most frequent: stop hgvs from coming through town, make them use the bypass.

Others:

All deliveries to be made before 8am

Create new road from Bridge St to Coop through Turners, would get delivery lorries off High St

Make 2 zebra crossings in High St, or at least one at each end (Library and Market Hall)

Crossing lights outside Primary School and Library

Shared surface as in Ludlow, this reduces speeds, need for signage and gives more space for pedestrians.

Full time traffic warden

One-way on alternate days

KLAP Summary of text responses

Q 30 Other ideas using co-operation

Ecocar share scheme

Short notice /taxi service (Community Wheels is a good scheme but it has to be booked in advance)

“anyone driving with me would need nerves of steel”

KLAP Summary of text responses

Q 31 Other types of sport/leisure facilities

37 identified affordable swimming pool

pitch and putt golf

indoor curling

outdoor table tennis

squash courts

indoor climbing wall

upgraded tennis courts

“What’s wrong with the hills ?..Go for a walk!”

KLAP Summary of text responses

Q 33 Other facilities for teenagers

Few suggestions but several people said teenagers should be the people who are consulted.

Several responses that expressed unhappiness that Youth Club and its building has been shut down.

General thrust of several comments : teenagers need a space of their own in which to hang out and arrange their own activities.

KLAP Summary of text responses

Q34 Where to you find out what is going on?

Few responses not covered by choices given., except several made a strong plea for the return of THE BLACKBOARD by the Market Hall

KLAP Summary of text responses

Q 35 What other venues do you use?

- 3 Market Hall/Place des Marines
- 2 Kingswood Hall
- 2 Titley Village Hall

Others mentioned were Presteigne Assembly Rooms, Bowling Club, Kingdom hall
New Radnor Village Hall, and "other village halls"

KLAP Summary of text responses

Q 37 Green spaces to be protected

A lot of responses

50 responded that ALL GREEN SPACES SHOULD BE KEPT

37 identified the Recreation Ground

A good number mentioned the School Playing Fields, Tattymore, Crooked Well Meadow, Fleece Meadow, the river banks.

Others mentioned Kingswood Road, Castle Hill and field, Bartnb Lane, Bradnor Hill, Field next to Markwick Close., Wesleyan Chapel garden, Community Orchard.

Several suggested a green belt to prevent urban sprawl

One suggestion that all green spaces should be linked to provide a wild life corridor.

OPEN ENDED QUESTION 48

in multiple choice answers. I have picked out only those that are not obviously replicating information we already have. I have grouped them in 4 vague themes.

1. 'Green'

Kington should have: wind turbines in area
Transition Town principles and aim for self-sufficiency.
Street lights should be turned off after 1am.

2. Social problems

Tackle drug problems especially among young people
Set up a volunteer pool to help people, especially elderly with shopping etc
Set up a pensioners society to get help with jobs eg gardens, and provide advice
A Town Christmas Dinner for elderly people and/or those who live on their own.
An Advice centre
More useful evening classes
Skills share scheme involve older people.g Grannies know how to cook

3. Shops/businesses

Have rota of shops and cafes open on Wednesday afternoons and Saturdays
Develop Town theme of Art and Craft galleries similar to Hay on Wye book
Kington Crematorium
Post box near Coop/Markwick Close
Grants for people to paint town centre/improve shabby appearance
Soft Play area for children similar to Quackers
Good quality toilets
Home delivery service to support shops
Pop up shops
Move bus depot out of town to release land for housing
Mechanical sweeper for streets, lanes and car parks
Fast Broadband; if Kington not on Hereford Council's list for new fast speed, set up Kington's own.
Set up Market Hall Trust to develop it as a Trading Centre

4. General

Advice centre
More dog bins
Improve Floodgates junction
Kington open gardens weekend
Houses at Hergest camp with live/work units, studios, workshops
Revive 'Fell' race

Offer of help from: pfrostsm@tesco.net

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 2

Notes of Transport Meeting 2014

Appendix 2

Notes from Transport Meeting, 22-04-14
Transport: What are the issues?

Please insert this as Appendix 2

On 30th JULY 2014 over 60 Kington residents met to discuss transport issues and how these might be reflected in Neighbourhood Plan Policies.

A note of the meeting is below.

NDP Policy Highlights

The Need to Sustain Planning Conditions

There are clear policies in the Core Strategy relating to transport and access planning conditions for new development. It is expected that the NDP will re-emphasise the need for all development to comply with these essential conditions. Proposals will be expected to show that there is adequate and safe pedestrian provision (including disabled provision) to and from sites and other parts of the community; adequate parking provision for residential and commercial developments, an assessment of public transport needs and a comprehensive assessment of potential traffic generation.

Resource Needs: The Community Infrastructure Levy

If there are additional 200 residences and new related employment provision in Kington this will have impact across the community and not just immediate to the development site.

Kington faces a range of existing transport and traffic problems which could/will be exacerbated by additional development and we will need to consider if and how the NDP can address these issues.

A central issue is one of resources. The Community Infrastructure Levy is a charge on new housing development (Set at £100 per sq. metre in Zone 3 where the Kington Area is located) to provide infrastructure to maximise community benefit. It can be used for a range of facilities including transport and can be used for existing problems if these are likely "to be made more severe by new development". 25% of this charge will come to the partner councils the remainder will be disbursed by Hereford Council but also be expended in the Kington area.

In relation to the Spending by both Authorities it would be prudent for the NDP to contain policies about appropriate spending strategies for the levy.

Making the High Street safer for pedestrians.

The need to create greater pedestrian security in the High Street has been a significant concern over many years. In 1999, a detailed proposal for redesign of the road surface to give pedestrians primacy was prepared and bids for funding made. The issue was raised in the KLAP survey and a large majority of residents supported proposals which would increase safety and make use of our retail centre a more positive experience. Hereford's Core Strategy also provide in principle support. "The principle of shared spaces will be encouraged on Kington High Street in accordance with Policy MT1"

In these circumstances the Plan Steering committee intends to consult further on detailed proposals that will inform a clear policy commitment to deal with the problem as early as possible during the plan period. This in itself will not guarantee funding but would provide a clear framework to stimulate implementation.

Should we highlight other transport problems and opportunities?

As the meeting note shows, many other issues were discussed including the need to reduce traffic speeds within the town and on the by-pass, making better disabled provision, the need for footpaths on both the by-pass and Hergest Road towards Arrow view, declining public transport provision and parking provision.

These and other issues are of considerable importance and the Plan Steering Committee is considering how they might be included in the plan to stimulate resolution.

We need Your Views on these and any other transport and access issues.

NOTES FROM TRANSPORT CONSULTATION MEETING

Bob Widdowson outlined some of the issues that had been highlighted in the Kington Local Area Plan (KLAP). These issues included:

- Contested space in the town centre and options that had previously been explored (maps were available showing the various options)
- Parking
- Disability access including dropped curbs and ramps
- Speeds both within the town and on the by-pass
- Pavements and pedestrian paths (poor state of, and where needed, including on Hergest Road and the by-pass)
- Bus services

1. Town Centre Options

All of the options put forward during the KLAP process received some support, but it was clear that the option of shared surfaces/space was not fully understood. It was noted that shared space had the advantage of slowing traffic right down - however, to undertake this approach fully would require substantial capital investment which is unlikely to be forthcoming. It was noted that Kington had twice before applied for funds to undertake this work and had been unsuccessful on both occasions (Single Regeneration Budget and Market Towns Initiative).

It was suggested that perceptions need to be changed - at present it is the cars that "own" the space and this need to change to be space that is shared with pedestrians.

The means of raising funds to undertake a shared space approach were discussed, including whether the new Community Infrastructure Levy could be used. It was pointed out that only a relatively small percentage of this would come to Kington (25% if there is an approved Neighbourhood Plan) with the bulk of the money going to fund roads around Hereford. It was also noted that the roads in Kington belong to Herefordshire Council and therefore Kington has no rights over the roads.

It was suggested that other indicators could be used, in the absence of funds for a complete scheme, which would include removing pavements and redoing the road surface. These other indicators could include using colour at various points, marking the surface differently at the points where the old back lanes meet the High Street etc. Pinch points to slow traffic down (such as are created by parked cars in the High Street currently) were also noted. Other options such as making Duke Street one-way with Market Hall Street were also suggested.

It was noted that speed humps would be inappropriate, due to the noise generated by them and that they are disliked by emergency vehicles such as ambulances.

It was suggested that the as the plan will have a life of 15 years or more, we should be aspirational - however this should be tempered with realism or there is a major risk that the plan will be rejected by the Inspector.

One key point was that no further housing should be considered which will lead to more traffic needing to access on to the High Street or Duke Street from the developments.

Pedestrianisation was noted as a possible answer, which would also meet the needs of people living with disabilities. The issue of delivery vehicles was noted - possibility of bollarded (rising bollards) access to the High Street (but question of who would control the access for deliveries - emergency services only would have the keys). Buses could have access. There do not appear to be problems of large vehicles (e.g. the Co-op lorry) negotiating the turn at the bottom of Church Street.

It was pointed out that any changes of this kind would require a traffic control order and these can be difficult to obtain.

To deal with large vehicles, a depot at Hatton Gardens was suggested where goods could be off-loaded onto smaller vans. The issue of who would pay for this was raised.

Pavements: it was noted that the pavement on the south side of the High Street is in a poor state of repair and was not re-laid properly. it was noted that if the pavements need to be re-laid, they could be removed - though most likely removal of pavements would require the road surface to be raised to remove them. Question of cellars under the High Street, noted.

The maps of the possible options will be displayed in the Market Hall for further comments.

2. Speed limits

As part of the High Street considerations, the speed limits on other roads in the town should be lowered. In particular, speeding in Victoria Road was noted and the possibility of pinch points there to slow traffic down was mentioned. There was a consensus that '20 is plenty' would be good for the town, with 10 mph in the High Street. 20 mph as a speed limit should apply from all access points to the town. Notices and signs to make Kington a 'slow town' should be considered. Speed also generates noise. "Whisper" surfaces should also be considered for all of the town's roads and the by-pass.

Speed limits lower than the current level should also be set for the by-pass from before the Doctor's surgery up to beyond Floodgates.

3. New Developments

All new developments outside of the town centre should have parking spaces included. New houses should include storage space for bikes. The issue of parking areas being designated as children's play areas, as has occurred before with a new development in the town was noted and this should be unacceptable. Space should be allocated for both uses separately.

4. Buses

At the time of the meeting confirmation about changes to bus services was awaited. There was extreme concern about the loss of services and how important these are for young people, older people, to get to work, to get to leisure activities. The loss of evening services to and from Kington to Hereford was particularly noted. It was noted that Kington Rural, Lower Harpton and Huntington do not have access to public transport.

Design of bus shelters was noted - to try to ensure a good passenger experience and to make travelling by public transport a better option.

5. Car Parks

Need more cycle racks to encourage bike usage. Bike racks could also be associated with bus shelters. There is a real need to ensure sufficient car parking space, for residents of the town centre who use the car parks, for tourists and for shoppers.

6. Cycle Tracks

Safe cycle tracks are needed. These tracks should be separate and not just painted lines on the roads. A cycle track is needed between the two roundabouts.

7. Disability Access

Dropped kerbs are important. More feedback is needed on what the current problems are and where they are needed. It was noted that older people are often frightened of walking into town, due to the state and narrowness of the pavements.

8. Other issues

The possibility of a **car club** was noted and this was also linked to the fact that Kington now has an electric car charging point. Specific parking could be reserved for car club/car sharing schemes.

Widening of roads - it was suggested that the road between Kington and Huntington should be widened or more passing places provided. A participants from Huntington did however note that Huntington residents might not welcome increased access to the village.

There is also no footpath on this road from Arrow View into the town.

Use of Section 106 monies - could this be used to deal with some of the issues in the High Street? Unlikely as this money is allocated for improvements that are directly needed as a result of the developments to which the S 106 funds are attached.

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 3

Built Environment Notes from Consultations

KANP notes from consultations re BUILT ENVIRONMENT

1. Materials: strong support for use of materials that are either 'local' e.g. stone, 'traditional' e.g. timber framed, rendered exteriors or of similar type to those found in older parts of the town; in contrast there is dislike of non-mellow redbrick and 'aggressive' roofs.

A desire to maintain the 'character of the older building styles and materials so that the town is distinctive and does not become something that can be found anywhere in the country (Town Survey 2013)

March 2014: public meeting on housing produced similar comments. Additional comments that 'good quality 'modern' design can be acceptable if architects design in sympathy with the existing environment.

Design of estates important, e.g. not serried rows but cul de sacs/community groupings, with plenty of green spaces ,not like cities.

A presentation at the Housing meeting showed the possibility of designing an eco-friendly estate of a fairly large number of dwellings sympathetic to the local built and natural environment; the concept was welcomed by participants.

2. An appreciation of existing town centre and its historic structure and buildings. Main part of the town is laid out on a medieval linear grid pattern with the High Street running east/west and the housing plots developed from it running north/south, the plots and the old town boundary were marked by boundary walls, the burgage walls. uniquely made of stone which has been the local building material for centuries. These are a special feature of Kington, with the alleys/lanes allowing pedestrian access to the High Street.

The maintenance of the walls is strongly supported and concern at examples of neglect or attempts to breach them. They are in the Conservation Area but there is a desire for them to have further protection with listed status.

The High Street used to be the main droving road along which stock was driven; entries to dwellings was **not** from the street sides; some buildings retain the railings on their fronts to guard against damage from animals.

3. The conservation area is considered to be too limited; there is strong support for extending it to the east end of Victoria Road to include the historic foundry building, and also at the north-west end beyond the parish church to the site of the castle mound. This latter area is considered to be where the original settlement was located near the Back Brook and the castle and the route westwards into Wales.

4. A large number of comments that any new build, whether individual or in groups should be to high eco standards, where possible using renewable energy.

Comments repeating these were made during the November 2014 2 day drop-in event.

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 4

Economy and Tourism Notes 2014

KANP Draft Notes

Sustainable Tourism

Kington Town Questionnaire 2013

The area is beautiful which appeals to visitors

Suggested developments: a Walking Centre, free parking, more regular markets, shops open at weekends

September 2014 Public meeting on the Economy

Tourism was one of the topics with comments/suggestions:

The area attracts visitors who enjoy the countryside *per se* and activities such as walking and cycling, a niche market to develop, accommodation for short/longer visits, good car parking and public toilets attract people. Aim to increase length of time that visitors stay and level of spend.

Good local footpath provision and the long-distance trails that go through the district, Offa's Dyke, Mortimer, The Herefordshire Way.

Should develop path along the Arrow and give access to disabled; offer more events in Recreation Ground.

Utilise proximity to Hay on Wye and Presteigne for their festivals and easy access to Wales. A list of attractions was compiled; important to support Kington TIC

Ensure good promotion information.

Comments from public meeting for residents of Kington Rural and Lower Harpton October 2014

Support for small scale tourism, B and B and self-catering accommodation, If visitors come because of the attractive local countryside we should ensure it is protected.

Concerns re possible development of large caravan/mobile home/camp sites; if these were proposed they should be close to main road to discourage increased traffic in Town centre; some concern that network of narrow lanes that are attractive to walkers should not be used by caravans or other large vehicles.

Promotion should be targeted; provenance of visitors to be

Comments from Drop-in Event November 2014

Make use of Offa's Dyke Path

Define a cycle path along old railway track westwards to Old Radnor and eastwards to Bullocks Mill

A Sunday bus service would attract more walkers

Promote Kington Town independent shops and historic buildings, burgage walls etc.

Small scale accommodation for tourists could be expanded

Some small-scale attractions for tourists

Highlight sale of local food and indoor market
Protect Green Lanes and footpaths for walkers

Responses to questionnaires in Huntington, Kington Rural and Lower Harpton showed support for further development of suitable facilities for visitors who want to be in the countryside; support for farm diversification for tourism eg barn conversions

Summary

Support and encourage further small scale tourism by provision of accommodation (especially self-catering and B & Bs).

Promote attractions of the local environment, facilities and heritage assets recognising that the economy benefits from longer stay visits.

It is a niche market of visitors who enjoy the countryside and related activities such as walking and cycling. Therefore protect and enhance local and national footpaths and cycle routes, provide good free or low cost car parking , local food outlets, good signage and information.

Kington Town Questionnaire 2013

25% respondents said they were already running a business or thinking of starting one.
Most concerned with reducing their overheads rather than getting help with marketing or business management.

Cost of suitable premises and threatened increases in tax, utilities etc are a worry.

Listed additional shops that could be useful, especially 'outdoor'/walkers shop, cycle repairs

Public meeting on the economy September 2014

200 New houses to be built in Kington should be accompanied by employment possibilities
Comments that it seems unlikely that any new employment on a large scale will be available in the town; result will be that people will need to travel to work places, Hereford or further, danger that Kington will become a dormitory town.

Possible that a small proportion will work from home so houses need space to accommodate at least an office, or tools and other equipment.

Other comment..that if there is sufficient attractive housing available people will bring work with them.

Large executive type houses could be bought by people who would be running businesses and employ people.

Extra people of working age have children who need schools, and health services.

Developing tourism, catering, retail etc unlikely to employ any significant numbers.
Increase during last few years in care work, often part-time and minimum wage.

The two industrial estates /employment land should be retained; they provide useful premises for small and start-up enterprises. The few businesses employing more people have been successful, producing easily transportable goods; it would be good to have more like them

Suggestion that 'drivers' are needed to develop a strategy to provide employment pathways.

Construction work, depending on a wide range of skills employs a good proportion of people

Agriculture employs fewer people nowadays; local farms are small and often depend on family members. Some recent developments locally such as intensive poultry rearing and polytunnels growing fruit provide minimal employment.

A 'network', group of local art and craft enterprises using creative skills could be a focus for tourists and also encourage a local identity.

Questionnaires in Huntington and in Kington Rural and Lower Harpton

Respondents produced similar suggestions and comments:

This is a rural area comprised of small farms and small businesses,

The self-employment rate is relatively high and shows that people are enterprising.

Farm diversification will have to come if some are to survive, but the poor road system and lack of broadband are limiting factors.

We should make use of what we have...the countryside and develop suitable tourist facilities.

Redundant farm buildings can be very suitable for conversion to small workshops, holiday accommodation, small scale food processing.

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 5

**Natural Environment Local Greenspaces Notes
Consultations**

KANP notes on consultations re Natural Environment

Questionnaires to Kington Town, Huntington Kington Rural and Lower Harpton all elicited responses such as:

The Town is a good location and a wonderful landscape, clean air; outside the town the relative isolation is valued

The landscape is made from small farms often occupied/owned by the same family for several generations; they have an emotional connection with the land that large 'absentee' owners do not. Therefore we should support the continuation of small farms where hedges and trees are cared for properly.

Hergest Ridge and Bradnor Hill identified frequently as specially valued places with no traffic, splendid views, a feeling of space. Other 'cherished spots' identified in Huntington and Kington Rural described as particularly attractive and enjoyed over generations.

The river valley, and local lanes and footpaths are all mentioned as essential to preserve since they are fundamental features of the local landscape.

People walk over Hergest Ridge to Gladestry, often in family groups; school parties from the West Midlands urban areas camp at Dunfield in Kington Rural and are walked up to Hergest Ridge.

Compared with south Herefordshire a smaller proportion of land is ploughed – hence the 'greenness' of the landscape.

The landscape and generally peaceful environment is one of the reasons people move to live here, especially retirees. It could be held as an attraction for people who are self-employed to move here.

The environment is peaceful/tranquil and we should guard against increased traffic, increased night lighting and over development including industrialising agriculture if it entails large buildings and heavy traffic. Intensive poultry enterprises and swathes of polytunnels highlighted as undesirable intrusion in the landscape and generating increased road traffic.

In Kington Town the Recreation Ground is particularly valued; it is green, tranquil despite being well-used, the river edge, the specimen trees are all noted, provides a lovely cricket ground. The adjacent areas westwards that are the school playing fields followed by a stretch of pasture land known as 'Tattymoor' with a footpath running through should be kept undeveloped.

A suggestion that 'local nature walks/trails' could be developed for visitors.

Local bus services are being reduced which results in an increase in other traffic.

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 6

**Kington Chronicle 2014 editions and notes from drop-in
event**

KANP Consultation comments re Green Spaces and Green Infrastructure

November 2014 Drop-in event

The meadows either side of the River Arrow , at Headbrook and south of Elizabeth Road are old water meadows and have flooded in the past; only small amount of development on northern edge of north side would be acceptable, the rest should be left green and for wildlife.

Kington Town Centre shaped like a sump ; heavy rain results in water flowing southwards down to the river and the meadows are a vital 'sponge'.

Headbrook Meadow is a vital green space in the Town; could this area become a public space? With seats , public path, nature reserve or community orchard? It would need only a footpath access, not a road.

Increase rainfall with climate change makes retention of meadows even more important. Barn owls, many other birds seen on meadows, a species rich riverside.

Town Planning principles advocate retention /facilitation of 'green fingers' allowing corridors from countryside into urban areas; these riverside meadows at east and west ends of the valley in which Kington rest are exactly that, also green areas to north and south of the Back Brook.

The meadows are an important amenity for the town and could be more so if had public access.

We need a flat riverside walk through the town that us accessible for disabled people .Could develop a Nature Trail from the Recreation Ground to Hergest Mill.

Could have a cycle track close to river through the town.

The Methodist Chapel Garden could a public green garden

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 7

**Kington Town Council Minutes 2 November 2015
Discussion Housing Sites**



Kington Town Council

The Old Police Station, Market Hall Street, Kington HR5 3DP
Telephone 01544 239098 email: clerk@kingtontowncouncil.gov.uk



.....
Minutes of the Town Council Meeting held on Monday 30th November 2015
The Old Police Station, Market Hall Street, Kington at 19:00.

There was one member of the press present
There were two members of the public present

Deputy Mayor Mrs Elizabeth Banks welcomed everyone and opened the meeting at 19.00hrs.

PRESENT

Cllr Mrs E Banks (in the Chair)
Cllr R Cotterill
Cllr Mr M Fitton
Cllr Mr F Hawkins
Cllr Mr W Laurie
Cllr Mr R McCurrach
Cllr. Mrs. E Rolls
Cllr Mr B Widdowson
Cllr Sally Williams
Cllr Mrs C. Forrester
Cllr Mr T Bounds
Cllr Mr I Wood-Johnson

APOLOGY

Cllr Mr D East

IN ATTENDANCE

Gwilym Rippon (Clerk)

Mary Tolhurst (minuting)

Item	Actions												
1 <u>212-15</u> <u>APOLOGIES</u>													
	Apologies were received and accepted from Cllrs East, Forrester, Bounds and Ward Cllr James												
2 <u>213-15</u> <u>DECLARATIONS OF INTEREST</u>													
	There were no Declaration of Interest received												
3 <u>214-15</u> <u>TO CONSIDER ANY WRITTEN DISPENSATIONS RECEIVED</u>													
	<table border="1"> <thead> <tr> <th>Name of Councillor</th> <th>Item</th> <th>Personal</th> <th>Prejudicial</th> </tr> </thead> <tbody> <tr> <td>Cllr Banks</td> <td>Item 4 Owns land</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Cllr. Laurie</td> <td>Item 4 Owns land</td> <td>✓</td> <td>✓</td> </tr> </tbody> </table>	Name of Councillor	Item	Personal	Prejudicial	Cllr Banks	Item 4 Owns land	✓	✓	Cllr. Laurie	Item 4 Owns land	✓	✓
Name of Councillor	Item	Personal	Prejudicial										
Cllr Banks	Item 4 Owns land	✓	✓										
Cllr. Laurie	Item 4 Owns land	✓	✓										
4 <u>215-15</u> <u>THE REPORT FROM THE CONSULTANT IN RELATION TO THE NEIGHBOURHOOD PLAN</u>													
	Kington Neighbourhood Plan.												

Background

A range of housing sites have been considered by our consultants and agreed by the NDP Steering Committee on October 13 for inclusion in the draft neighbourhood Plan. In an extensive discussion on November 30th Kington Town Councillors discussed further refinements to the list. This paper presents the revised list to take forward.

This will then inform the drafting of the Neighbourhood Plan policies and be the basis for further consultation with the community. The draft Plan that emerges will then be subjected to independent examination and finally to the public referendum. The purpose of this paper is to seek Council guidance on

- the proposed sites for housing and their capacity to be included in the draft Plan

The Herefordshire Council Core Strategy and the Neighbourhood Plan

The Neighbourhood Plan must conform to the Core Strategy which has now been adopted following the Examination in Public. The Inspector's Report confirms the draft 200 housing allocation for Kington and that sites (uniquely in the county) should be identified through the Neighbourhood Plan process. In this process, choice of sites "should seek those with least impact and where the provision of significant landscape and townscape mitigation measures can be achieved" (4.4.3) The inspector also highlighted the need for phased development over the Plan period to ensure that necessary infrastructure improvement are made.

Because the Plan Period began in 2011 completions and existing planning permissions, of which there are 40, count towards the total. Therefore sites for 155 dwellings are now required. To meet this allocation the NDP Steering Committee considered 20 sites within the town. These sites were identified by the Steering Committee, community groups and landowners.

The Proposed Sites

The attached map shows the location of all 20 sites reviewed.

The following sites were agreed to be allocated with the maximum density of 35 dwellings per hectare, the density specified in the Core Strategy.

Site	Capacity
K1	2
K3	4 if flats/maisonettes
K4	
Plot A	2
Plot C	4
K5	10
K8	5 (chapel) + 4 (land) =9
<i>8.10pm Cllr. Banks left the Chamber</i>	
K20	2

8.17pm Cllr. Banks returned to the Chamber

TOTAL 33

The Following sites were agreed for inclusion but at a lower density than 35 per hectare to mitigate landscape impact. The figures in parenthesis are of capacity in relation to hectarage .

Site Capacity

K6 15 (30) (lower figure because of flood plain and impact of development on the landscape and biodiversity of the river meadow corridor.)

8.35pm Cllr. Laurie left the Chamber

K9 12 (14) (lower figure because of flood plain, and access will have to be resolved)

9.10pm Cllr. Laurie returned to the Chamber

K10 15 (24) (lower figure because of floodplain and impact of development on the landscape and biodiversity of the river meadow corridor.)

K12 20 (35) (lower figure because of site topography and to mitigate landscape impact)

K13 45 (72) (lower figure because of site topography and to mitigate landscape impact)

Total 107

The following sites were excluded:

K2 (Because of impact on existing green space)

K7 (the landowner is not interested in development and the importance of the site for the agricultural economy strongly militates against change of use.)

K11, K14, K15, K17. These sites were excluded because of their elevation or visibility and thus potential detrimental impacts on the landscape. In addition they would fall outside the proposed **settlement boundary** which is to be designated for the whole of the town as part of the NDP process.

K16 May need further review because of access problems to Kingswood road; it is also outside the draft settlement boundary.

K18 could provide encouragement for further development to the east of the A4111 main road which should be avoided.

K19 would be adjacent to the new waste site and thus be at variance with national planning policy.

Discussion

With the 40 extant permissions and completions the identified sites provides a total of 180 dwellings though this could increase given further decisions on housing type and size.

The proposals for K12 and K13 mean they would be the largest developments and for this reason we have asked our consultants to look more closely at potential landscape impact of the developments. Our landscape and townscape consultants (Carly Tinkler/ OHA Architects) have provided the attached further assessment of the sites in relation to the landscape context.

Recommendation

Members are asked to agree to take forward the sites and capacity figures to meet the housing allocation.

The meeting closed at 21.26 hours

Signed.....Mayor. Date

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 8

**Kington Town Council Notes 30.11.2018 plus Housing Site
Audit Trail**

KANP consultation notes re HOUSING

Summary of discussion and decisions at a **Meeting of Kington Town Council on 30.11.2015**

The meeting had been called to consider housing suite allocations in Kington in the light of the AECON Planning consultant's report. The consultant had assessed and reported on 20 potential sites that had been identified by the Steering Committee.

1. The following sites were agreed with a maximum density of 35% where applicable:

K1 for 2 dwellings, K3 for 2-4, K4 for 4, K5 for 10, K8 for 9, K20 for 2

2. The following sites were agreed with a lower than 35% density to mitigate the landscape impact:

K6 for 15, K9 for 12 for bungalows for elderly and/or disabled people, K10 for 15, K12 for 20, these latter two because of topography.

3. The following sites were excluded:

K2 because of impact on small green space seen as integral to the design of the housing estate, and impact on houses opposite

K7, Landowner does not want to sell or have a change of use for development and current business seen as very important for the local agricultural economy

K11, K14, K17 Excluded because of their elevation/visibility which would have detrimental effects on the landscape setting of the town. In addition they are outside draft amended settlement boundary of the town

K15 excluded unless needed as part of a greenspace associated with K12 and K13.

K16 Outside proposed settlement boundary and could have access problems onto Kingswood Rd

K18 considered that development to the east of the A4111 should not be encouraged; developments alongside a main trunk road undesirable.

K19 would be alongside main A road and also adjacent to new large waste site so unsuitable,

The developments proposed for K12 and K13 would be large by Kington standards and although recommended by our specialist advisers would need careful landscaping and design; have therefore requested consultants to provide notes on impact and possible designs.

Subsequent KTC meeting on 14.12.15

A lot of disquiet expressed about building on either side of R. Arrow, they are corridors and should be retained as greenspaces only. Disquiet less for K6 (northside) if numbers restricted, but strong preference for **NO development on K10**; acknowledged that numbers would need to be redistributed to other sites eg K12 and K13. **Agreed that there should be NO development on K10..the area to be greenspace**

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 NDPP 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 (iii) and 5 dwellings on (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. 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 funding would be sought to engage professionals to assess landscape issues throughout Neighbourhood, Town /Urban landscape and assess to potential sites to meet targets for Kington and Hergest. Need to link this with consideration of Settlement Boundary.

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 and an urban architect Mark Owen Assoc.
 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 EACOM consultant to assess all identified sites in and around Kington Town and Lower Hergest. All consultants would be 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

- 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)

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 to 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 Min215-15

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 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 that 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 against "too much" Green space designations, citing examples of other NDPs that had been referred back by Inspector with instructions to delete some.

20. 18.4.17 KTC meeting.

Updates on issues reported to Council ECOM 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) important 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.

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 2 per 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 too 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 AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 9

Residents meeting notes for Kington Park 14.7.2016

KINGTON AREA NEIGHBOURHOOD PLAN

Report of meeting for residents of Kington Park, Old Eardisley Road, Kingswood Road and Headbrook held on July 14th 2016 in Kington.

The two fields, K12 and K13 (see map) have been identified by the KANDP Group and Kington Town Council as a possible site, for up to 80 houses and an access road, to meet the target number set for the Town by Herefordshire Council in the Core Strategy. The meeting on July 14th was to enable all residents living near the fields to discuss the proposal with the KANDP Group.

Invitations to the meeting had been hand-delivered to all residents and a notice posted on the Board in Kington Park. Invitations included a map of Kington on which were marked all the sites in the Town that are being proposed that together would meet the total target number of 140 dwellings.

Sixty people signed the Attendance register; about 10 additional people attended.

3 people sent apologies with comments.

The meeting was chaired by Cllr Mrs E. Banks, Chair of Kington Town Council. She outlined the background to the proposal and explained the reasons for the need to identify housing sites as required by Herefordshire Council.

Cllr Martin Fitton, Chair of the Kington Neighbourhood Planning Group explained the reasons for the two fields between Kington Park and Kingswood Road being identified as the most suitable location for the largest site. He recounted the advice that had been received from specialist planning consultants, architects, and a landscape planning specialist who had been engaged to assist the Planning Group to identify possible suitable sites. All the specialists had agreed that it was the location least likely to damage the landscape setting of the Town. He also explained why other sites that had been suggested had not been found to be suitable

Cllr Fitton showed a sketch of how the two fields could be used for the 80 dwellings, together with recreational space and an access road. He emphasised that the sketch plan is **not** a planning application, rather an indication of how the site could be used so that it would fit into the landscape and the immediate surroundings. If the site is included in the Neighbourhood Plan there will be particular criteria specified in the Plan that will ensure that any development on the site will need to meet those criteria in order for Planning Permission to be agreed. Cllr Fitton also stressed that it is not the responsibility of the Planning Group to develop any housing sites, but merely to identify sufficient land that can accommodate the 140 dwellings specified by Herefordshire Council.

The specialist's reports will be available on the website and at the main public consultation event expected to be held in October/November.

Cllr Fitton also explained and identified green areas in the Town that will be proposed as protected green spaces on which no development will be permitted.

The Chair invited everyone present to comment on the proposals and/or to raise objections/questions. She ensured that everyone present had an opportunity to speak.

Further comment sheets were available for people to take away and send to the Committee.

Most of the questions and objections were focussed on the proposed access off the Old Eardisley Road onto a new access road on the northern edge of the Kington Park Recreation green area.

The comments were:

- the whole of the green area was designed as part of the Kington Park development
- what safeguards will there be for residents, especially children, if a road is built?
- access on to the Old Eardisley Road will create hazards for pedestrians e.g. children walking to school who will need to cross the junction
- the road is too narrow at the access point for traffic to use safely and will disrupt flow at busy times
- there are drainage problems in wet weather from Kington Park which will be made worse by further building to the west and south
- the junction of the Old Eardisley Road and Headbrook which is a major access/exit to the Town is too small for a lot of extra traffic
- raw sewage has flooded several times onto the junction with Headbrook due to inadequate drainage capacity; this will worsen with more housing
- why cannot the target of 200 more housing sites in Kington be lowered?
- who will live in/buy all the new houses when there is now new work in Kington?
- the Town's infrastructure is not adequate for further large-scale development
- why cannot the cattle market be moved and area built on?

Subsequent comments sent later and on the website were similar to those made at the meeting.

R.B.

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 10

Kington Town Council Minutes 18.4.2017



Kington Town Council

The Old Police Station, Market Hall Street, Kington HR5 3DP
Telephone 01544 239098 mail: clerk@kingtontowncouncil.gov.uk



Minutes of the Town Council Meeting held on Tuesday 18th April 2017 The Old Police Station, Market Hall Street, Kington at 19:15.

There were four members of the public present

PRESENT

Cllr Mrs E Banks (in the Chair)
Cllr Mr M Fitton
Cllr. C. Forrester
Cllr Mr B Widdowson
Cllr Mr I Wood-Johnson

APOLOGY

Cllr Mr J Atkinson
Cllr Mrs P Prior
Cllr Mrs E Rolls
Cllr Mr R Banks
Cllr Mr T Bounds
Cllr Mr J Dennis
Cllr Mr F Hawkins
Cllr Mr W Laurie
Cllr Mr R MacCurrach

IN ATTENDANCE

Gwilym Rippon (Clerk)

There were three members of the public present

Item		Actions
	The Mayor welcomed everyone and opened the meeting at 19.15 hours.	
1	<u>075-17 APOLOGIES</u> Apologies were received as per list above. These apologies were accepted	
2	<u>076-17 DECLARATIONS OF INTERES</u> There were no Declarations of Interest.	
3	<u>077-17 TO CONSIDER ANY WRITTEN DISPENSATIONS RECEIVED</u> The Clerk confirmed that there were no new written dispensations to consider. Cllr Widdowson has an extant dispensation.	
4	<u>078-17 UPDATE FROM THE NEIGHBOURHOOD PLAN</u> Cllr. Fitton gave a full briefing of the current position with the Neighbourhood Plan, he emphasised that the plan was not ready for submission under Reg 14 however the group thought it prudent to update members of the current position pending the formal presentation to Full Council which he hoped would be in early May.	

One member of the public made a lengthy presentation in relation to the Neighbourhood Plan, the full contents were to be received in due course (at the time of writing this document has been received and the Neighbourhood Plan group have had a copy)

** Due to the confidential nature of the business of this agenda item, under the Public Bodies (Admission to Meetings) Act 1960 (3) a motion was taken to exclude members of the public during discussion of this agenda item which was agreed.*

5 079-17 *RECIPIENT FOR THE CIVIC AWARD

Three names were put forward for the Civic Award which were:

1. Chrissy Johnson
2. Christian Price
3. Steven Reynolds

RESOLVED

Members felt that all three were worthy recipients and decided that all three would receive a Civic Award.

The meeting ended at 20.16

Signed.....Mayor, Date

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 NDPP 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 (iii) and 5 dwellings on (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. 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 funding would be sought to engage professionals to assess landscape issues throughout Neighbourhood, Town /Urban landscape and assess to potential sites to meet targets for Kington and Hergest. Need to link this with consideration of Settlement Boundary.

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 and an urban architect Mark Owen Assoc.

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 EACOM consultant to assess all identified sites in and around Kington Town and Lower Hergest. All consultants would be 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

- 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)

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 to 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 Min215-15

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 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 that 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 against "too much" Green space designations, citing examples of other NDPs that had been referred back by Inspector with instructions to delete some.

20. 18.4.17 KTC meeting.

Updates on issues reported to Council ECOM 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.

Clrs raised concerns again about allocating any of K10 (Headbrook) important 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.

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 2 per 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 too 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 AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 11

Letter from Kington Park Residents Association

Appendix 11

in app 11

KINGTON PARK RESIDENTS ASSOCIATION

8 Aconbury Leigh

Kington

HRS 3GB

30th May 2017

Dear Mr Fitton,

Kington Area Neighbourhood Plan (KANP)

We recognise that you in particular and the other members of the Kington Neighbourhood Planning Group have worked long and hard to develop the KANP and that it has been a difficult and arduous task. We understand that the plan has now been submitted to Herefordshire County Council, which after an assessment by the County Council will be returned to Kington Town Council for final public consultation.

Our community group have had sight of a copy of the current KANP and are very concerned to learn that the access road for the proposed large housing development on the south side of Kington still goes through the play area for Kington Park estate and the other houses off the Old Eardisley Road. You will recall that at the packed public meeting of the 14th July 2016, where you presented the rationale for the new development and road access, not one person spoke up in favour of the proposed route for the access road. All the questions and comments from the "floor" raised concerns about the development and access road and the following are some of the main issues raised:

- the unsuitability of the proposed access for this development -going through a children's play area onto a road already heavily used and adding another junction onto the Old Eardisley Road, within 40 metres of Headbrook Road
- no rationale given for not using the existing Kingswood road for access to the development
- Kington town infrastructure inadequate - sewerage, school spaces, doctors etc
- issues relating to drainage from the 2 fields
- why is this large development that threatens the distinctive character of Kington being forced upon the town without placing any value on local opinion, which as was made clear at the public meeting is not wanted?
- why the geographically bizarre position of the Lyonshall parish boundary means that the suitable land that is next to Kington and has no impact on the settlement of Lyonshall cannot be considered as potential development land?

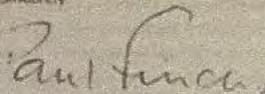
1/2



It is evident from the KANP submitted to Herefordshire County Council that neither the Town Council nor the Kington Neighbourhood Planning Group took onboard the clearly expressed views of the public meeting with an attendance in excess of 100 local people. Furthermore we have been unable to find any notes of this public meeting or any action points/lessons learnt that the KNPG/Town Council took from the meeting. Following the meeting and as instructed by yourself questions were submitted in writing but to date neither an acknowledgement nor any response has been received.

You will therefore not be surprised that we are sceptical about the consultation process that will take place later this summer; we were "consulted" last July and the clearly stated views of over a 100 people were ignored. Even at this late date we hope the Town Council will conscientiously take into account the clearly expressed wishes of its constituents and amend "our" Neighbourhood Plan.

Yours Sincerely



Paul Finch
Chair of Kington Park Residents Association

Copy sent to:
Alistair Neill Chief Executive Herefordshire County Council
Bill Wiggin MP
Jeanie Falconer Liberal candidate
Roger Page Labour candidate
Terry James County Councillor



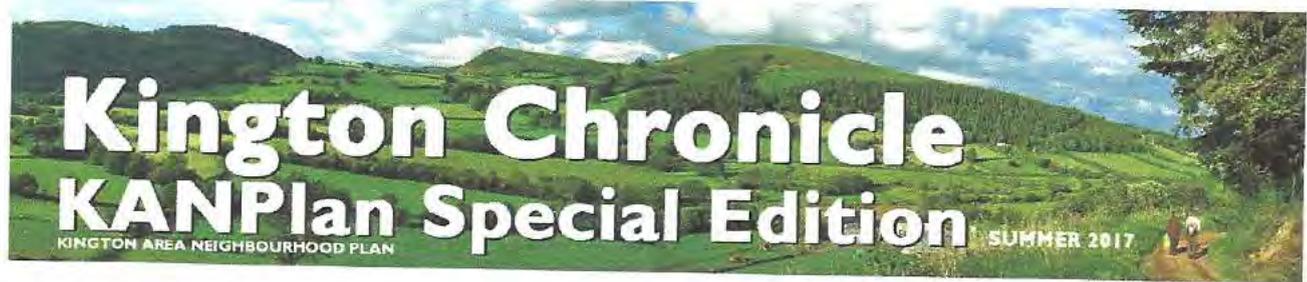
**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 12

Kington Chronicle Summer 2017 special edition for Reg 14



Help Plan the Future of the Kington Area

Local communities now have legal powers to decide where and what type of development is allowed in their area by writing a NEIGHBOURHOOD PLAN. Kington Town Council, Huntington and Kington Rural & Lower Harpton Councils have worked in partnership to draft this



Kington Area Neighbourhood Plan (KANPlan).

The Plan is now ready for the final consultation with all residents before being submitted to a local referendum in the autumn.

For six weeks from June 5th – July 18th there will also be a consultation exhibition in the Library

- **Where and when do we want new housing?**
- **Will it be of good quality and fit for us all?**
- **Can we protect our beautiful landscape and green spaces?**
- **Can we help our local economy to grow?**

KANPlan – HAVE YOUR SAY!

Complete & return the pull-out questionnaire inside

Or online at: www.surveymonkey.co.uk/r/KANPlan

All the Plan policies are summarised in the following pages.

The full Plan and questionnaire (with all supporting documents) can be viewed:

on the KANPlan website: www.kingtonareaplan.org.uk and also

in the Library, the Kington Town Council Offices and Huntington & Kingswood Village Halls.



Kington Town, Huntington and Kington Rural & Lower Harpton Parishes



Where in the Kington Area should new houses go?

Housing Delivery Policies

The central issue in the Plan is finding sites for new housing. The Government has set national housing targets to be met between 2011 and 2031. These have been allocated to each county. Herefordshire, in its Core Strategy, has distributed its mandatory target amongst the various settlements in the County. In the KANPlan, 215 dwellings have been allocated to Kington by Herefordshire Council: 200 in the town and 15 in the Hergest area of Kington Rural. As 30 of these have already been built or have planning permission, sites are required for the remaining 185.

Policy KANP HI – Kington Town

Consultation with local people shows us that small scale housing sites are preferred to large estates. The high quality of much of our landscape and the high density of the Town means that the number of small sites is very limited. We have identified 9 sites in Kington Town and 1 in Hergest.

The numbers of houses we are proposing on the various sites are listed below.

Maps 1 and 2 show the location of all these sites

Kington Town Sites

- K1 – Land on Greenfield Drive (2)
- K3 - Land to the Corner of Llewelin Road and Garden Close (4)
- K5 – Site off Victoria Road (10)
- K6 – Land south of Elizabeth Road (20)
- K8 – Old Wesleyan Chapel, Crabtree Lane (10)
- K9 – Field adjacent to Mill Street (15)
- K12 & K13 – Land South of Kington (100)
- K15 – Land off Kingswood Road (5)
- K20 – Land to the South of Hergest Road (2)

Kington Rural Site

- KR1 - Land Adjacent to Arrow View (15)

Together these provide space for 183 houses, sufficient to meet the target, given the probability that additional windfall sites will become available.

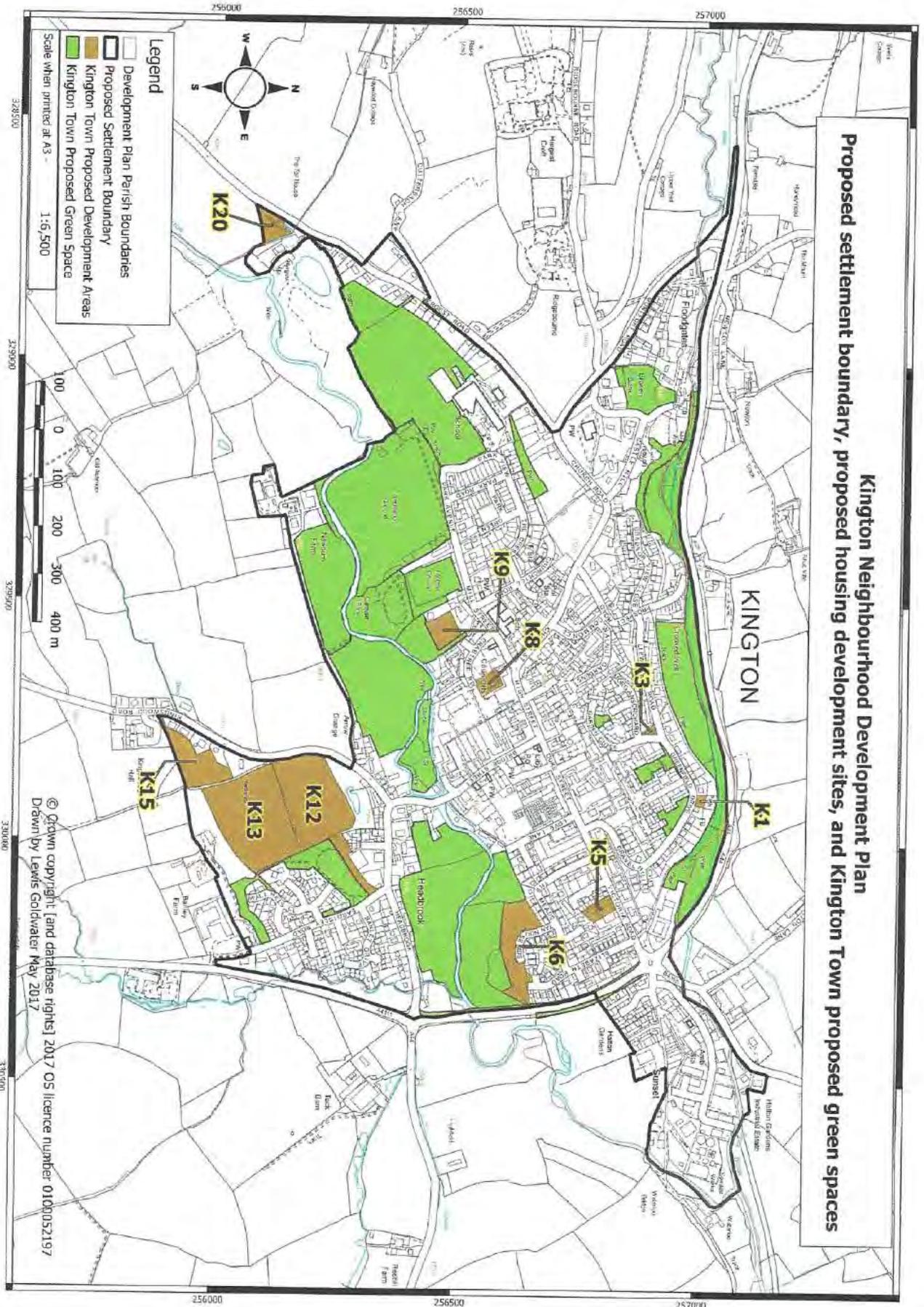
100 Houses at Land South of Kington?

Because there are a limited number of small sites and because the 200 housing target will have to be met, we propose that half should be located on Land South of Kington. In choosing this site we have been guided by a detailed consultant's report which shows this is the best option in minimising the impact on our high quality landscape and provides a masterplan showing how the site might be sensitively developed. The suggested plan and layout for the site are on page 4 and 5.

What about the Wesleyan Chapel?

The Chapel is a fine building but the difficulty of converting to residential use has inhibited development of the site. Proposals for Listed Building consent to demolish will be considered sympathetically if this is linked to a detailed masterplan that provides a replacement of equal quality.

Map I.





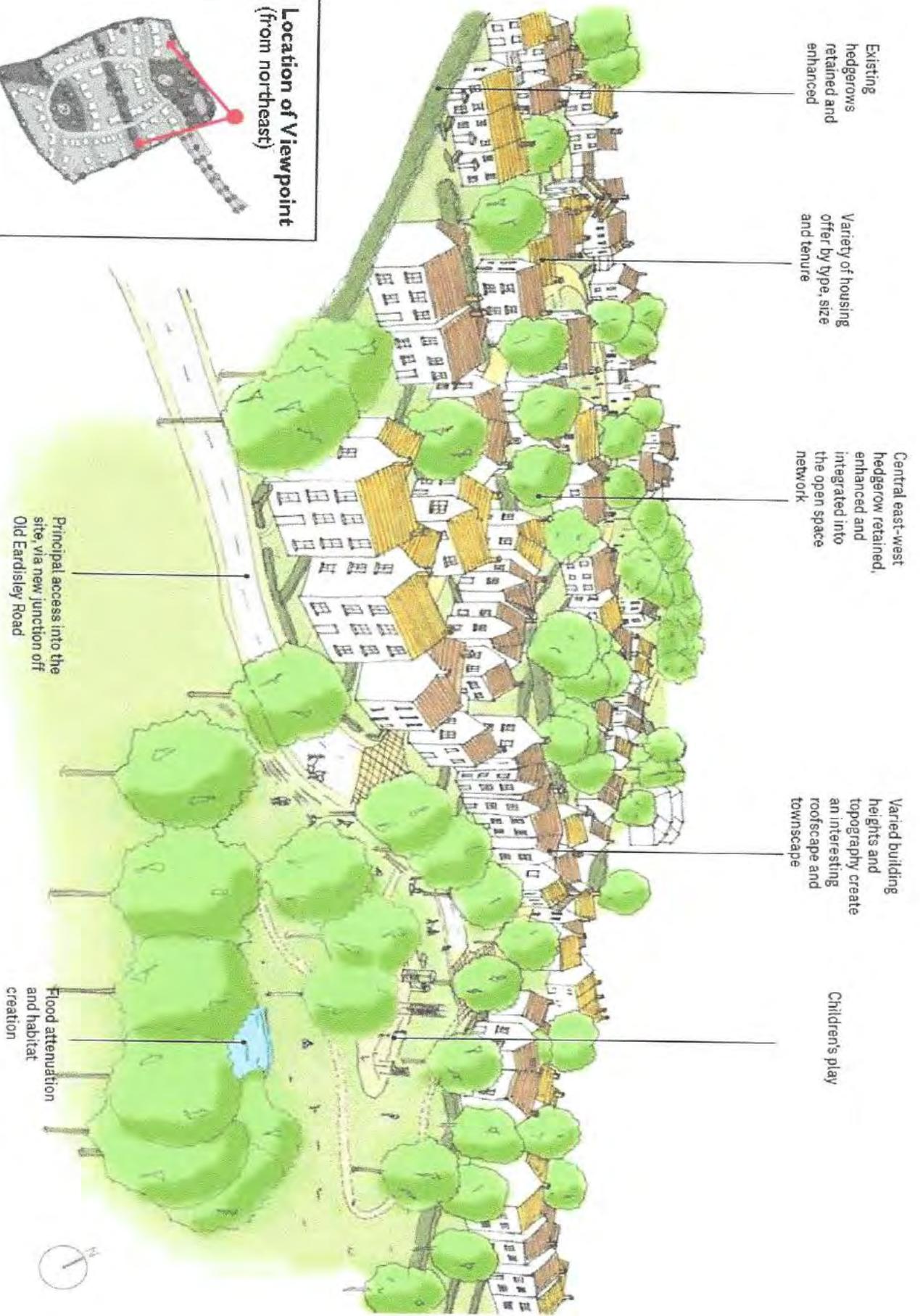
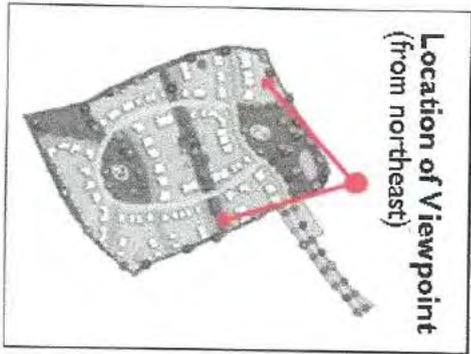
Policy KANP H2 - Land South of Kington

The Masterplan illustrations, below and opposite, show how development could be arranged in such a way as to deliver the key open space components that give structure and character to the proposals. It also clearly shows a variety of development opportunities, with smaller and larger units arranged in short terraces, as semi-detached pairs and as single dwellings set within larger plots. There will be mixed housing for sale and rent, in accordance with planning policy HI.

It is worth noting that the development parcels allow for relatively deep back gardens throughout the site. This creates a plan where gardens connect to the green spaces, the Town and to the wider landscape.



Sketch View from Headbrook at the junction with Old Eardisley Road

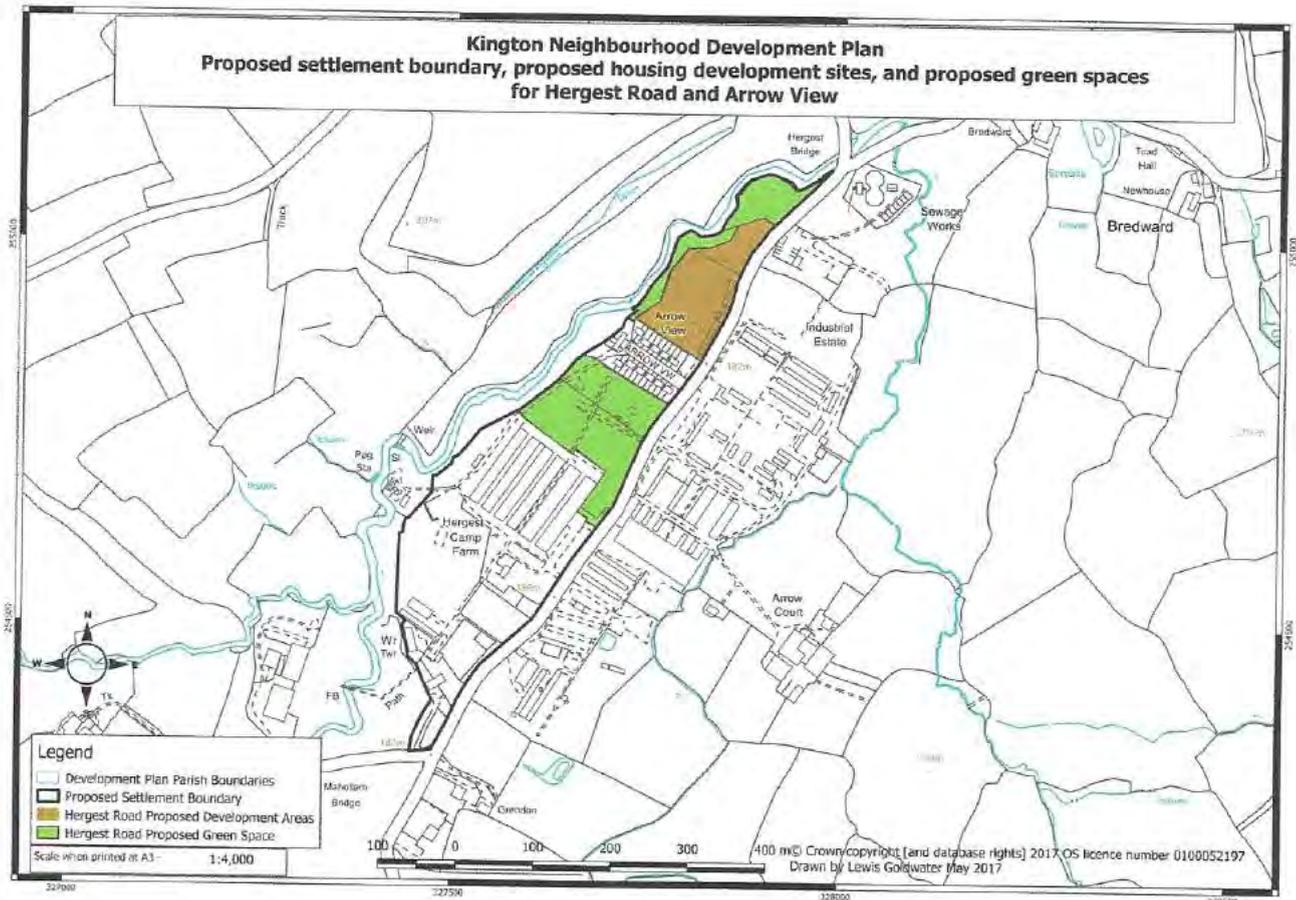




Policy KANP H3 - Hergest

The proposed location for the 15 houses in Kington Rural is a brownfield site, adjacent to Arrow View.

Map 2.



Rural Housing Policies

Policy KANP H4 - Housing Delivery Rural Areas

In the remainder of Kington Rural and Huntington new housing will only be allowed if required for agricultural or forestry workers. However redundant buildings can be converted for work and residential use unrelated to agriculture, and the Neighbourhood Plan strongly supports the use of this policy to enable new families and young people to live and work in the community and maintain a viable population.



What sort of houses do we need?

Policy KANP H5 – Housing Design Criteria

Affordable ones

Given income levels in Herefordshire, houses are needed that people can afford. County Planning policies require 35% of all new housing to be affordable on sites of more than 10 dwellings. This policy will guarantee a total of 58 affordable houses and ensure a proportion of these remain affordable in perpetuity.

Suitable for all ages

We have identified one site (K9) for sheltered housing.

Of the highest quality

We will expect houses to meet high design standards sympathetic to the architectural heritage of Kington, achieve high levels of energy efficiency with room sizes as good as, if not better, than national standards.

Innovative ways of providing housing

Co-operative developments (such as a Community Land Trust), shared equity schemes, self-build and home work space is strongly supported as a means of building truly affordable housing to fulfil a variety of needs.

The Settlement Boundaries

Policy KANP SBI - Settlement Boundaries

Kington

Settlement boundaries are used to show where development would and would not be appropriate. For the purposes of KANPlan the whole area of the Town was re-assessed (see Map 1). The high quality of the land excluded from development in this Plan will be outside the settlement boundary which was largely supported by the public in response to previous consultations.

Hergest

The proposed settlement boundary is shown in Map 2. The Arrow Court Industrial Site will be outside the settlement boundary but remain designated as employment land.



Policies KANP LGSI - Local Green Spaces & KANP GI - Green Infrastructure

Within the settlement boundaries are the areas that residents wanted protected as Local Green Spaces (see Maps 1 & 2). The majority of these spaces lie along the River Arrow and Back Brook; some of them are already for public amenity and all of them are important wildlife corridors. The public's strong support for protecting all these spaces very closely follows Herefordshire Council's Green Infrastructure Policies, agreed in 2010, which gives strong emphasis to their protection. The alignment of our KANPlan policies with Herefordshire Council's Green Infrastructure Strategy will provide the best framework to strengthen the mosaic of high quality townscape and internal Greenspace which gives Kington its very special character.

Keeping the river corridors undeveloped will also help protect the flood plain which is clearly in line with national policy and of growing importance in the face of the changing climate.



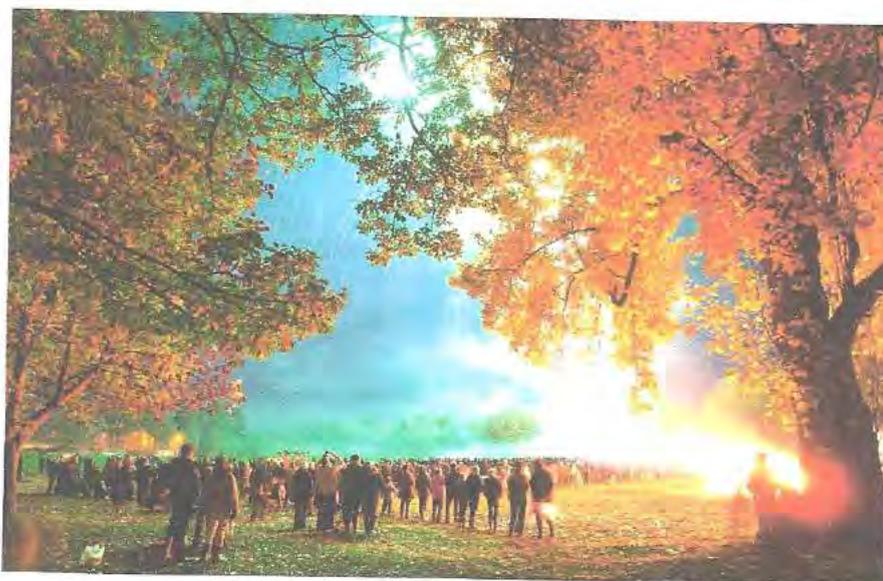


Policy KANP ENVI - A Valued Natural Environment

We live in a beautiful area: the landscape of hills, valleys, woodlands and rivers are much valued by residents and visitors. The Policy is intended to guard the whole area and to control new developments so that ideally they will enhance the locality, and at worst have minimal adverse impacts.

Policy KANP ENV2 - Dark Skies

In many parts of the UK there is so much artificial lighting at night that no stars are ever seen and large amounts of electricity are used. In contrast, this area still has some of the darkest skies at night. The Policy is intended to ensure that our children will enjoy the same dark night skies. If external lighting is required it will be kept to a minimum.



Policy KANP ENV3 - A Valued Built Environment

In Kington Town there are 140 buildings that are registered as historically important, 9 in Kington Rural, 1 in Lower Harpton and 9 in Huntington. Most of these are built of local stone or are timber-framed. Together with the layout of streets they add up to giving the feel of an area where new builds should 'fit in' to the existing 'mould'. The Policy is intended to ensure that any new developments will not be aggressively discordant with what has been respected and cherished. Particular parts of Kington Town, such as the Conservation Area and the Burgage Walls need special protection. The Policy is intended to ensure that new developments are in keeping with the character of the area.

It should also sustain the environmental value of the whole area which will be tested at the next stage through a Habitats Regulation Assessment and the Strategic Environmental Assessment which will be undertaken by Herefordshire Council and form part of the supporting documentation for the Plan.



Policy KANP EI - A Thriving Rural Economy

To maintain and develop a variety of employment opportunities.

We live in a rural area where there has been a growing lack of employment opportunities within easy commuting distance. The two areas of land, Hatton Gardens and Arrow Court Estate (Hergest Camp) are both to be retained exclusively for business premises. Suggestions for new enterprises or expansions of existing ones will be welcomed and supported.

There are more self-employed people here than in the rest of Herefordshire; some people work from home, some in small local premises, others travel daily, sometimes over long distances. Local opportunities for such people who have many and varied skills and experiences should be encouraged.

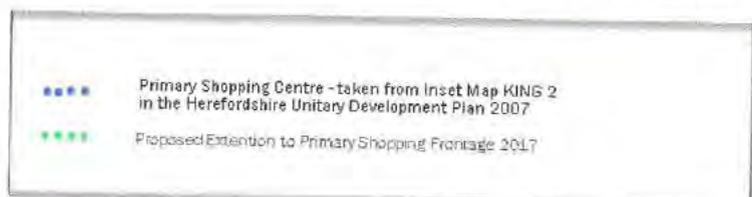
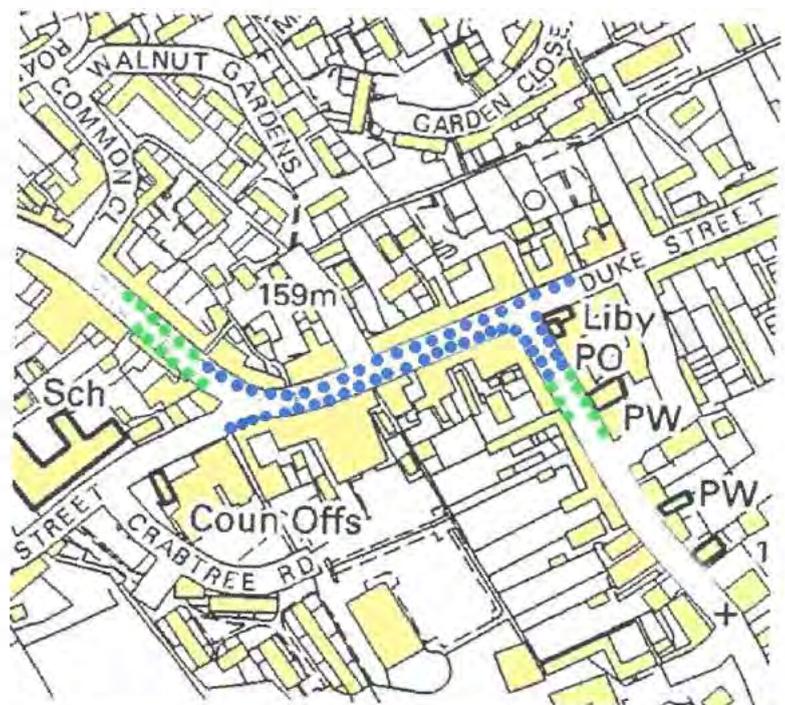
Policy KANP KTC I – Kington Town Centre

Primary Shopping Frontage - Proposed Extension

To flag up the importance of the High Street as a significant contributor to the local economy.

Kington Town centre is used by all local people and increasingly by visitors. It is the neighbourhood hub for services. The High Street is attractive, useful and architecturally and historically interesting, but there are physical problems of space for comfortable use by pedestrians and vehicles. A one-way system, or pedestrian zones have been suggested as solutions. These would require further extensive investigation.

KANPlan supports the elements of the Town Centre that people use, as well as innovations which encourage more people to discover the attractions in Kington and increase its income.





Policy KANP TI - Sustainable Tourism

To encourage people to develop businesses related to tourism.

Tourism is an industry that can continue to be successful in this area. Visitors who come here for the beauty of the landscape are able to enjoy countryside activities such as walking and cycling. Income from tourism can be increased if KANPlan encourages more people come and also stay for longer periods. Suggestions for how to encourage and attract more visitors to appreciate what the Kington area can offer will be welcomed.

Policy KANP CFI - Community Facilities

To support the retention and possible extension of facilities throughout the neighbourhood.

We have recently lost the only two High Street Banks, the Youth Centre, some Library services, and buses have been reduced. Further facilities and services are under threat. We therefore need to be clear which other facilities are essential to keep for the next 15 years and what we might need for the future.



Policy KANP INF I - Local Infrastructure

To maintain essential services that sustain life as we know it and are requirements for future developments.

This refers to the delivery of services without which households and businesses cannot function efficiently nor further developments be allowed. Examples are:

- a reliable phone network and fast broadband
- the supply of fresh, clean water and the removal of sewage
- roads that are safe for all types of users
- safe pedestrian routes on the bypass and footpath networks

In the context of climate change the possibilities of shifting our dependency on fossil fuels to renewable sources of energy can be attractive and under the control of local communities.

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 13

Reg. 14 Questionnaire and Housing Responses



KANPlan CONSULTATION QUESTIONNAIRE



Kington Area Neighbourhood Plan (KANPlan)

NOW YOU'VE READ ABOUT THE POLICIES, PLEASE TELL US WHAT YOU THINK

Please return completed questionnaires to the collection boxes in: Kington Library, The Post Office, The Old Police Station or Kington Surgery by Monday 17th of July 2017. The Questionnaire can also be completed online at: <https://www.surveymonkey.co.uk/r/KANPlan> or visit: www.kingtonareaplan.org.uk

1. The following sites have been identified for possible future housing development in Kington and Kington Rural (see policy KANP H1 and map on pages 1 & 2 of the Chronicle)

Please tick all those you agree with.

- K1 - Land on Greenfield Drive, 2 dwellings
- K3 - Land to the corner of Llewelin Road and Garden Close, 4 dwellings
- K5 - Site off Victoria Road, 10 dwellings
- K6 - Land south of Elizabeth Road, 20 dwellings
- K8 - Old Wesleyan Chapel, Crabree 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 Rd, 5 dwellings
- KR1 - Land north of Arrow View, Hergest, 15 dwellings (Kington Rural).

Any other sites you could suggest?

2. Policy KANP H5 (see page 6) aims to ensure that future development meets specified standards of affordability and quality. Do you agree?

Yes

No

Any other housing design criteria you think should be included?

3. Do you agree with the proposed Settlement Boundary of Kington Town? (see map on page 2)

Yes

No

4. Do you agree with the Settlement Boundary at Hergest? (see map on page 5)

Yes

No

5. Do you think the Green Spaces along the Arrow and Back Brook river corridors in Kington should be protected from development? (see map on page 2)

Yes

No

Any other Green Spaces in Kington you think should be protected?

6. Do you think Green Space along the Arrow river corridor at Hergest should be protected from development? (see map on page 5)

Yes

No

Any other Green Spaces in Kington Rural you think should be protected?

7. Policy KANP ENV1 (page 8) aims to protect the natural environment of the area covered by the Plan. Do you agree?

Yes

No

8. To preserve the visibility of stars in the night sky, dark skies policy KANP ENV2 (see page 8) aims to limit the use of external lighting.

Do you agree?

Yes

No

9. Do you agree with the 'Value of the Built Environment' policy? (see KANP ENV3 on page 8)

Yes

No

10. The Plan aims to maintain and develop employment opportunities in the area. Do you agree? (see KANP E1 on page 9)

Yes

No

Any particular types of future employment you think should be encouraged by the Plan?

11. Do agree with the proposed extension to the boundary of the central shopping area of the town? (see map on page 9)

Yes

No

12. If a one-way system could be shown to resolve issues of pedestrian safety and traffic congestion in the town centre, would you support it?

Yes

No

13. Policy KANP T1 aims to encourage the development businesses related to tourism. Do you agree with this? (see page 10)

Yes

No

Your suggestion for ways more visitors could be attracted to the area?

14. Certain community facilities and infrastructure are important for our future - (see policy KANP CF1 and KANP INF1 on page 10)

Tick the ones you think are most important on the list below.

- Reliable phone and fast broadband network
- Fresh, clean drinking water and removal of sewage
- Roads that are safe for all types of users
- Safe pedestrian routes on the Kington bypass
- In view of climate change, support for local and viable community controlled renewable energy generation projects.

Please give your suggestions for any other community facilities or services which are important for the future of our area?

15. If the demolition of the Wesleyan Chapel would allow the site finally to be developed, would you agree with this? (see page 1)

- Yes
- No

16. Please enter your postcode here:

Thankyou for taking the time to complete this Questionnaire

This survey is for people who live and work in the 3 parishes

It is anonymous; but your Post Code would be useful.





HOUSING

Herefordshire Council has said that 200 new homes must be built in Kington Town by 2031.

Where do YOU think they should be built?

Do Huntington and Kington Rural Parishes need more housing?

Please use the maps and put flags in the places you think would be suitable.

AND

What sort of houses should be built?

Tick those you think are needed on the attached list or write your ideas on a post-it.

Tell us what You think



www.kingtonareaplan.or.uk



Have Your Say

The Plan and reports can be seen here on Monday Afternoon and Wednesday Morning until July 17th

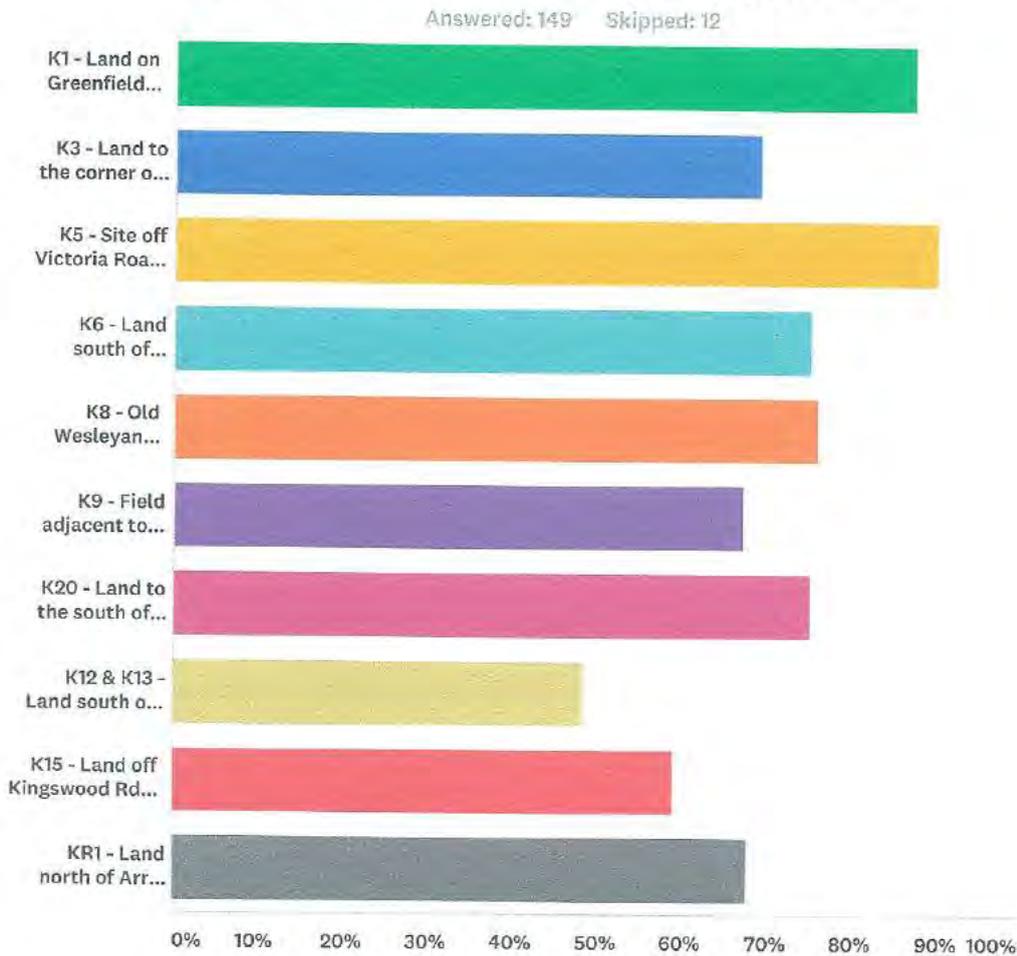
Completed Questionnaires can be left here or in the Post Office or Library

The Plan can be seen in the Library on Tuesday all day and Thursday, Friday and Saturday mornings

You can also see it on line at kingtonareaplan.org.uk

See the Plan HERE

Q1 The following sites have been identified for possible future housing development in Kington and Kington Rural. (see policy KANP H1 and the map on pages 1 & 2 of the Chronicle). Please tick all those you agree with.

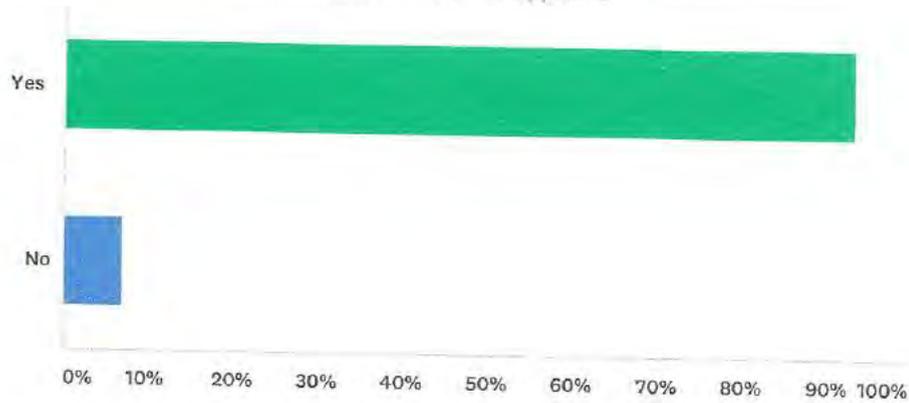


Answer Choices	Responses	Count
K1 - Land on Greenfield Drive, 2 dwellings	87.25%	130
K3 - Land to the corner of Llewellyn Road and Garden Close, 4 dwellings	69.13%	103
K5 - Site off Victoria Road, 10 dwellings	89.93%	134
K6 - Land south of Elizabeth Road, 20 dwellings	75.17%	112
K8 - Old Wesleyan Chapel, Crabtree Lane, 10 dwellings	75.84%	113
K9 - Field adjacent to Mill Street, 15 dwellings.	67.11%	100
K20 - Land to the south of Hergest Road, 2 dwellings	75.17%	112
K12 & K13 - Land south of Kington, 100 dwellings	48.32%	72
K15 - Land off Kingswood Rd, 5 dwellings	59.06%	88
KR1 - Land north of Arrow View, Hergest, 15 dwellings (Kington Rural).	67.79%	101

Total Respondents: 149

Q2 Policy KANP H5 (see page 6) aims to ensure that future development meets specified standards of affordability and quality. Do you agree?

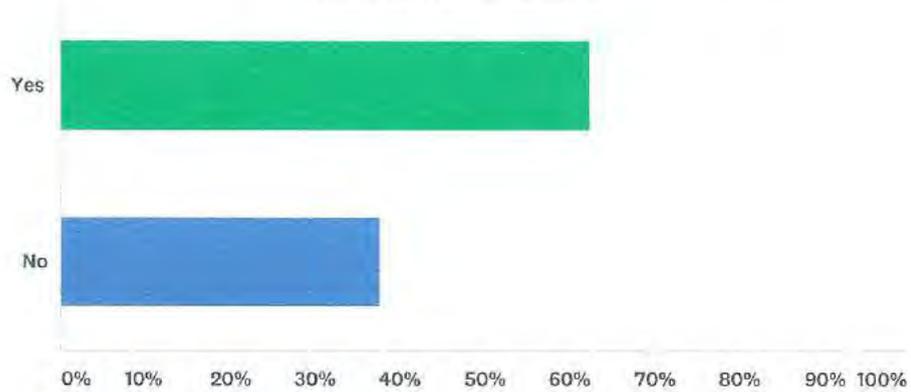
Answered: 146 Skipped: 15



Answer Choices	Responses	
Yes	93.15%	136
No	6.85%	10
Total		146

Q3 Do you agree with the proposed Settlement Boundary of Kington Town? (see map on page 2)

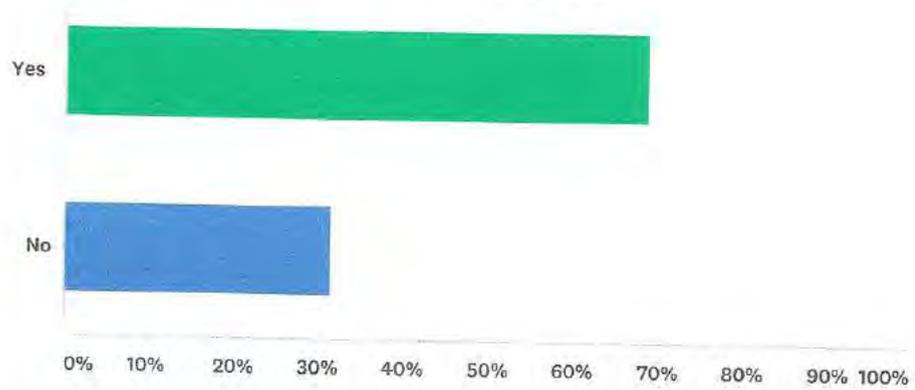
Answered: 146 Skipped: 15



Answer Choices	Responses	
Yes	62.33%	91
No	37.67%	55
Total		146

Q4 Do you agree with the Settlement Boundary at Hergest? (see map on page 5)

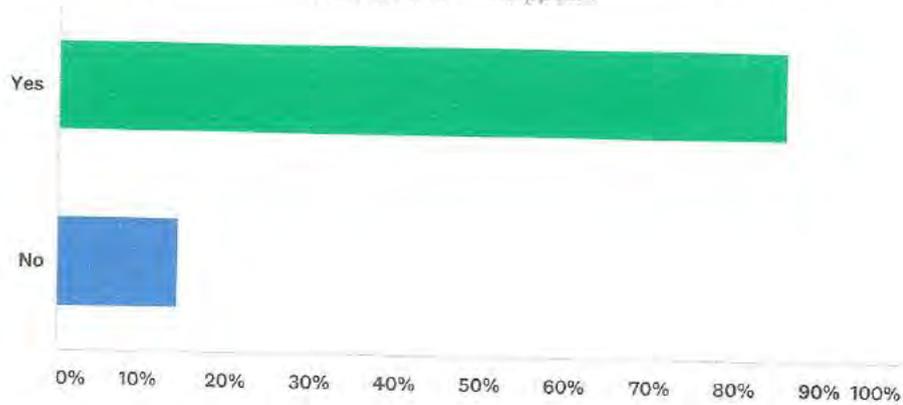
Answered: 140 Skipped: 21



Answer Choices	Responses	
Yes	68.57%	96
No	31.43%	44
Total		140

Q5 Do you think the Green Spaces along the Arrow and Back Brook river corridors in Kington should be protected from development? (see map on page 2)

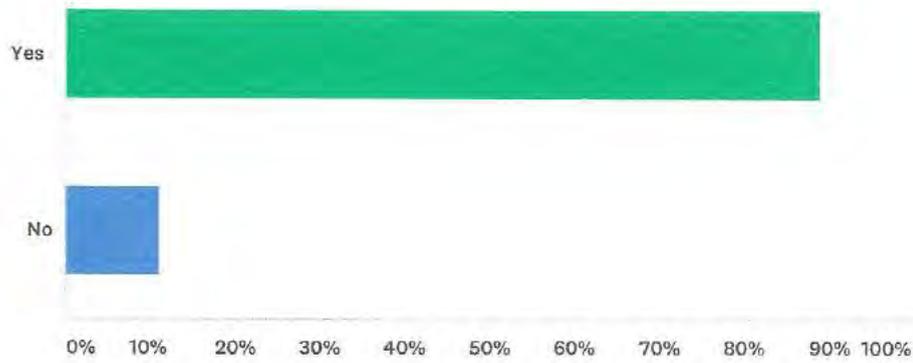
Answered: 154 Skipped: 7



Answer Choices	Responses	
Yes	85.71%	132
No	14.29%	22
Total		154

Q6 Do you think Green Space along the Arrow river corridor at Hergest should be protected from development? (see map on page 5)

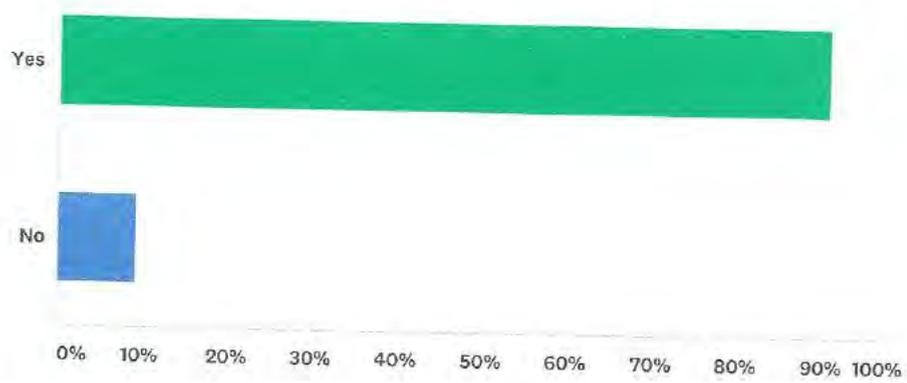
Answered: 153 Skipped: 8



Answer Choices	Responses	
Yes	88.89%	136
No	11.11%	17
Total		153

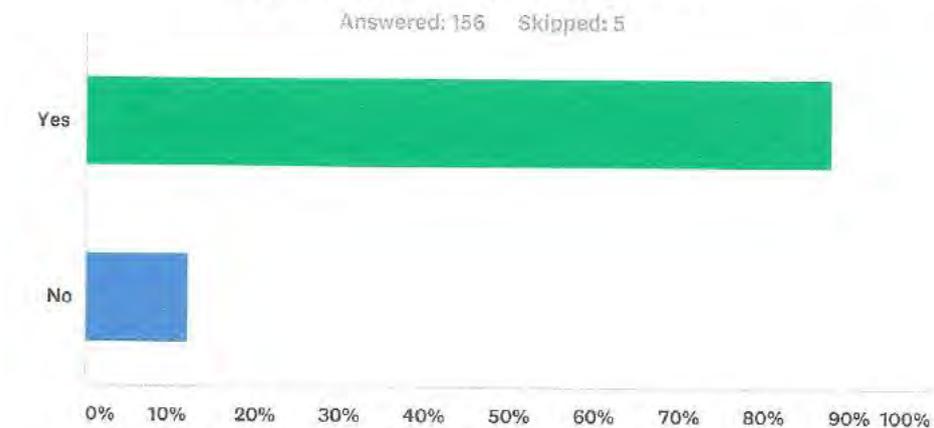
Q7 Policy KANP ENV1 (page 8) aims to protect the natural environment of the area covered by the Plan. Do you agree?

Answered: 153 Skipped: 8



Answer Choices	Responses	
Yes	90.85%	139
No	9.15%	14
Total		153

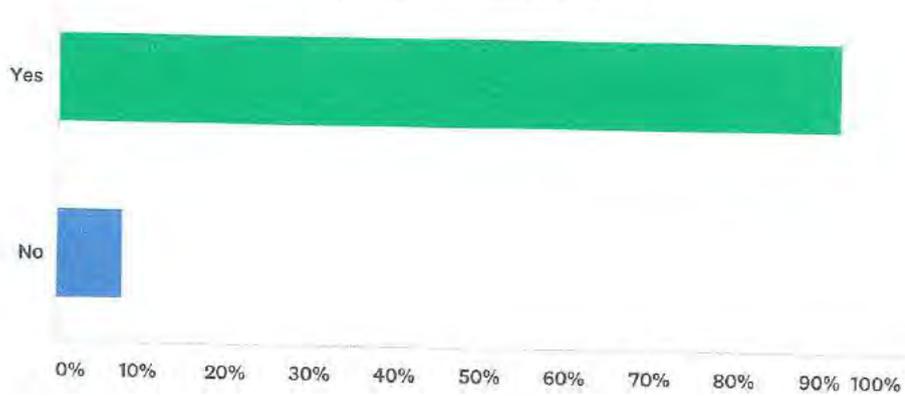
Q8 To preserve the visibility of stars in the night sky, dark skies policy KANP ENV2 (see page 8) aims to limit the use of external lighting. Do you agree?



Answer Choices	Responses	
Yes	87.82%	137
No	12.18%	19
Total		156

Q9 Do you agree with the 'Value of the Built Environment' policy? (see KANP ENV3 on page 8)

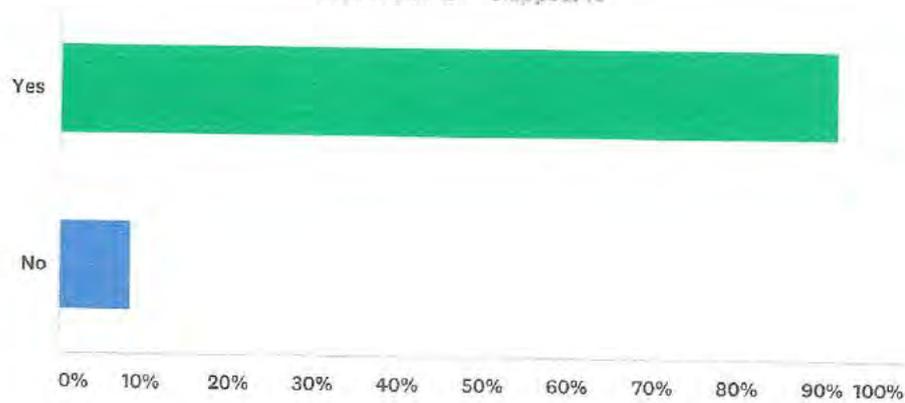
Answered: 144 Skipped: 17



Answer Choices	Responses	
Yes	92.36%	133
No	7.64%	11
Total		144

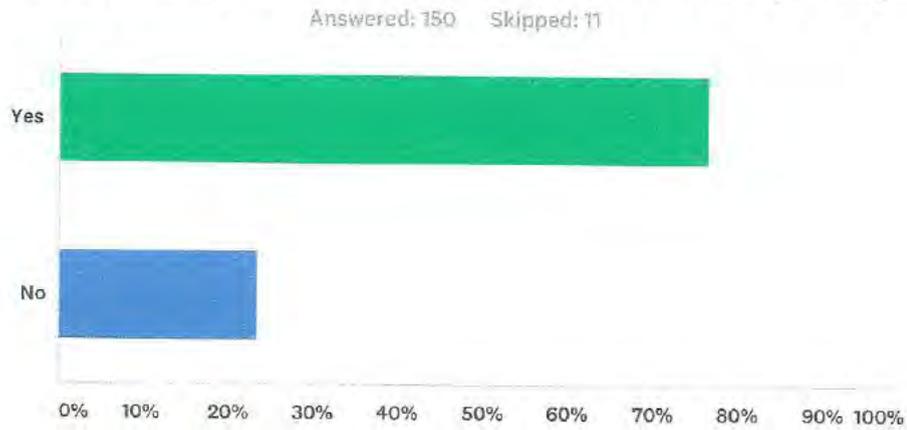
Q10 The Plan aims to maintain and develop employment opportunities in the area. Do you agree with this? (see KANP E1 on page 9)

Answered: 145 Skipped: 16



Answer Choices	Responses	
Yes	91.72%	133
No	8.28%	12
Total		145

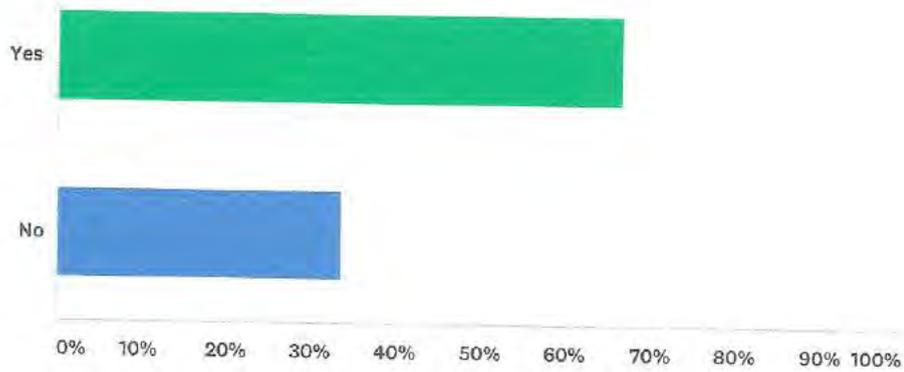
Q11 Do agree with the proposed extension to the boundary of the central shopping area of the town? (see map on page 9)



Answer Choices	Responses	
Yes	76.67%	115
No	23.33%	35
Total		150

Q12 If a one-way system could be shown to resolve issues of pedestrian safety and traffic congestion in the town centre, would you support it?

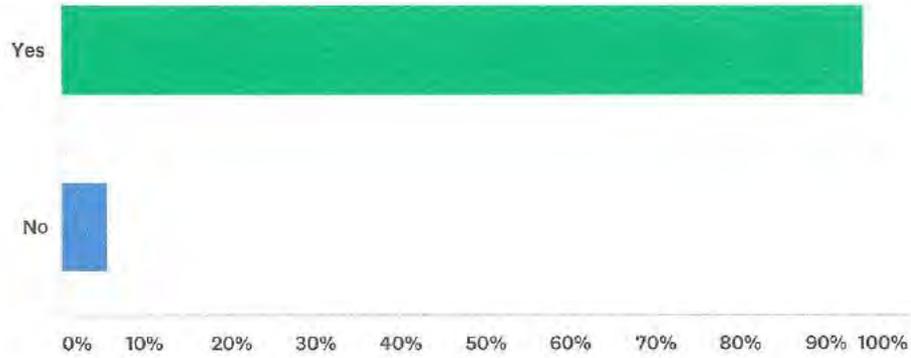
Answered: 152 Skipped: 9



Answer Choices	Responses	
Yes	66.45%	101
No	33.55%	51
Total		152

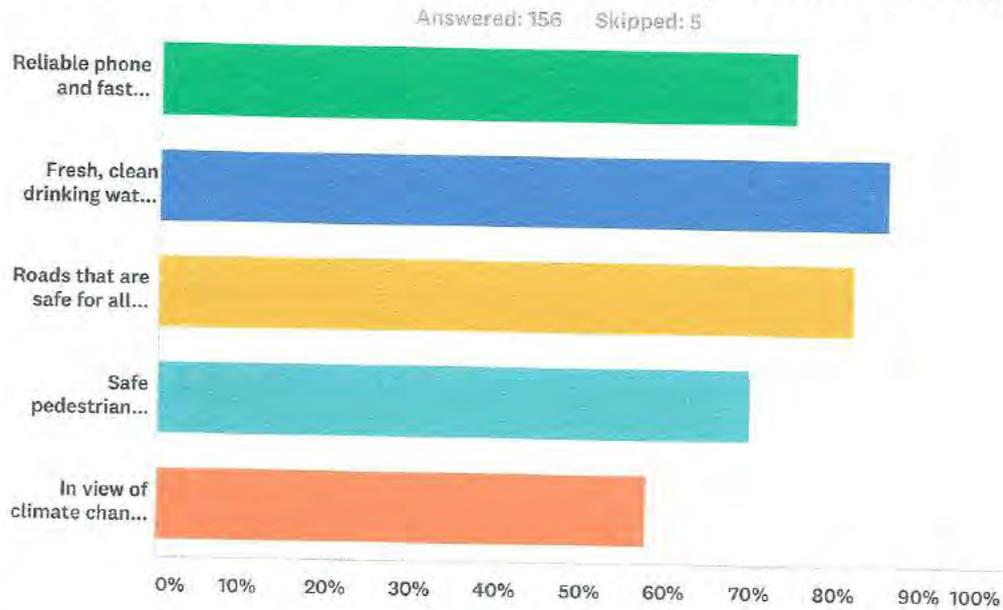
Q13 Policy KANP T1 aims to encourage the development of businesses related to tourism. Do you agree with this? (see page 10)

Answered: 148 Skipped: 13



Answer Choices	Responses	
Yes	94.59%	140
No	5.41%	8
Total		148

Q14 Certain community facilities and infrastructure are important for our future - (see policy KANP CF1 and KANP INF1 on page 10). Tick the ones you think are most important on the list below.

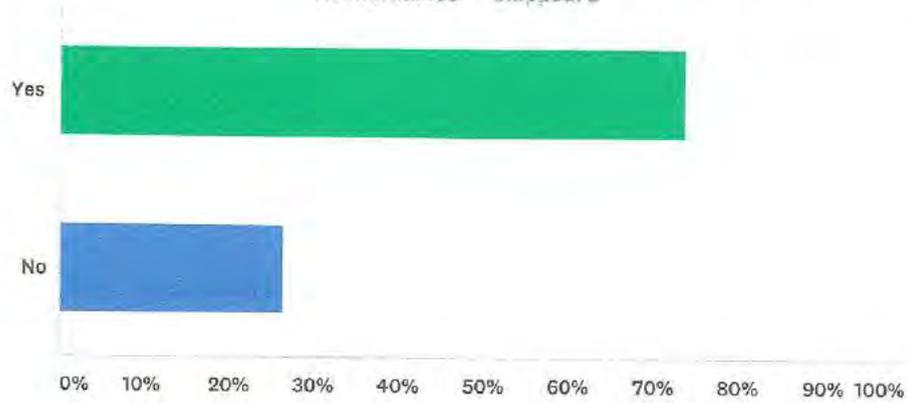


Answer Choices

Answer Choices	Responses
Reliable phone and fast broadband network	75.00% 117
Fresh, clean drinking water and removal of sewage	85.90% 134
Roads that are safe for all types of users	82.05% 128
Safe pedestrian routes on the Kington bypass	69.87% 109
In view of climate change, support for local and viable community controlled renewable energy generation projects.	57.69% 90
Total Respondents: 156	

Q15 If the demolition of the Wesleyan Chapel would allow the site finally to be developed, would you agree with this? (see page 1)

Answered: 159 Skipped: 2



Answer Choices	Responses	
Yes	73.58%	117
No	26.42%	42
Total		159

Q16 Please enter your postcode here:

Answered: 137 Skipped: 24

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 14

**Reg. 14 Questionnaire and Responses 2017
plus Steering Group Minutes**

KINGTON AREA NEIGHBOURHOOD PLANNING GROUP

Consisting of the Parish and Town Councils

Kington Town

Kington Rural and
Lower Harpton Parish Council

Huntington

Minutes of a Meeting held on 18th July 2017 at The Old Police Station, Kington

Present: M.Fitton (Chair)
R.Bradbury, E.Banks, R.Cotterill, R.Widdowson (Kington)

Apologies for Absence: F.Hawkins, M.Lloyd

Minutes of the meeting held on 14th February 2017.

Agreed as correct

Matters arising from the Minutes

None

Report on Regulation 14 public consultation.

A special issue of The Kington Chronicle produced with an insert questionnaire sent to all households in the Kington Area Neighbourhood; posted to all in Kington Rural and Lower Harpton, hand-delivered to all in the Town and in Huntington.

Thanks are due to all who have helped to deliver the Chronicle.

An exhibition with information displayed in the Library, a large map in shop window in Town Centre, posters on notice-boards and in shops.

Boxes for return of paper copies of questionnaire in Library, Post Office, Medical Centre.

C. Kibblewhite is analysing responses sent on-line and paper.

C. Kibblewhite and R. Cotterill thanked for help in designing and arranging displays.

M.F. reported that to date some of the Statutory Consultees had sent comments on the Draft Plan; a number of individuals had sent in comments; a note-pad and post-its in the Library have also been used, all of which will be recorded.

All comments will be noted; the Steering Committee will need to decide how and where corrections and amendments should be made to the Draft Plan before submission to Herefordshire Council.

Claire Rawlings will be available to give advice on responses.

M.F. reported that he and R.B. were due to meet with Herefordshire Council Officer from Neighbourhood Planning Team to clarify the requirements for next stages and some comments sent by HC officers to Draft Plan.

Arrangements for public feedback meeting scheduled for July 27th in Kington Primary School.

E.Banks to Chair meeting and give short introduction.

C. Kibblewhite to show graphs of response rates to sections of the questionnaire

M.Fitton to review comments on principal sections of Draft Plan.

To date response rate has been about 12%; considerable number of comments object to 200 housing target for the town; MF will explain Core Strategy requirements and that target has been set by HC.

Agreed that a report of the meeting should be made available asap.

Any Other Business: None

Date of next meeting.

Agreed that it take place after responses have been examined.

Summary

The questionnaire was enclosed in a special edition of The Kington Chronicle which was delivered or posted to every household in the Neighbourhood. The Chronicle summarised each of the draft Policies in the Draft Plan document.

The intention of the questionnaire was to elicit comments and suggestions relevant to each of the Policies.

7 questions invited written comments/suggestions (i.e. further to responding YES/No to a question) Material from 6 questions is summarised below; Q 6 appears to have lacked sufficient clarity to attract any relevant comments.

Q.1 concerned the **choice of all sites** to be allocated for development in order that the KG1 target of 200 dwellings could be met. Respondents were asked to suggest other options.

72 respondents commented

37 suggestions (many individual ones) for sites other than those allocated in the Draft Plan.

16 either directly or implied objections to allocating K12 and K13.

14 responses related to sites K12 and K13, 9 of which expressed concern about the proposed access

9 suggested using land opposite or adjacent to the Medical Centre on A 4110

8 suggested the Headbrook field south of the Arrow, 5 the Cattle Market, 3 land at Hatton Gardens Industrial Estate, 3 land to the west of Kingswood Rd.

1 objected to segregation in allocation of K9 for sheltered housing.

Q2 invited **suggestions for design criteria** other than specified standards of affordability and quality

75 respondents commented/made suggestions

18 wanted eco-friendly dwellings, including solar panels, rain-water collection, triple glazing, use of recycled materials

7 specified objections to 'red boxes', and clap-board; preferred stone

5 wanted more bungalows

5 wanted garage **and** parking space for each house

3 wanted start-up and self-build sites allocated.

5 wanted designs suitable for elderly and disabled

19 diverse individual suggestions

Q5. Asked for any other suggestion for **designated GreenSpaces** other than areas by River banks

53 responded many repeated riverside areas or 'all of them'.

7 wanted Kington park left intact with no access route through it to K12 and K13.

5 wanted whole of field where K9 is proposed, left vacant for possible new Primary School.

Other individual ones included the allotments, and area round proposed K12 and K13.

Q 10 asked for suggestions for **types of employment** to be encouraged.

69 responses, many very varied but many stated that employment **MUST** be available otherwise Kington will become a commuter town.

Many said a High Street Bank is a necessity

7 wanted small, flexible, multi-purpose premises, live-work units with good broadband

6 said important to have jobs for young people

5 need more drink-related business, closer connections between producers, suppliers and consumers related to farm-based and horticultural industries.

5 wanted more shops, and greater variety

4 said important to support and expand Walking Festival, tourist facilities

4 suggested high tech, light engineering and high-wage jobs.

3 wanted renewable energy related work.

Q 13 asked for suggestions on **attracting more visitors**

83 responded

30 wanted Kington High Street improved in relation to traffic, more flower tubs, Saturday shops open, improved toilets and other diverse options.

5 said the Town/District needed a unique feature to draw people in, to make it a destination of choice.

5 wanted more free car parking

3 wanted more cycle routes in Neighbourhood

3 wanted river side footpath and more circular walks

2 suggested promotion of historic sites

Q 14 invited suggestions for **additional community facilities or services**

89 responded with diverse suggestions

12 wanted community hall or centre in the Town

7 specified an accessible and improved Surgery with footpath along A44 and A4111

4 specified a dentist

4 specified a Library

2 specified a High Street Bank.

Further details of responses.

Q1. Any other sites you could suggest?

a)14 responses were concerned with sites K12 and K13:

re access: need better access	1
more suitable off Kingswood Rd	1
consider 2 nd access to Kingswood Rd	1
use Kingswood Rd with traffic lights at Headbrook junction	1
discourage use of Kingswood Rd	1
Kingswood Rd should not be used	1
Junction at Headbrook unsuitable	1
discourage use of Old Eardisley Rd	1
main access should be from a main road; suggest new roundabout at junction with waste site and surgery entrances	1
why isn't land near surgery not considered and land beyond waste site, have easier access?	9

	Total re access to large site 18
re-set the parish boundary to take some of Lyonshall land	2
community doesn't want a large site want a large site	2
object to K12 and K13;site has inadequate drainage; sewage problems already from Kington Park	1

Suggested alternative sites to those on 10 listed

There are sufficient sites without K12 and K13.	1
We need a longer list to choose from	1
Land to west of Kingswood Rd	3
Land off Yeld Lane	1
Land opposite and adjacent to surgery	9
St John's ambulance hut in the Square	1
Land below Prospect Place	1
Library if it is closed	1
Area at Hatton Gdns vacated by factory	3
Land below Montford Rd by Back Brook	1
Headbrook field	8
Crooked Well Meadpw (little used for recreation)	1
Telephone Exchange land	1
Cattle Market (may be redundant soon)	5
Reserve K9 for sheltered housing	1
K9 is unacceptable to have segregation of elderly & disabled	1
Total suggestions for other sites: 37	

Q 2 any other housing design criteria?

Eco-friendly: solar panels, rain-water collection, triple glazing, recycled materials	18
Not too many red brick boxes, no clapboard, use stone	7
More bungalows	5
Garage and parking space for each house	5
Start-up and self-build land sites	3
3-storey housing unsuitable for elderly	3
Design some for elderly	2
Enable privacy	2
Gardens for houses	2
Innovative designs	2

Adapt and improve some current housing into affordable units	2	
No more social housing	1	
Basic cheap housing for people on benefits	1	
Sheltered rentable housing	1	
Access for wheelchairs	1	
Space for boots, porches (this is a rural environment)	1	
Cellars	1	
Allotment space nearby	1	
Bird and bat boxes	1	
Good cycling and pedestrian routes	1	
No more Bloor Homes style	1	
No Land management Company	1	Total = 62

Question 5. Green spaces suggest any additional to those on map?

All of them	8
Whole of field in which K9 is proposed; could be site for new Primary School	5
Leave Kington Park intact, and its amenity area	7
All land alongside River; open up riversides to public access; put footbridge over Arrow	6
Land south of Hatton Gardens	1
Allotments, and reserve additional site for more	1
Area below Ridgebourne	1
Create new greenspace adjacent to proposed new estate	1

Question 6 any additional areas near river in Hergest?

No relevant answers... some repeated comments made to Q.5

Question 10 . Any types of employment to be encouraged?

A lot of suggestions, quite varied; several comments that work should be available in order to attract people otherwise it becomes a commuter town

Small, flexible multi-purpose and some live-work units for rural crafts, cheese-making, artists' studios, cycle hire, small business offices with good broadband	7
More shops , greater variety eg clothes, shoes, a Bank a necessity	5
Anything to support/promote tourism; expand Walking Festival	4
High tech, light engineering, high-pay jobs would all boost local economy	4
Food and drink related business, closer connections between producers and Suppliers, horticulture, including farm-based industry	5
Important to have jobs for young people	6
Renewable energy related work	3

Q 13.. How to attract more visitors?

Improve the Hugh Street: sort out traffic, more varied shops, open on Saturdays more flower tubs, smarten shop fronts, public art gallery, cinema, decent toilets, open cafes on Sundays,	30
town needs something to draw people in ; advertise its attractions more widely; a destination Arts and Craft town ,develop a unique festival	5
more free car parking	5
more cycle routes round area	3
reinstate railway line as tourist/heritage line	1
open up river frontage to create footpath; more circular walks	3
promote historic sites including Hergest camp and WW11	2

Q14 Other community facilities or services ?

A community hall or centre for groups, cinema, meetings	12
---------------------------------------------------------	----

Vi form at lady Hawkins; sufficient places in Primaru school for new in-comers

High St Bank(s) 2

Accessible and improved doctor's surgery 4

Dentist 4

Library 4

Footpath along A44 and to Surgery 3

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 15

**Questionnaires and responses from Huntington & Kington
Rural**

Introduction

Parishes have been given new powers to influence and control development in their area. This is achieved by preparation of a Neighbourhood Plan in which the desires of the community are expressed.

To ensure we all have a say in what we want in our own village, the Parish Council has decided to work in partnership with Kington Town and Kington Rural Councils to draft a Neighbourhood Plan. This survey seeks your views as we want to gauge the feeling of the whole Huntington community so that we can create a plan that meets the needs and wishes of us all. We also want to ensure that the plan is to the mutual benefit of all three communities and your views will help ensure this.

The questions below cover the five areas, housing, economy, environment, transport and sustainability and resilience. We would be grateful if each adult member of the household could sit down with a nice cup of tea and spend a little time completing this questionnaire. Your answers will be anonymous.

This questionnaire can either be completed by hand or on line at <https://www.surveymonkey.com/s/WTG6SP3>

Please return written questionnaires to Mike Lloyd, clerk to the Parish Council, at Yew Tree Farm, or drop into KBS

Thank you for your time.

1. There were a number of comments made at the Neighbourhood Plan launch meeting in Huntington?

Tick all you agree with

- There aren't enough young people in Huntington
- The future of Huntington depends on Kington staying prosperous.
- It would be nice to have more young families in the village
- The Fete is a celebration of Huntington's good community spirit
- The best thing about Huntington is the peace and quiet
- The size of the population in our community is about right.
- All of us, farmers and other residents, should help protect the beauty of our countryside

2. What do you particularly like about Huntington?

3. What could be done to improve Huntington?

4. Do you have any close relatives who would like to have their own home in the village but can't because there is no appropriate housing available?

- Yes
- No

The Herefordshire Local Plan Core Strategy states that in rural locations such as Huntington, residential developments are only allowed if they are required to meet an agricultural, forestry, rural enterprise or other proven local need (see RA3 RA4 and H2 of the Herefordshire local Plan for further details
https://www.herefordshire.gov.uk/media/5783838/core_strategy_web_version_mar_2013.pdf)

5. Do you feel that this amount of housing and these conditions are sufficient for the needs of Huntington? Choose one.

- Yes this is sufficient
- No there may be a need for up to additional 2 houses
- No there maybe a need for up to 5 additional houses
- No there may be a need for up to 10 additional houses

comment

6. We are an ageing population in Huntington. Do you feel that there is a need for affordable housing to attract young families to the area?

- Yes
- No

comment

7. If new housing is built, should there be a priority for (Tick all that apply)

- People who grew up in the area who wish to stay in Huntington
- Family members
- Low cost housing
- No priority
- Other priority please state

Other priority

8. Do you think any new housing should ...

(Tick all you agree with)

- Use local materials and traditions
- Be in keeping with existing properties
- Be energy efficient above and beyond the current requirements
- Be built on small developments
- Be scattered around the village
- Be self- built
- Other.....

Other (please specify)

9. If new housing were to be built, where do you think it should be?

Tick all you agree with.

- In existing redundant buildings
- Only be as a result of the conversion of existing sites
- Be built close to existing buildings
- Be away from existing buildings
- Be allowed on someone's own land for family members
- For home owners only
- For rental only
- A mix of rental and homeowner

comment

10. Should we favour developments that provide joint working and living space, encouraging small businesses into the area?

- Yes
- No
- No strong feelings either way

Comment

11. Increasing numbers of people around the country are working from home. Are there any obstacles to developing working from home that could be removed in order to promote business locally?

12. Do you work...

- From home
- Within Huntingdon Parish
- Within 5 miles
- Within 10 miles
- Within 20 miles
- Further than 20 but within the UK
- Outside the UK
- Retired
- Do not work

Other (please specify)

13. If you run your own business could you offer any of the following?

- Apprenticeship
- Job training leading to qualifications
- Work experience
- None of these

If yes please state where your business is.

14. Do you feel it is important that small family farms stay a feature of our community?

- Yes
- No

15. If family farms are to survive as viable businesses in Huntington for the next generation, diversification will be necessary. What forms of diversification should be allowed or encouraged?

- Tourism
- Renewable Energy
- Polytunnels
- Orchards
- Intensive livestock
- Any diversification that does not have a negative impact on residential properties

Other (please specify)

16. Redundant farm buildings provide an opportunity for diversification. How should they best be developed for the good of the village? Tick all you agree with.

- They should be used for housing
- They should be used for holiday lets
- They should be used for the development of small businesses and workshops
- They should remain undeveloped

comment

17. Do you have any ideas about how we could improve our local economy and / or what would you do to develop the local economy if the rules permitted?

18. Do you feel there should be constraints on large scale renewable energy projects in Huntington?

- Yes
- No

comment

19. Many communities are developing community renewable energy projects e.g. large PV installations and wind turbines to power a group of houses, is this something that you think could be of benefit to Huntington?

- Yes
- No

20. If so, what form might such a project take?

21. Huntington has limited tourism provision; holiday cottages, B&B businesses and two small caravan sites. Do you think it would be beneficial to the area to develop more tourist opportunities and facilities?

- Yes
- No

22. If Yes, what facilities do you think would be appropriate? Tick all you agree with.

- | | |
|---------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Campsites | <input type="checkbox"/> B&B |
| <input type="checkbox"/> Caravan sites | <input type="checkbox"/> Holiday cottages |
| <input type="checkbox"/> Other please state | |

23. Are there any particular areas of Huntington that you feel are of special value environmentally or areas that need special protection? Please list areas you think important.

24. We have a number of footpaths in Huntington. What is your opinion about the number of footpaths in the area?

25. How often do you use the footpaths?

- Daily
- Weekly
- Monthly
- A couple of times a year
- Never

26. As we know the churches in Huntington have very low numbers in their congregations and have recently been struggling financially. As a result, a Friends of St Thomas a Becket has been created to involve the wider community. Do you think it is important that the community supports the churches in Huntington in this way?

- yes
- no
- no strong feelings either way

comment

27. The Village Hall is a valuable but underused village resource. What clubs or events would you like to see taking place at the village hall that you would attend?

28. Which existing facilities and services in Kington do you use?

Tick all the ones you use

- | | |
|----------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> School | <input type="checkbox"/> Shops |
| <input type="checkbox"/> Doctor | <input type="checkbox"/> Livestock market |
| <input type="checkbox"/> Library | <input type="checkbox"/> Recreation ground |
| <input type="checkbox"/> Resource centre MAP | <input type="checkbox"/> Bus service |
| <input type="checkbox"/> Bank | <input type="checkbox"/> Petrol station |
| <input type="checkbox"/> Post office | |
| <input type="checkbox"/> Other | |

29. Are you a member of any clubs and societies in Kington?

- Yes
 No

please state

30. What businesses, shops or services would you like to see developed within Kington itself?

31. Do you see a need for community transport now or in the future?

- Yes now
 Yes in the future
 No

32. If Yes, what facilities do you think would be appropriate?

33. How many vehicles are there in your household? (do not include vehicles used solely for farm use)

34. Are you...

- Male
- Female

35. Age bracket

- 18-29
- 30 - 49
- 50 - 65
- 66 - 89
- 90+

36. Where does your household do their main food shopping?

- Kington
- Hay
- Leominster
- Hereford
- Online

37. Do you live in the Parish of Huntington?

- Yes
- No

38. If you have further comments or ideas, please use the space below.

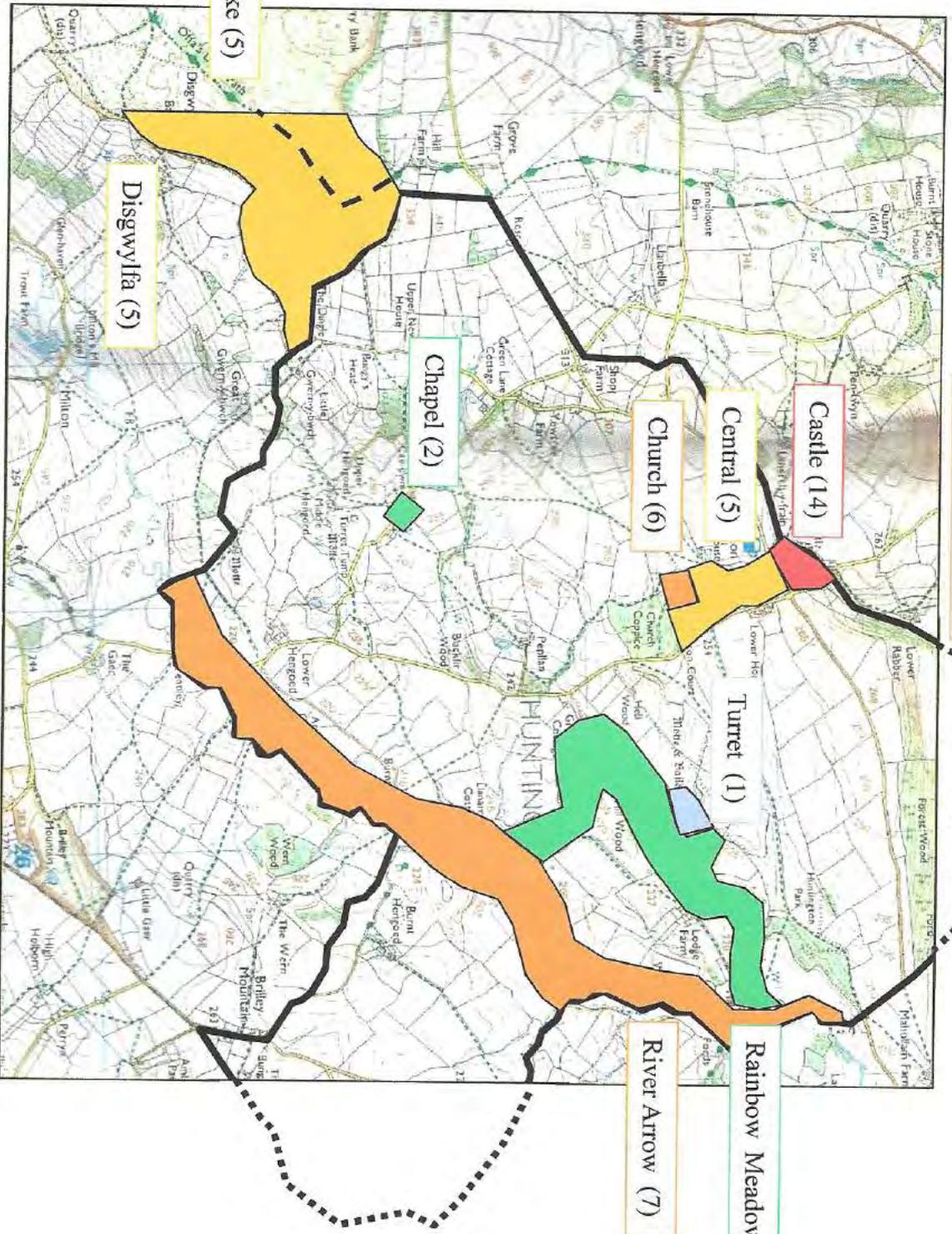
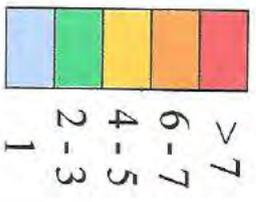
Thank you for taking the time to complete this questionnaire.

If completing by hand, please return to...

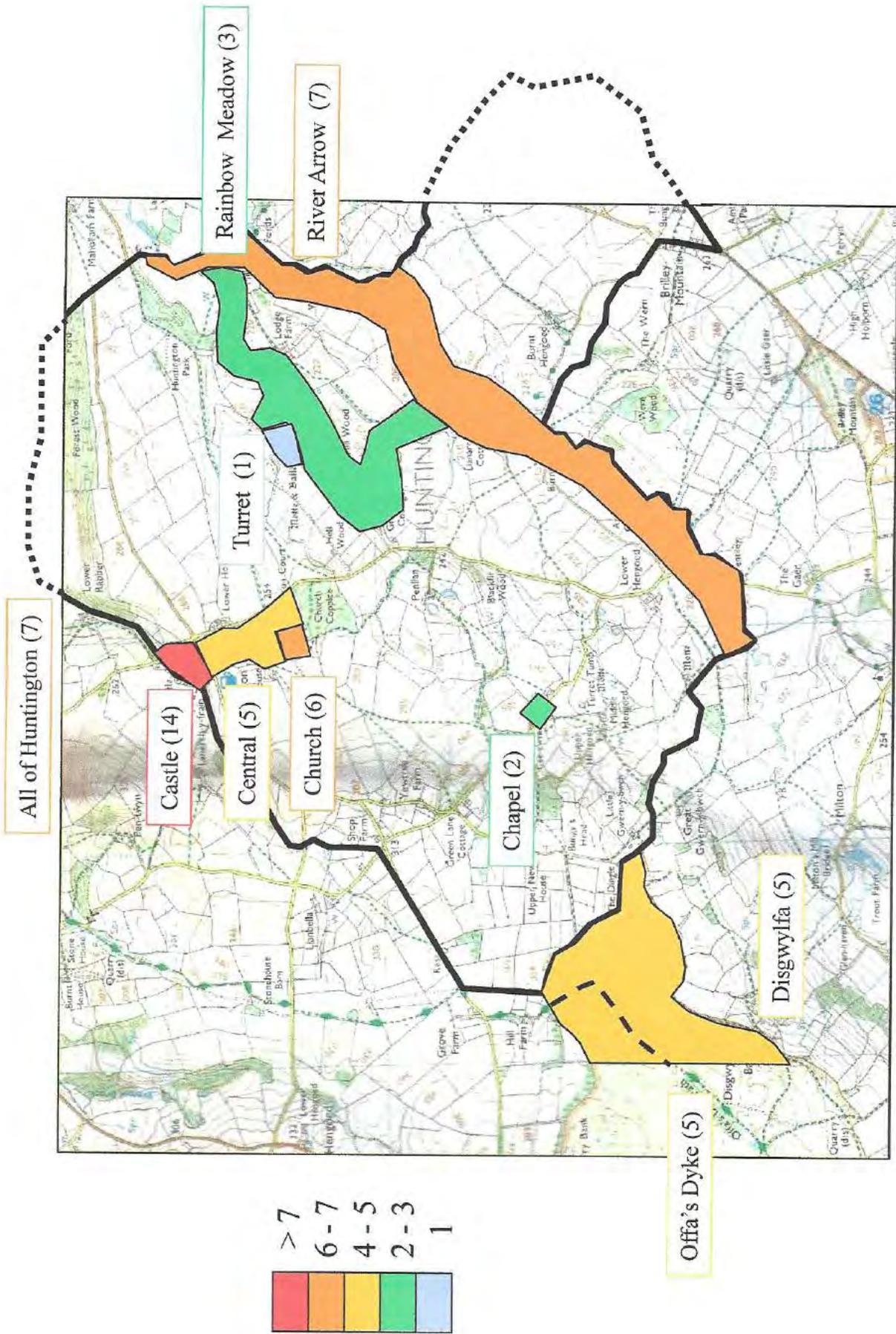
Mike Lloyd, Parish Clerk, either at Yew Tree Farm or drop into KBS.

All questionnaires to be completed by October 1st

Thank You

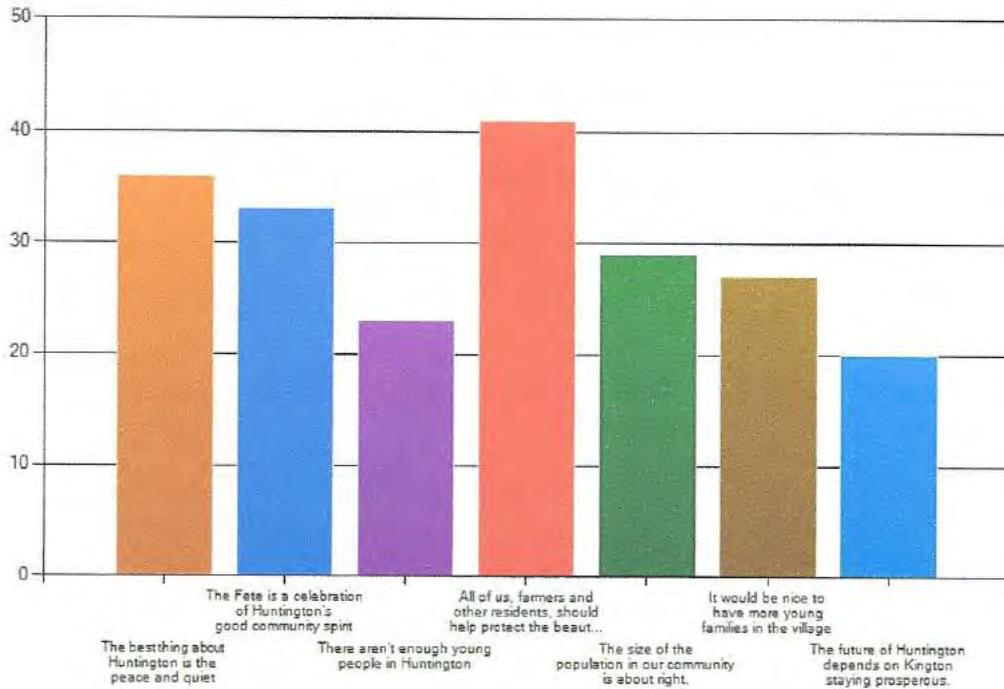


Parish Boundary ———



Parish Boundary ———

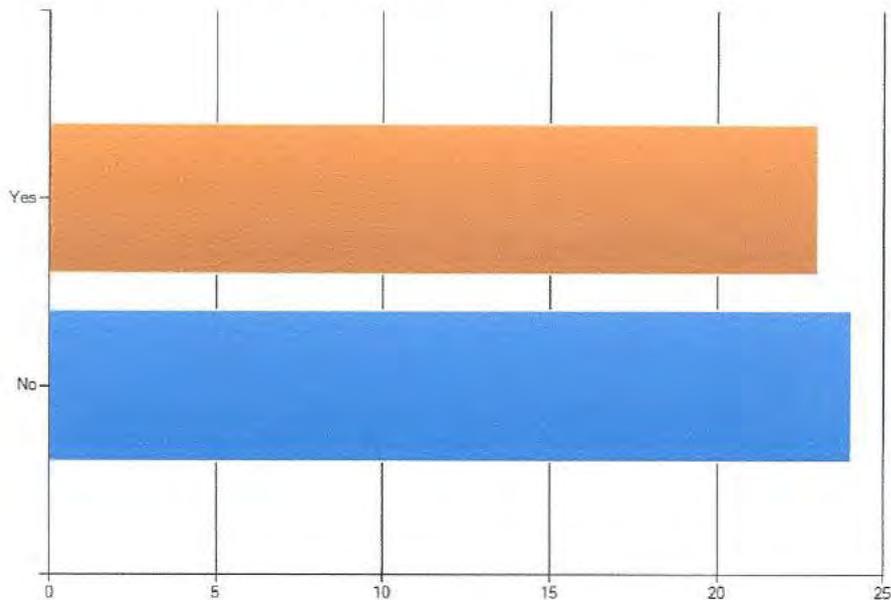
There were a number of comments made at the Neighbourhood Plan launch meeting in Huntington? Tick all you agree with



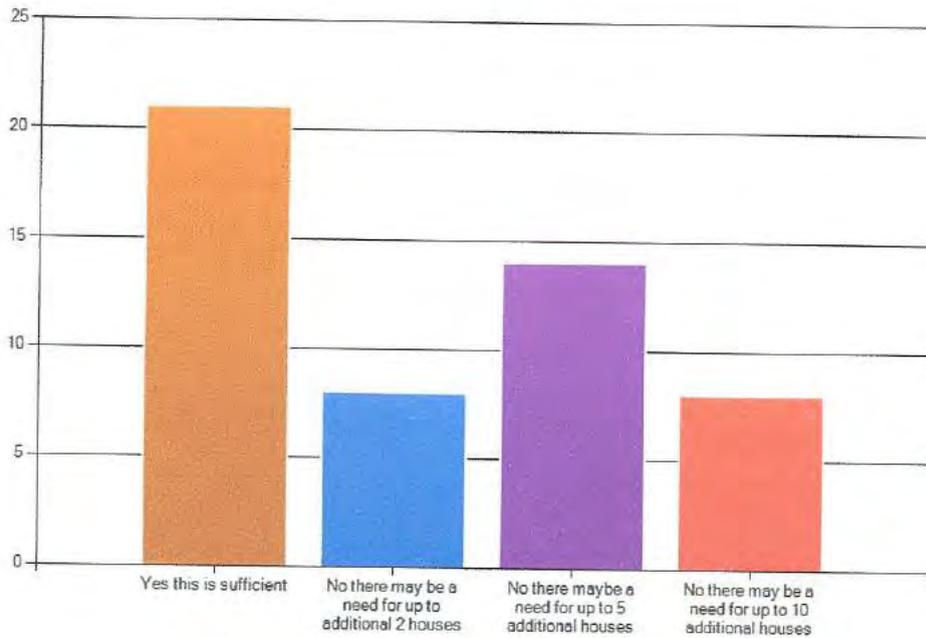
Q 1 all responded

Q4 12% of respondents stated that they had family members who would like to live in the village but are unable to due to lack of appropriate housing.

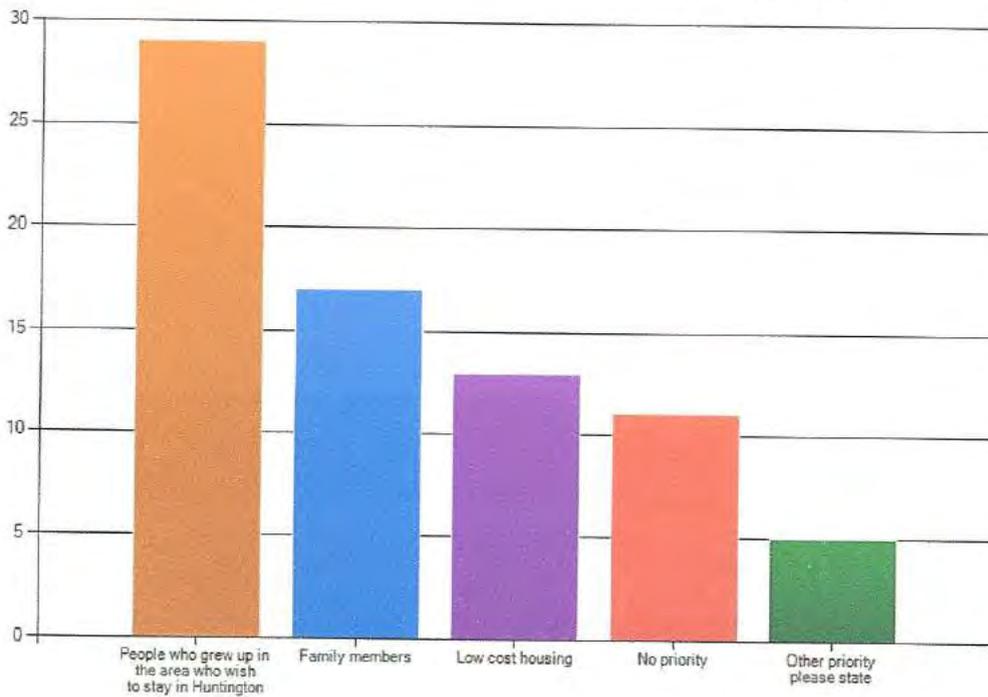
We are an ageing population in Huntington. Do you feel that there is a need for affordable housing to attract young families to the area?



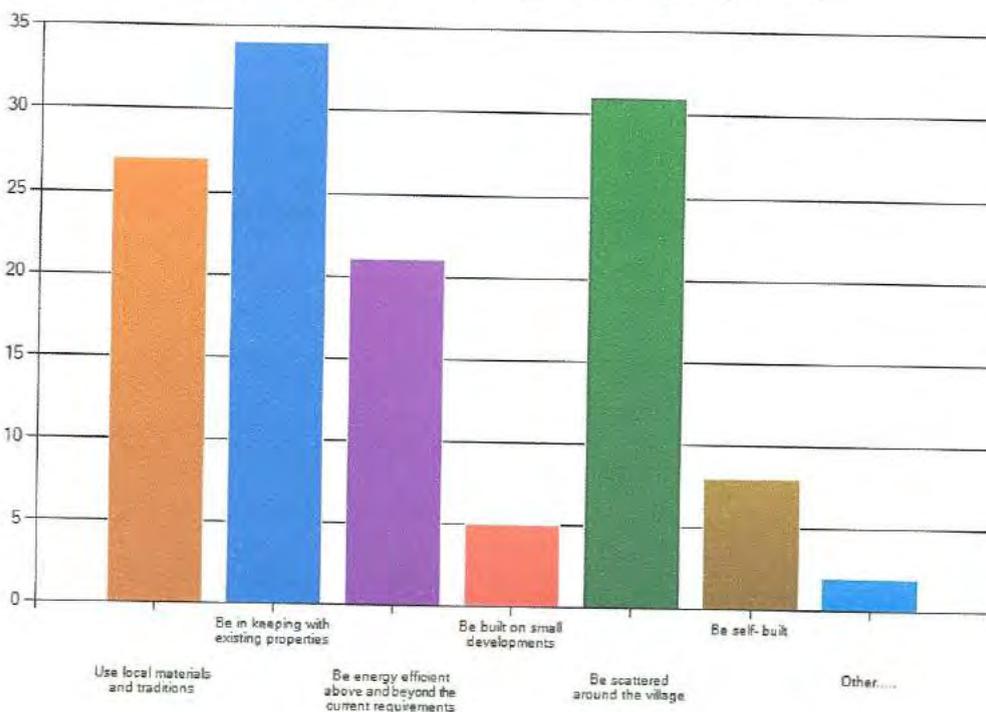
Do you feel that this amount of housing and these conditions are sufficient for the needs of Huntington? Choose one.



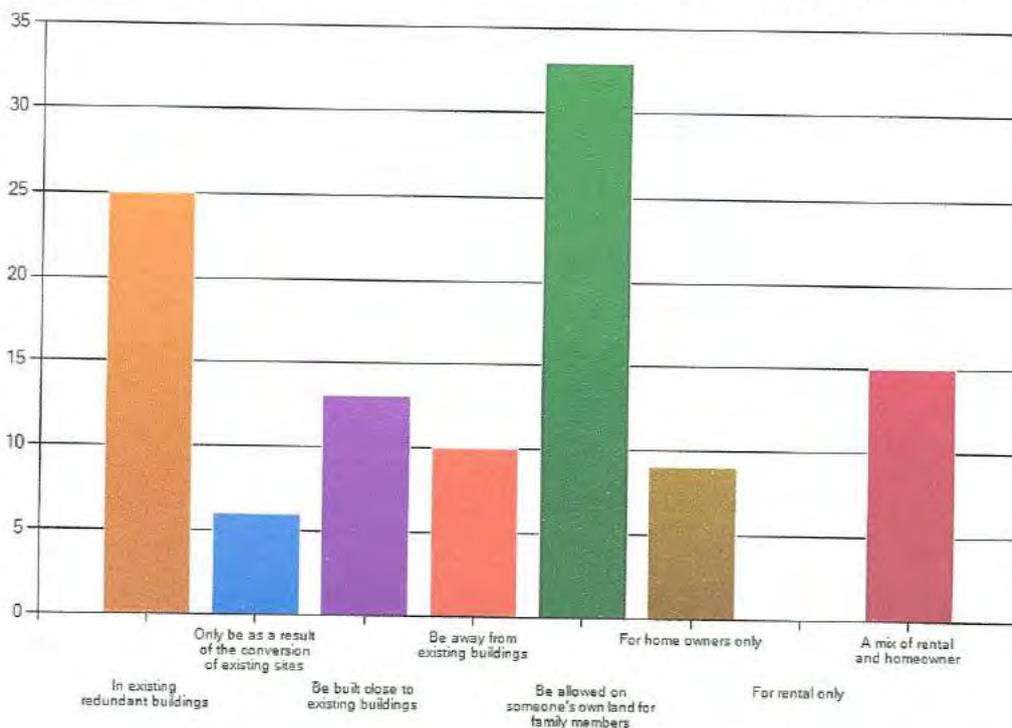
If new housing is built, should there be a priority for (Tick all that apply)



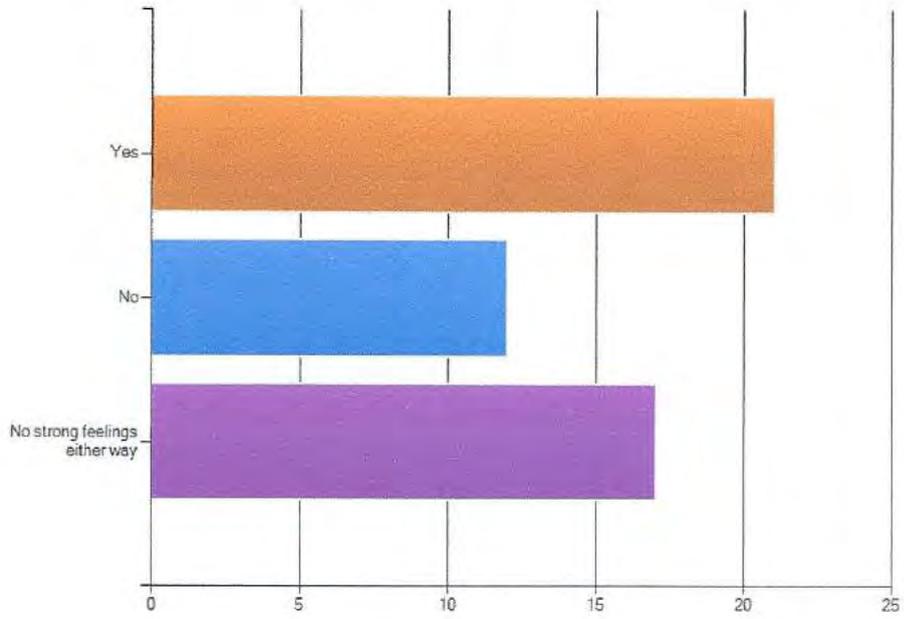
Do you think any new housing should ...(Tick all you agree with)



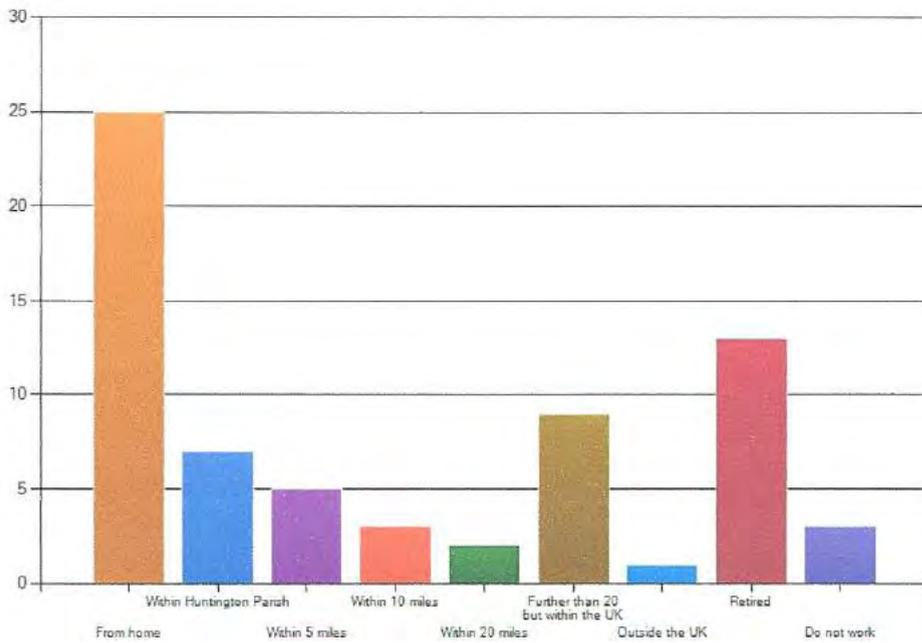
If new housing were to be built, where do you think it should be? Tick all you agree with.



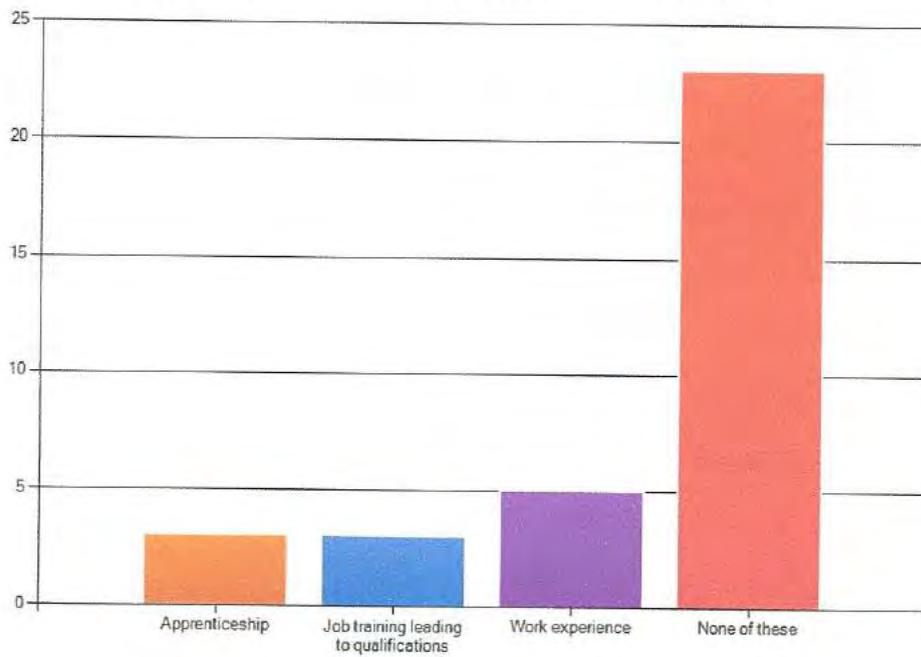
Should we favour developments that provide joint working and living space, encouraging small businesses into the area?



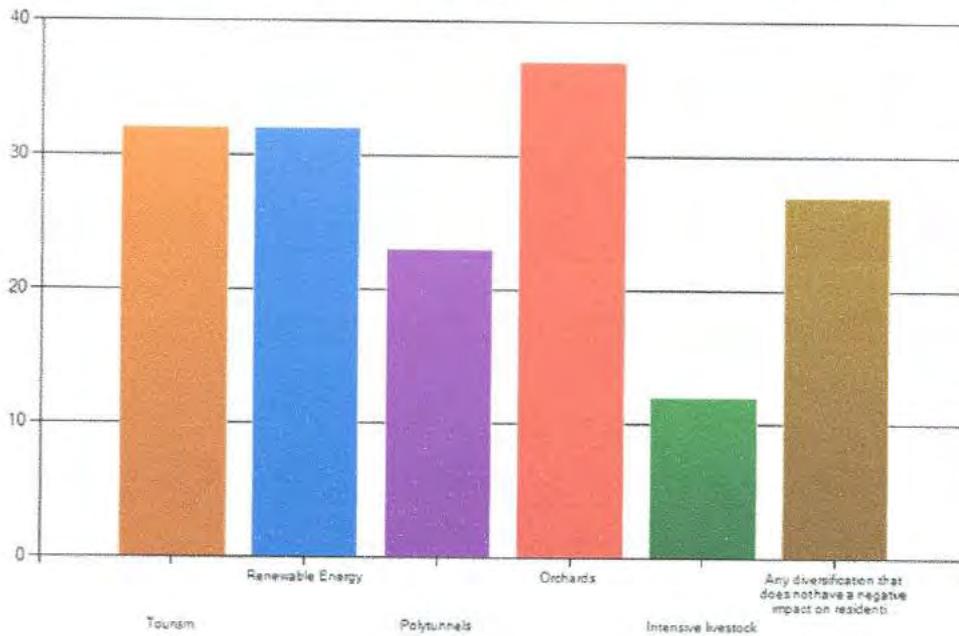
Do you work...



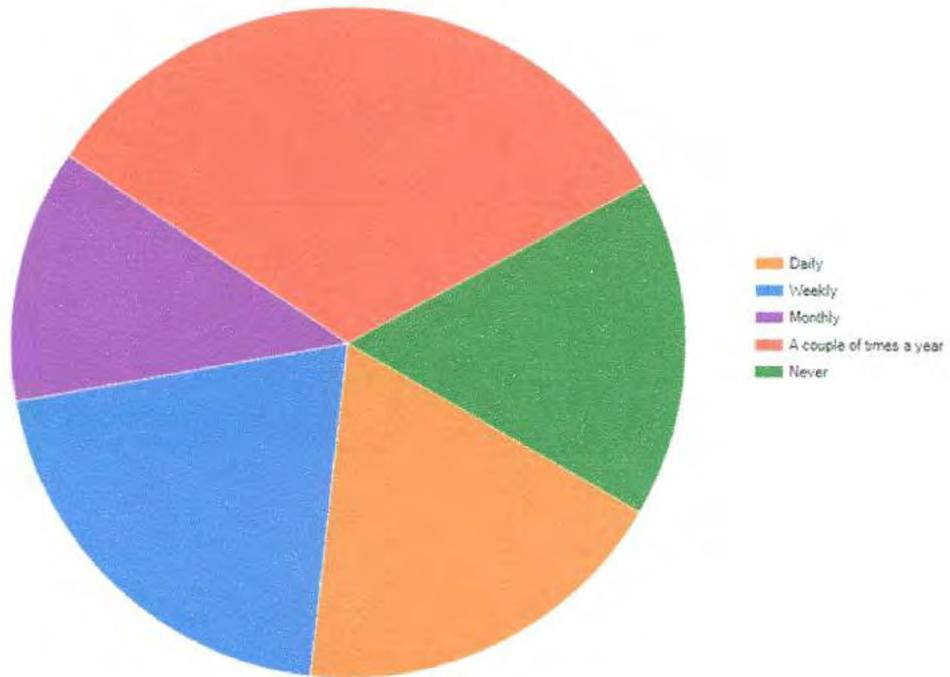
If you run your own business could you offer any of the following?



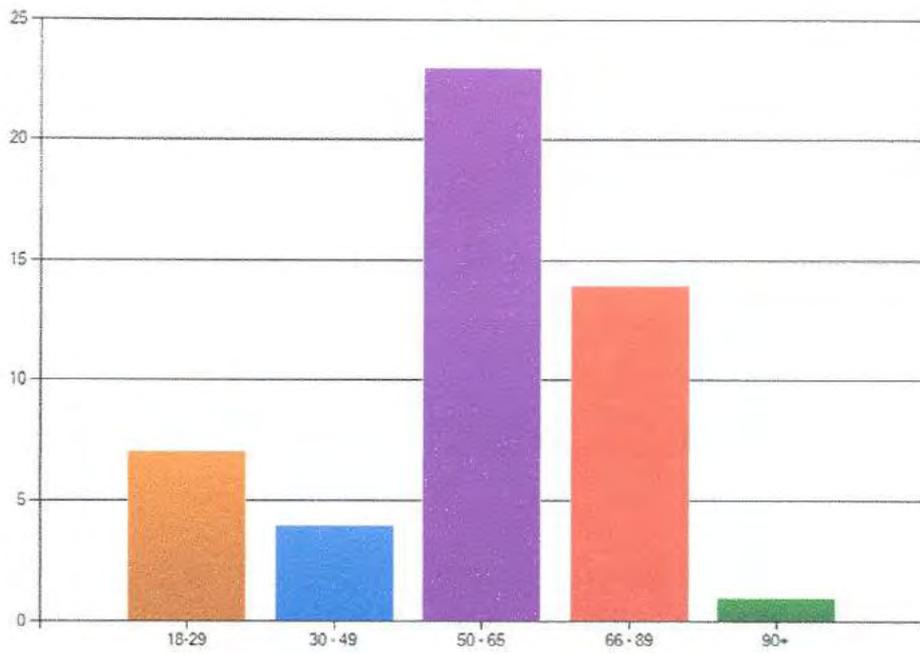
If family farms are to survive as viable businesses in Huntington for the next generation, diversification will be necessary. What forms of diversification should be allowed or encouraged?



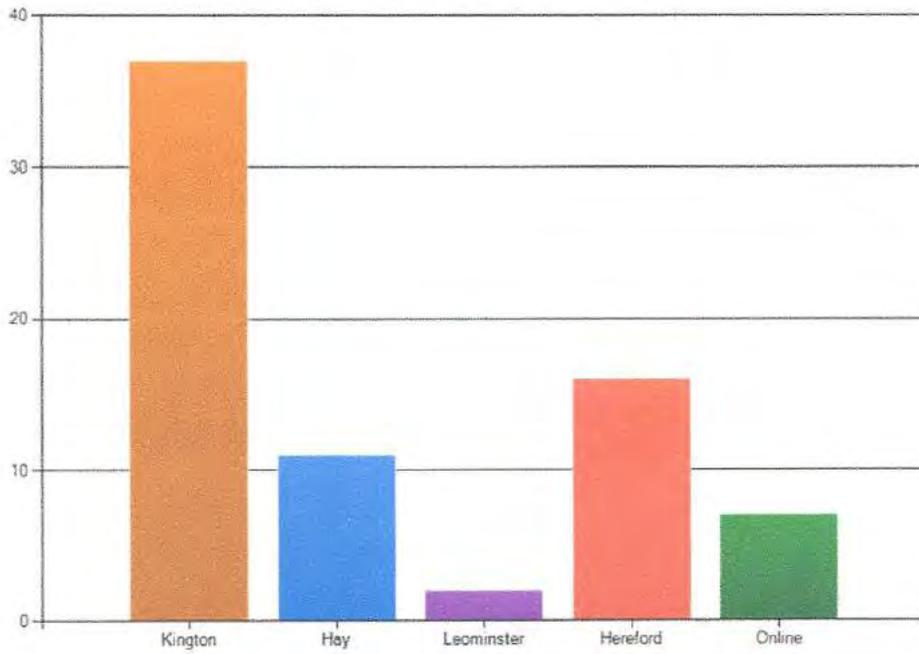
How often do you use the footpaths?



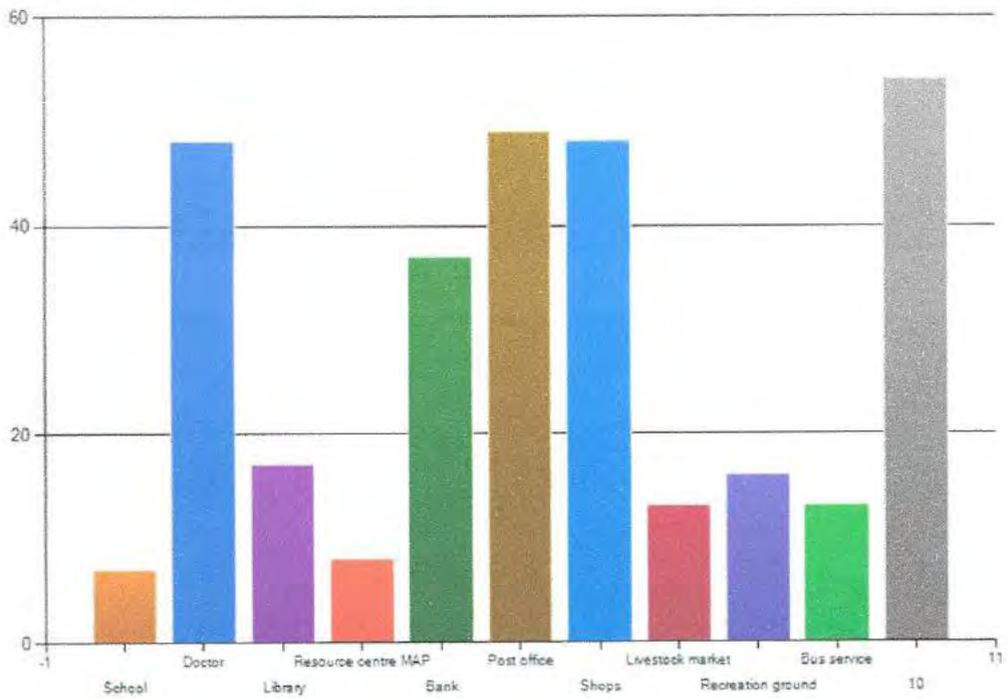
Age bracket



Where does your household do their main food shopping?



Which existing facilities and services in Kington do you use? Tick all the ones you use



We had a good response with 51 of the 89 parishioners completing the questionnaire. 10 people outside the parish also responded. The answers of both groups were very similar. The numbers answering were Representative of the population as a whole.

This report identified that the community has a very positive attitude about the village and can see the need to look carefully at what needs to be done for the future of Huntington.

This report outlines the main points made by the respondents as a whole.
Pick out general views quotes from open

Q1. There were a number of comments made at the Neighbourhood Plan launch meeting in Huntington?

See chart
all responded

Question2 What do you particularly like about Huntington ?

42 responses

Nearly everyone commented on the peace and quiet with this comment summing up the general feeling

"Beautiful countryside and enthusiasm and support of community for local events."

Q3 What could be done to improve Huntington ?

33 comments

Many answers commented on the amount of traffic or the state of the roads (11) the other most frequent responses were improve broadband (4) and provide housing for young families (7). 5 people said is fine just as it is.

Q4. Do you have any close relatives who would like to have their own home in the village but can't because there is no appropriate housing available?

12% of respondents stated that they had family members who would like to live in the village but are unable to due to lack of appropriate housing.

Q5 Do you feel that this amount of housing and these conditions are sufficient for the needs of Huntington?

See chart

Q6 We are an ageing population in Huntington. Do you feel that there is a need for affordable housing to attract young families to the area?

See charts

Q7 If new housing is built, should there be a priority for

See charts

Q8 Do you think any new housing should ...

See charts

Q9 If new housing were to be built, where do you think it should be?

See charts

Q10 Should we favour developments that provide joint working and living space, encouraging small businesses into the area?

See charts

Q 11 Increasing numbers of people are working from home. are there any obstacles that could be removed to improve opportunities for businesses locally?

29 people answered this question with 26 of these considering broadband connection to be a limiting factor.

Q12 Do you work

See chart

Q13 If you run your own business could you offer any of the following?

See chart

Q14 Do you think it is important that small family farms stay a feature of our community?

Everyone answered this question and a resounding 96% said yes.

Q15 If family farms are to survive as viable businesses in Huntington for the next generation, diversification will be necessary. What forms of diversification should be allowed or encouraged?

See charts

Q16 Redundant farm buildings provide an opportunity for diversification. How should they best be developed for the good of the village?

See chart

Q17 Do you have any ideas about how we could improve our local economy and / or what would you do to develop the local economy if the rules permitted?

Promote and encourage all small scale forms of tourism.

Setting up of farm shop / community shop / tea rooms selling local goods.

Encourage small businesses in Huntington and Kington by low rent and rates.

Develop support links with similar communities.

More young families needed to support schools etc.(no suggestion how to achieve this !).

Q18 Do you feel there should be constraints on large scale renewable energy projects in Huntington?

Very mixed response, but most seem opposed to large scale renewable energy projects.

Some people are more accepting of smaller developments, but with no precise definition

of size, it's difficult to quantify.

Concern about whether or not large projects will benefit our community.

Q19 Many communities are developing community renewable energy projects e.g. large PV installations and wind turbines to power a group of houses, is this something that you think could be of benefit to Huntington?

44 responses

Yes 33 %

No 67%

Q20 If so, what form might such a project take?

12 responses

7 were in favour of some form of solar/ PV instillation

6 suggested wind power.

Q21 Huntington has limited tourism provision; holiday cottages, B&B businesses and two small caravan sites. Do you think it would be beneficial to the area to develop more tourist opportunities and facilities?

45 responses

Yes 68%

no 32%

Q22 If Yes, what facilities do you think would be appropriate? Tick all you agree with.

Q23 Are there any particular areas of Huntington that you feel are of special value environmentally or areas that need special protection? Please list areas you think important.

Q24 We have a number of footpaths in Huntington. What is your opinion about the number of footpaths in the area?

Q25 How often do you use the footpaths?

See chart

Q26 As we know the churches in Huntington have very low numbers in their congregations and have recently been struggling financially. As a result, a Friends of St Thomas a Becket has been created to involve the wider community. Do you think it is important that the community supports the churches in Huntington in this way?

Q27 The Village Hall is a valuable but underused village resource. What clubs or events would you like to see taking place at the village hall that you would attend?

Q28 Which existing facilities and services in Kington do you use?

Q30 What businesses, shops or services would you like to see developed within Kington itself?

Q31 Do you see a need for community transport now or in the future?

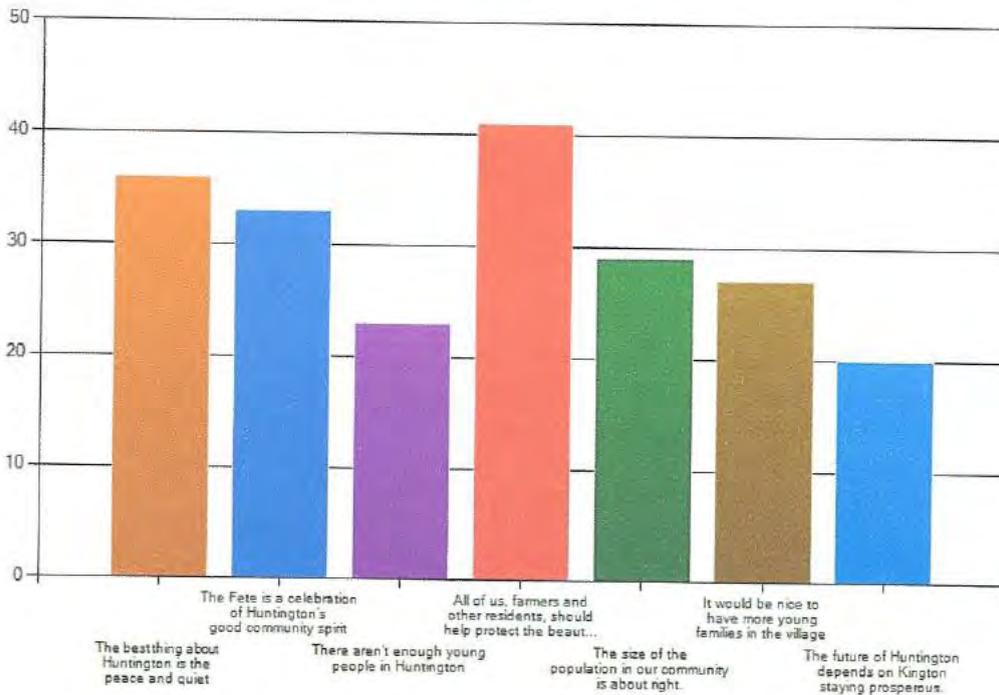
Q32 If Yes, what facilities do you think would be appropriate?

Q33 How many vehicles are there in your household? (do not include vehicles used solely for farm use)

Q34

Q36 Where does your household do their main food shopping?

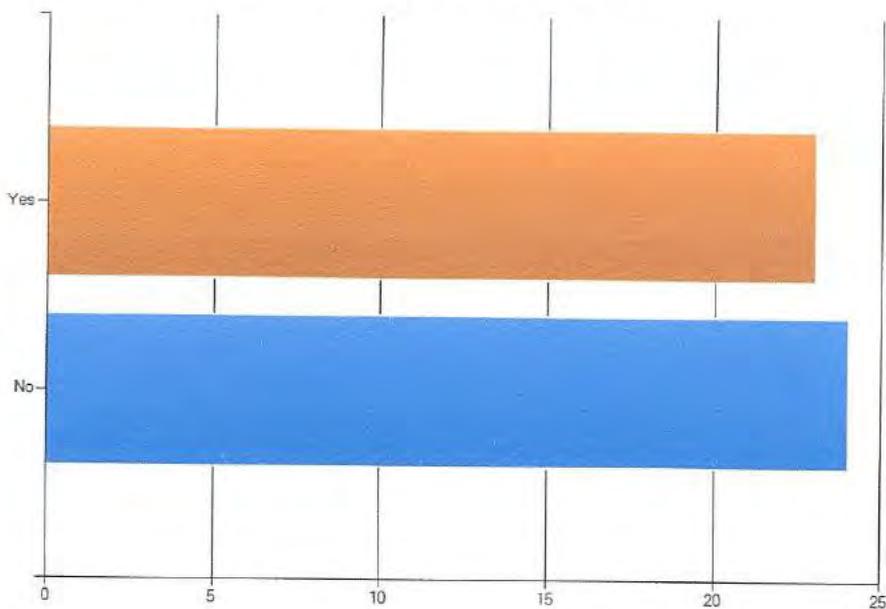
There were a number of comments made at the Neighbourhood Plan launch meeting in Huntington? Tick all you agree with



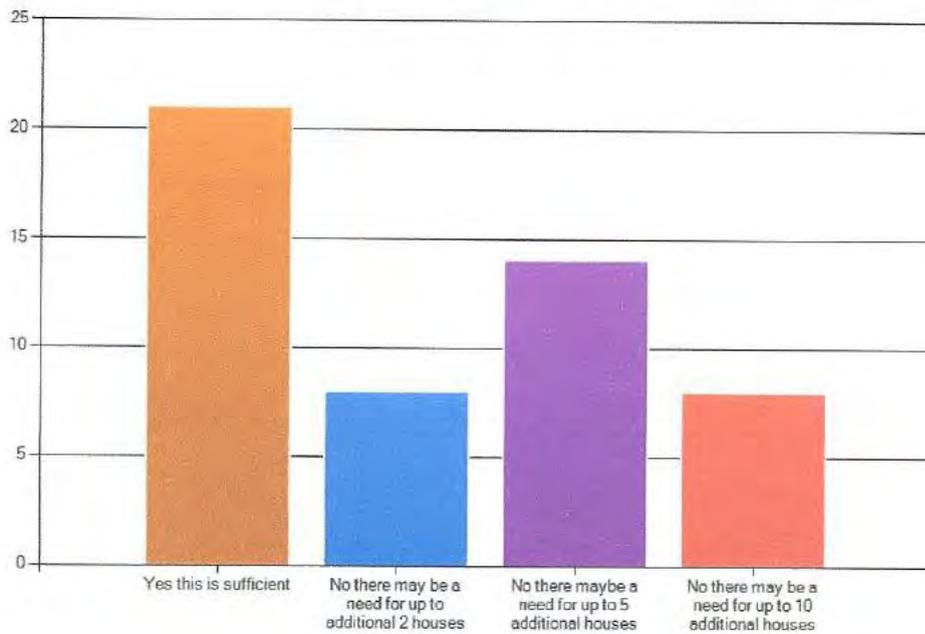
Q 1 all responded

Q4 12% of respondents stated that they had family members who would like to live in the village but are unable to due to lack of appropriate housing.

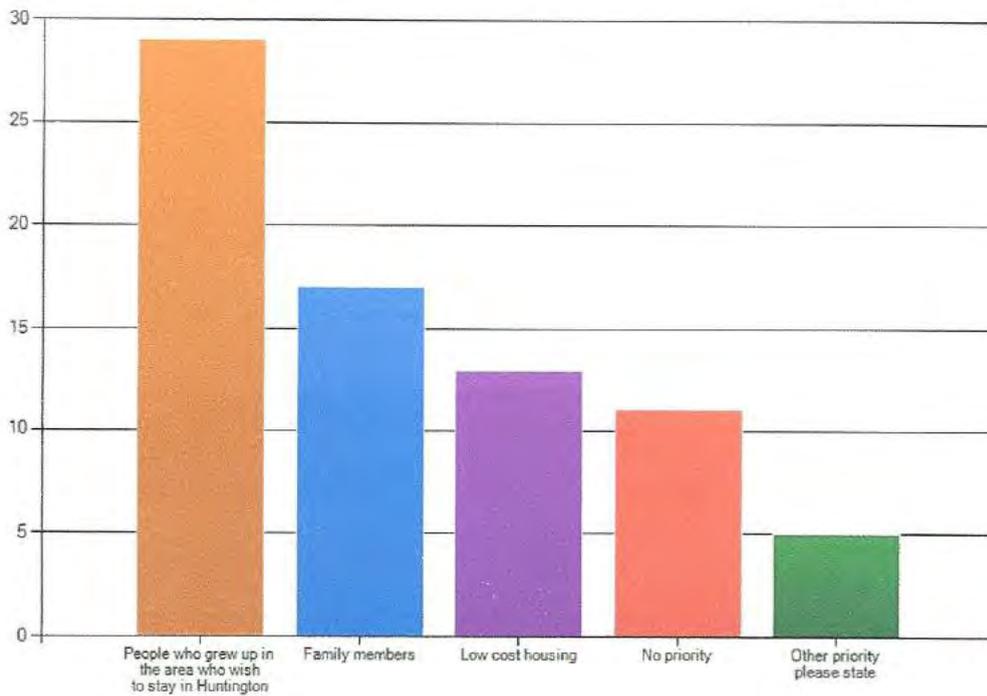
We are an ageing population in Huntington. Do you feel that there is a need for affordable housing to attract young families to the area?



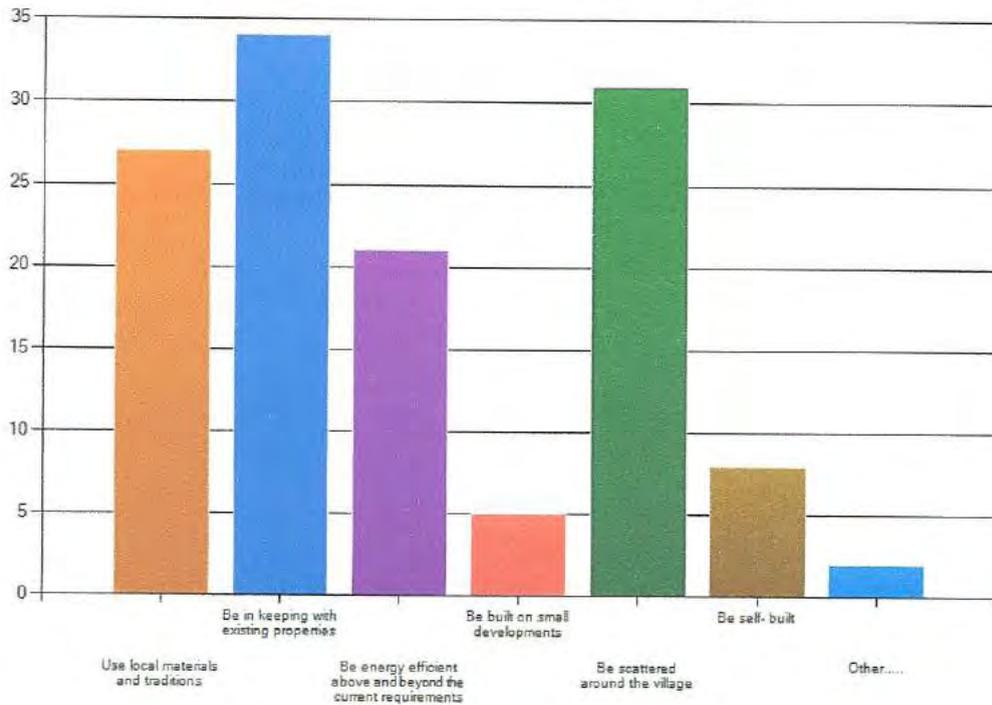
Do you feel that this amount of housing and these conditions are sufficient for the needs of Huntington? Choose one.



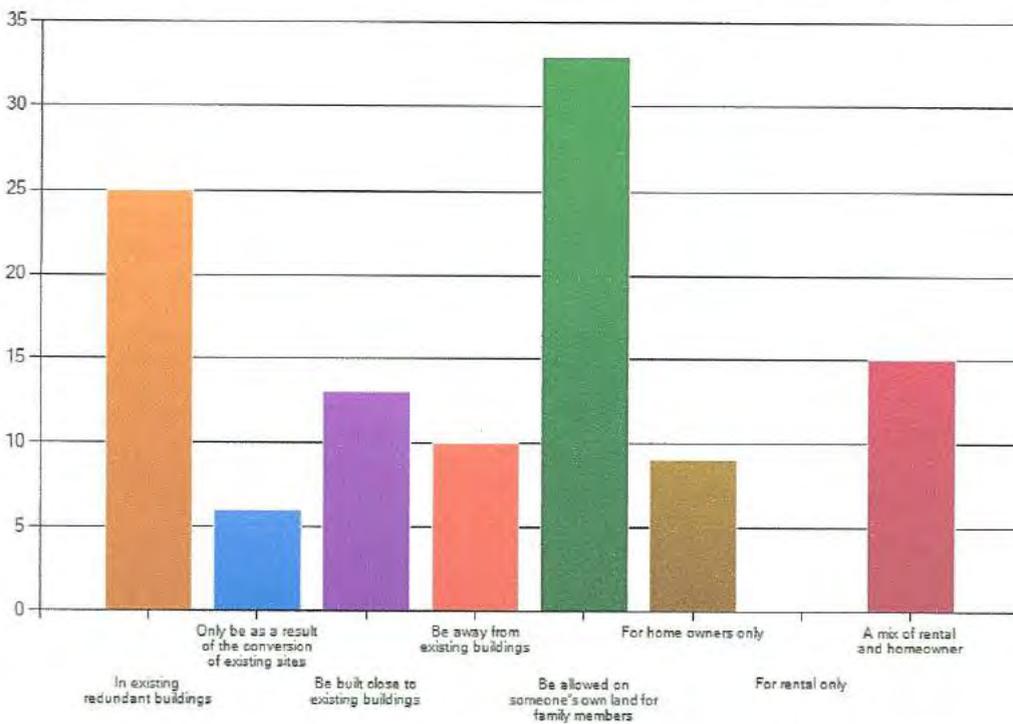
If new housing is built, should there be a priority for (Tick all that apply)



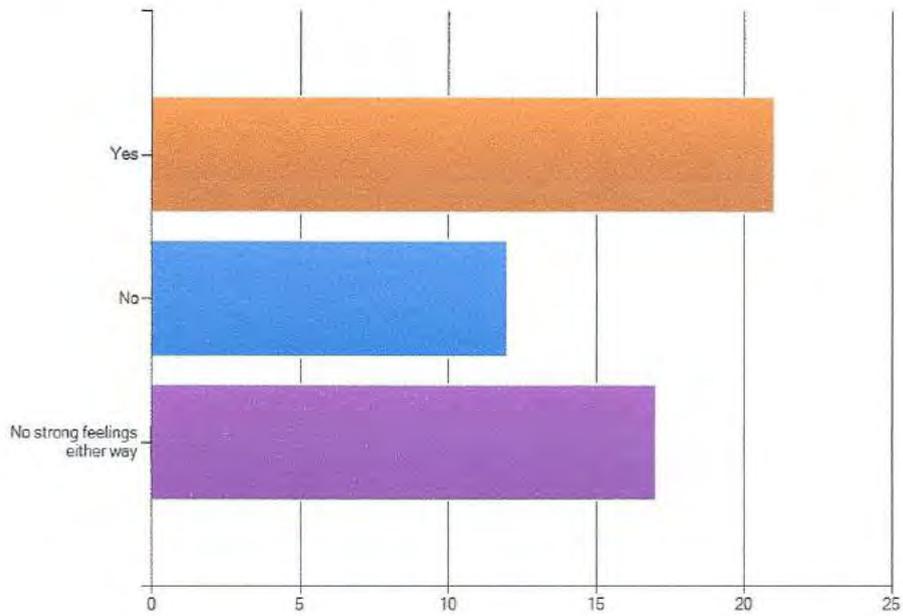
Do you think any new housing should ...(Tick all you agree with)



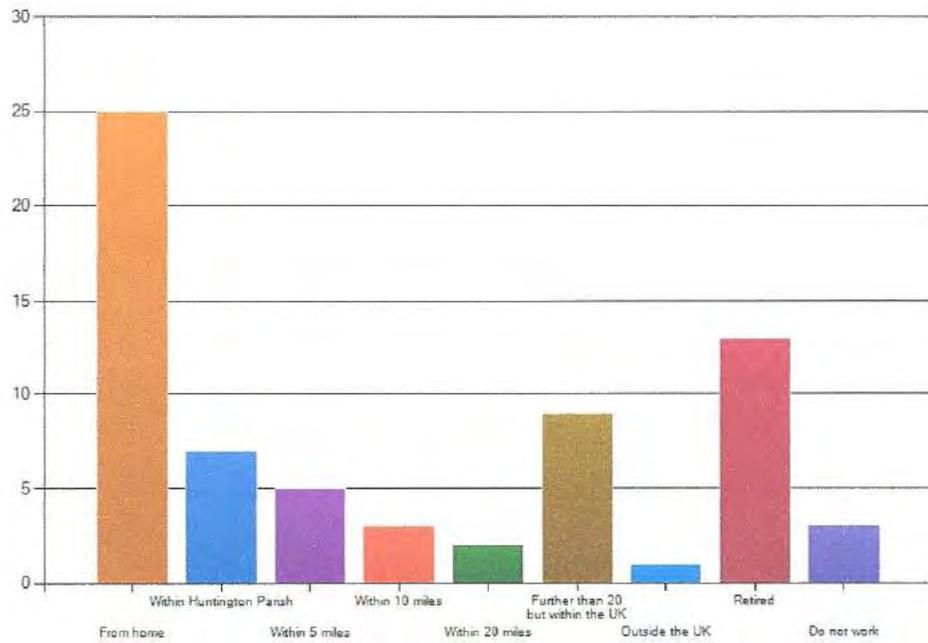
If new housing were to be built, where do you think it should be? Tick all you agree with.



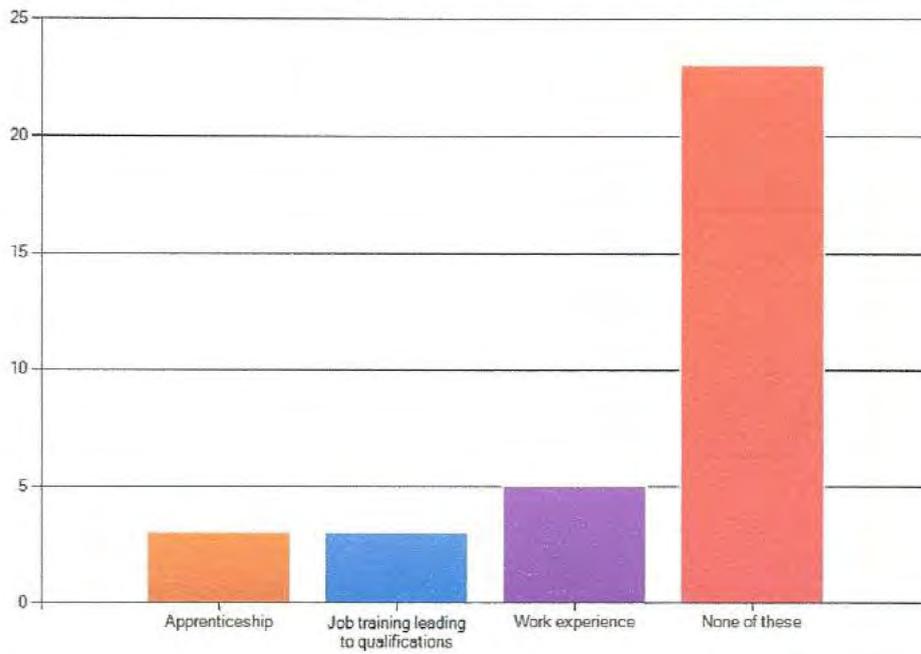
Should we favour developments that provide joint working and living space, encouraging small businesses into the area?



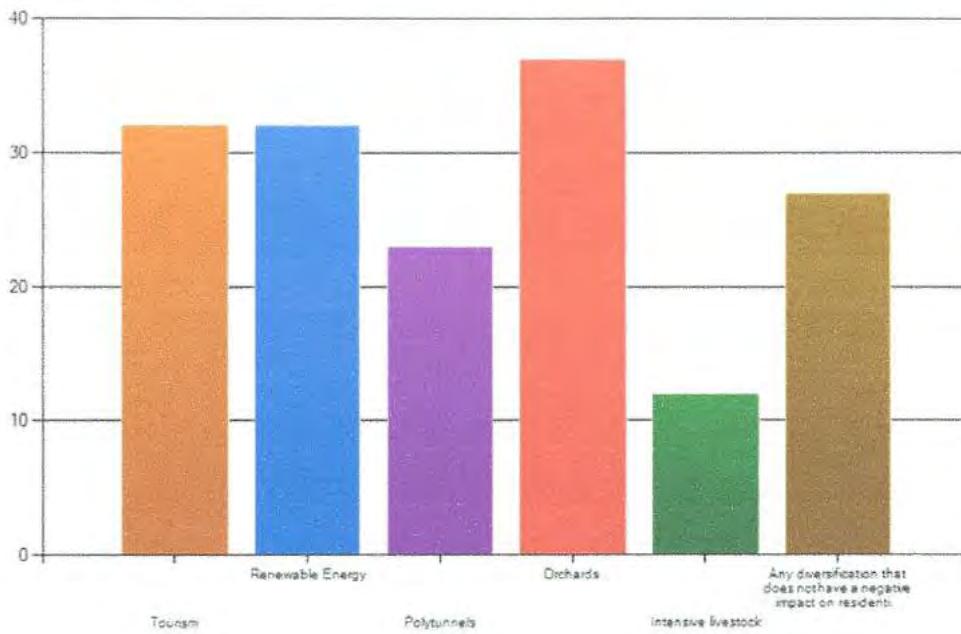
Do you work...



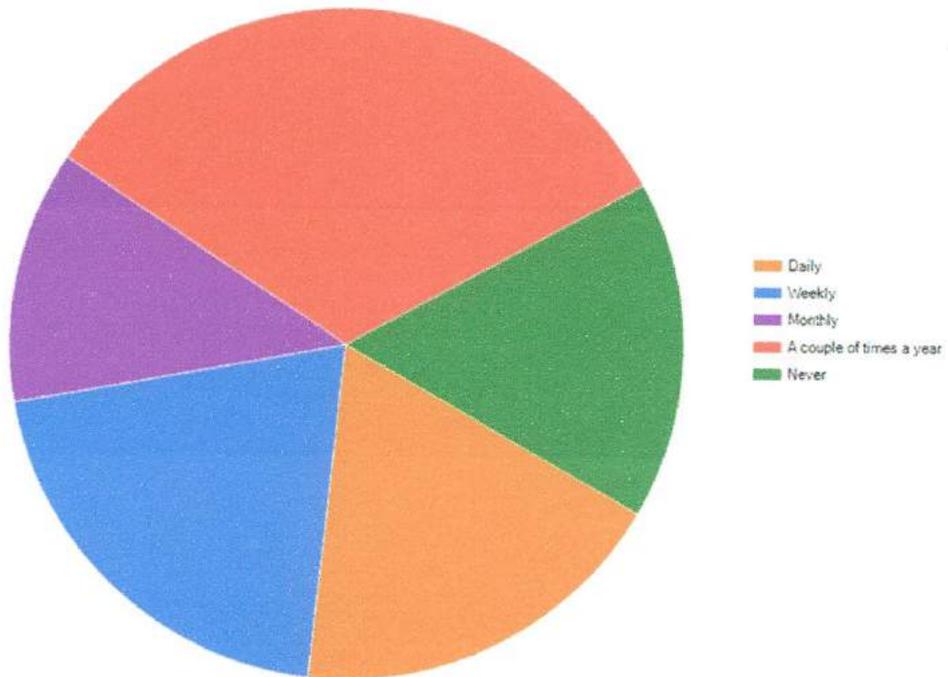
If you run your own business could you offer any of the following?



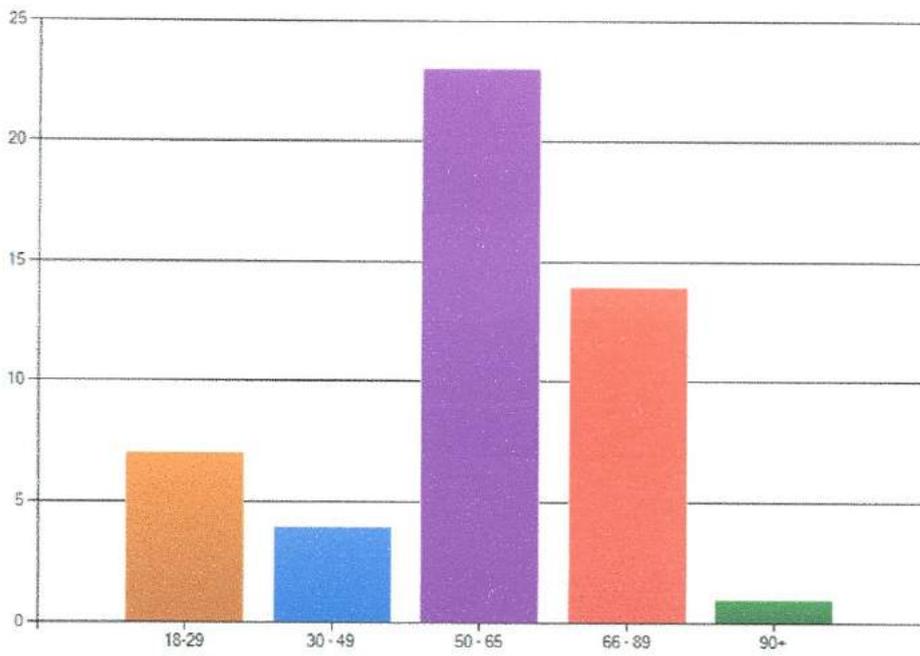
If family farms are to survive as viable businesses in Huntington for the next generation, diversification will be necessary. What forms of diversification should be allowed or encouraged?



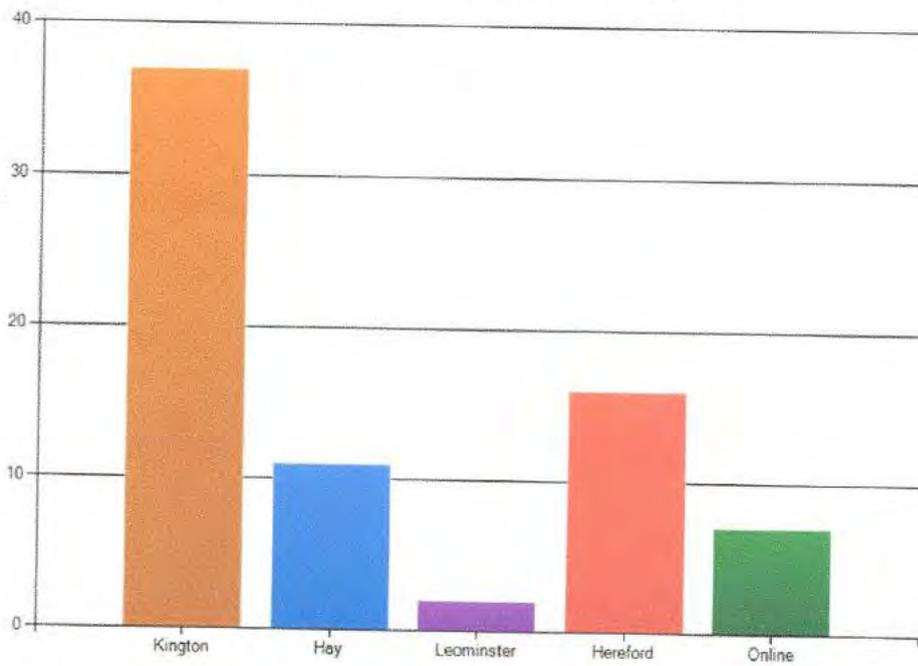
How often do you use the footpaths?



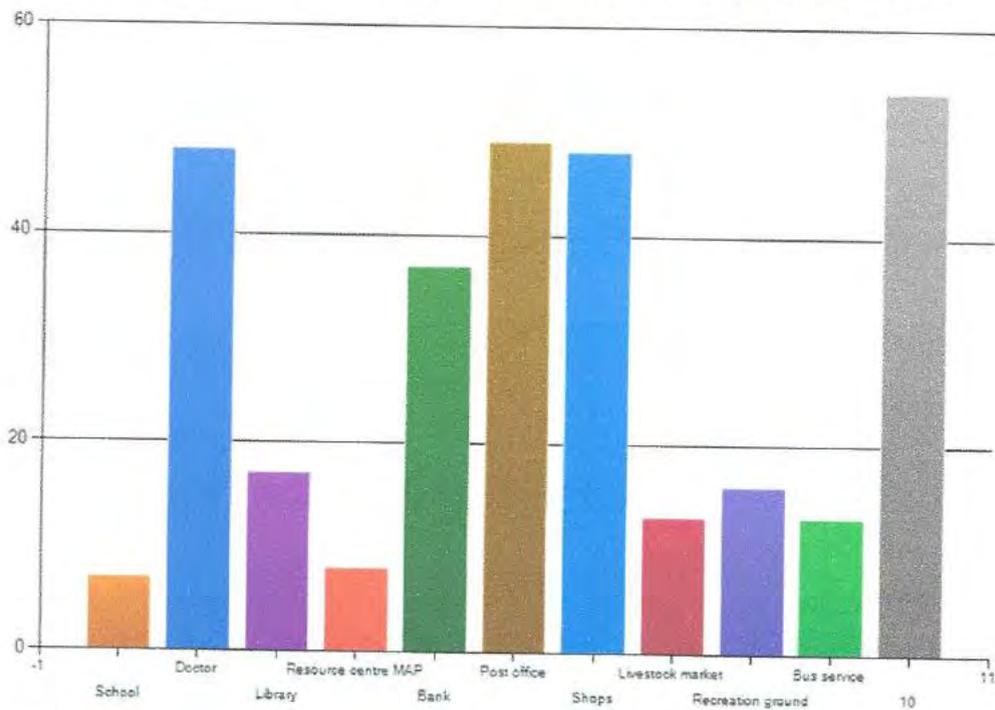
Age bracket



Where does your household do their main food shopping?



Which existing facilities and services in Kington do you use? Tick all the ones you use



Parish Clerk
Huntington Parish Council
Yew Tree Farm
Huntington
HR5 3PG

27th October 2016

Dear Parishioners,

An Open Meeting is being held in Huntington Village Hall on Tuesday
8th November at 7.30pm to view and comment on the Draft Huntington
Development Plan prepared by Huntington Parish Council and Huntington
Neighbourhood Development Plan Steering Group.

There will also be an opportunity to ask members any questions you may
have concerning the Plan.

Yours sincerely,



Parish Clerk

Huntington Questionnaire

Summary of answers to Questions 23 and 20

Geoff Steel, 31st October 2014

Question 23

“Are there any particular areas of Huntington that you feel are of special value environmentally or areas that need special protection?”

There were 36 replies. Two said “N/A” and one said “No”. The rest are summarised in the following table and also indicated on the attached map.

Area	Times mentioned	Comments
Castle	14	
All	7	Seven people just said “All of Huntington”
River Arrow	7	The Arrow, the watercourses which run into it, along with fish and other wildlife, and “runoff” from fields were all described.
Church	6	
Central	5	Between the church and the castle, this area was described in several different ways including mentions of the Swan, Post Office and “central green”. All are included here.
Disgwylfa	5	Outside Huntington parish but mentioned so many times that it’s included in this summary.
Offa’s Dyke	5	Also lies outside the parish. One person listed “footpaths and bridleways” in general.
Rainbow Meadow	3	Mentioned by name only once, other descriptions were “river meadows” and “Arrow valley woods” and are included here.
Chapel	2	
Turret	1	Huntington’s older castle, above the Rainbow meadow. One person mentioned “ancient monuments”
Others		There were also mentions of “landscape”, “setting”, “hedgerows and mature trees” and “common land”. While not individually identified on the map they are clearly regarded as important.

Question 20

On the subject of renewable energy for the *community*, i.e. not private or commercial, the responses to question 19 were a majority against (36 no, 20 yes). Question 20 followed by asking what form such a project might take. There were seventeen answers.

Wind and solar panels were both suggested by nine people with the village hall being proposed as suitable for a PV project. As question 19 specifically mentioned wind and PV these energy sources would already have been in peoples’ minds. There were two suggestions of hydroelectric power to make use of the local streams, with one of them adding that it may help with flood control.

An important factor which was mentioned is the limited capacity of the local grid network which may prevent such projects being cost-effective.

Two people said that they did not know enough about the subject.

Appendices

1) **Huntington Landscape Assessment compiled by Carley Tinkler.**

2) **Listed Buildings in Huntington:**

Barn about 10 yards South East of Penlan farmhouse
Barn about 15 yards South West of Middle Hengoed
Church of St Thomas a Beckett
Goffs Endowed Day School and Huntington United Reformed Church
Huntington Post Office and outbuilding adjoining south
K6 Telephone box adjacent to the Old Post Office
Lower House Farmhouse
Middle Hengoed Farmhouse
Outbuilding about 20 yards North-East of Great Penlan Farmhouse
Outbuilding adjoining Burnt Hengoed Farmhouse at rear
Penlan Farmhouse and Outbuilding
Penllan Farmhouse and adjoining Outbuilding
Remains of Huntington Castle

3) **Questionnaire results:**

a) **There were a number of comments made at the Neighbourhood Plan launch meeting in Huntington. Tick all boxes you agree with.**

- the most prevalent reply was "all of us, farmers and other residents should help protect the beauty of our countryside" and "the best thing about Huntington is the peace and quiet".

b) **What do you particularly like about Huntington?**

Nearly everyone commented on the peace and quiet of the area, and the following quote sums up the general feeling. "Beautiful countryside, enthusiasm and support of the community for local events."

c) **What could be done to improve Huntington?**

- most popular replies were: improve the state of the roads (11); improve Broadband (7), and provide housing for young families (7).

d) Do you have a close relative who would like to have their own home in Huntington but cannot because there is no appropriate housing?

- 12% of respondents stated that they had family members who would like to live in the village but are unable to due to lack of available housing.

e) Do you feel that the amount of housing and these conditions are sufficient for the needs of Huntington?

41% of responses felt that there was sufficient housing; 15.7% thought that there was a need for up to 2 houses; 27.5% a need for up to 5 houses and 15.7% up to 10 houses. (ie 59% of responses considered that there was a need for additional housing in the village)

f) We are an aging population in Huntington. Do you feel that there is a need for affordable housing to attract young families to the area?

- the results were split virtually 50/50 for and against.

g) If housing is built, who should there be a priority for?

- a large proportion of the replies stated that there should be a priority for people who grew up in the area and wish to stay, and also for family members of long standing residents.

h) Do you think that new housing should be ... list provided.

- the most popular replies were: be in keeping with existing properties; scattered around the village; should use local traditions and materials; and be energy efficient.

i) If new housing were to be built where do you think it should be?

- most replies stated that it should be built on someone's own land for family members; and in existing redundant buildings.

j) Would you favour developments that provide joint working and living space, encouraging small businesses in the area?

The majority of replies were in favour of this.

k) Increasing numbers of people are working from home, are there any obstacles that could be removed to improve opportunities for businesses locally?

29 answers were received, 26 of which considered Broadband speed to be a limiting factor.

l) Where do you work?

25 replied that they worked from home; 13 were retired; 9 worked further than 20 miles away.

m) If you run a business could you offer any of the following? List provided.

A small number replied that they could offer apprenticeships, job training leading to qualifications or work experience.

n) Do you think that small family farms should stay a feature of the community?

Everyone answered this question, with 96% replying positively.

o) If family farms are to survive as viable businesses in Huntington for the next generation, diversification will be necessary. What forms of diversification should be allowed or encouraged?

List – please tick.

Replies received: orchards 38; tourism 31; renewable energy 31; any diversification that does not have a negative impact on residents.

p) Do you have any ideas about how we could improve our local economy and or what would you do to develop the local economy if rules permitted?

Answers included: promote and encourage all small scale forms of tourism; local farm shop; encourage small businesses; develop support links with similar communities.

q) Do you feel there should be constraints on large scale renewable energy projects in Huntington?

Very mixed response, most seem opposed to large scale renewable energy projects.

r) Many communities are developing community renewable energy projects of large PV or wind turbines to power a group of houses, is this something that you think could be of benefit to Huntington?

44 responses received – 67% in favour.

s) If so, what form might such a project take?

12 responses – wind power; some form of solar/ PV.

t) Are there any particular areas of Huntington that you feel are of special value environmentally or areas that need special protection?

Responses; castle 14; all Huntington 7; River Arrow 7; church 6.

u) We have a number of footpaths in Huntington. What is your opinion about the number of footpaths in the area?

The replies received generally felt that the numbers of footpaths are sufficient.

v) How often do you use the footpaths?

50% of replies stated that they either never used the footpaths or only used them a couple of times a year; approximately 35% used them on a daily or weekly basis.

w) We know that the churches in Huntington have very low numbers in their congregations

and have recently been struggling financially. As a result a Friends of St Thomas a Beckett has been created to involve the wider community. Do you think it is important that the community supports the churches in Huntington this way?

The responses received supported this.

x) Where does your household do their main shopping?

The majority of responses stated that Kington was their main shopping centre, followed by Hereford and then Hay on Wye.

y) Which other facilities and services in Kington do you use?

The main responses were: shops; post office; doctors surgery; bank; and also the library; livestock market; recreation ground; bus service.

Huntington Parish Council Steering Committee

Minutes of the Meeting held at Huntington Village Hall
Thursday 12th June 2014

Present: M Fitton, G Jones, G Steel, R Bradbury, G Meakins, R Cotterill, P Lloyd, J Hegarty
R Hammond, D Mills, J Jones, C Jones, MA Lloyd

Apologies were received from P Cleland, P Kelly, C Stevenson, T Morgan, B James

In the absence of B James, G Jones chaired the meeting and welcomed everyone.

Everyone present introduced themselves and made comments concerning the Neighbourhood plan:-

- J Hegarty – Kington's future is important to Huntington: also work from home/setting up business.
- R Hammond also commented that a vibrant Kington was important as the outlook for the future is for lower numbers working in agriculture. People will need other employment.
- G Meakins stated that he would like to see Huntington remain an unspoilt area.
- D Mills was passionate about Huntington and did not want further housing. Convert old buildings ?
- B Kinsey said that she came to Huntington because of the pace of life. Jobs for young needed..
- C Jones felt that planning should be relaxed to allow young people to build. Sell on clause?
- P Lloyd stated that Huntington needed young families, both sons would love to live in Huntington. Does not want a housing estate which would be very wrong for the community.
- G Steel wanted to know how affordable housing would stay in the hands of young local families. Something like an agricultural tie? 200 new homes in Kington -where are the jobs?
- M Fitton said that Herefordshire Council Policy H2 – Rural Exception sites – widely supported. Affordable housing in rural areas.
- M Lloyd commented that the N.P. could specify that all new homes must be in character with other Huntington properties, built with good/sustainable materials.

MF commented that the committee need to pin down the issues that relate to the Huntington parish. There seems to be a great deal of consensus surrounding affordable housing for young local families. This could certainly be brought into the N.P. after a great deal of careful consideration.

G Steel suggested that the committee should start drawing up a questionnaire immediately.

M Fitton felt that it was too soon to start – the committee needed more community information.

R Cotterill suggested that a stand be put up at Huntington Fete giving people information about N.P., and also asking the public for informal feedback on post-it-notes on a map of Huntington.

This was widely supported by all present – R Hammond and J Jones to set up stall.

A discussion then took place on tourism in the area – could B & B income increase the economy in Huntington? Help to develop Kington's Walking Festival-more walks in the Huntington area?

How much of a benefit would this be to Huntington?

C Jones & R Hammond felt that more footpaths would not benefit the agricultural community.

Most walkers are very good using footpaths, but gates are sometimes left open etc..

R Cotterill felt that the Environment in the area had changed greatly in the last 20 years or so.

However, J Jones felt that traditional farming in Huntington had led to less change in the environment.

A discussion took place concerning Kington's Saturday market – selling local produce.

M Fitton informed the meeting that Kington Town Council would give assistance with the questionnaire. G Steel, P Lloyd and C Jones to meet with Kington Council to draw up a questionnaire.

A meeting of the questionnaire group would be held at the old police station on 3rd July at 7pm.

The next meeting of the steering group would be held at Huntington on 24th July at 8pm..

MF informed the meeting that Kington Town Council were holding Neighbourhood Planning meetings:

- 30th June on Housing at the old police station
- 30th July on Transport at the old police station – all welcome



Kington Rural and Lower Harpton Neighbourhood Plan Questionnaire

Introduction

This questionnaire is important for all adult residents living in Kington Rural and Lower Harpton area. At the end of last year you were sent a copy of the Kington Chronicle that described how a Kington Area Neighbourhood Plan is being prepared; you can see more at www.kingtonareaplan.org.uk.

The Plan will need to reflect the ideas of local people about how they want their Neighbourhood to develop. Your thoughts and opinions will be used to help write the Plan.

The questions that follow cover five broad topics; housing, economy, environment, transport, and sustainability. We would be grateful if each adult member of your household could sit down with a nice cup of tea and spend a little time completing the questionnaire.

Your answers will be anonymous.

You can write your answers on this form or use the online form at:
<https://www.surveymonkey.com/r/PF9JYLJ>

FREE entry in £50 PRIZE DRAW!

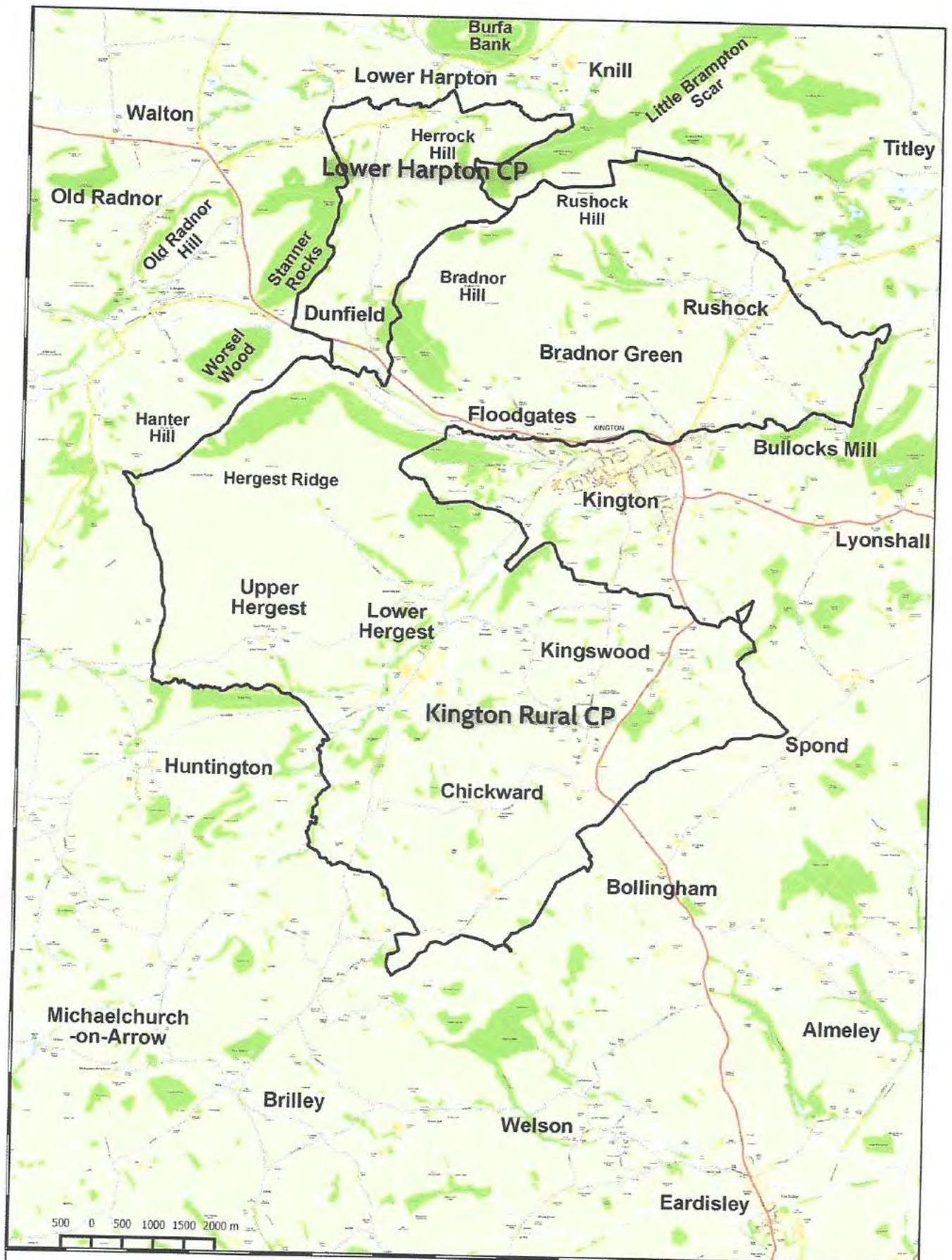
By completing the questionnaire you are eligible for free entry in the £50 prize draw. More details on the **PRIZE DRAW PAGE** at the end of the questionnaire.

Completed questionnaires should be returned by **Saturday 14th March 2015** to the collection boxes at **Kington Library** or **Marches Access Point**, or posted to:

Esther Rolls, 9 Duke Street, Kington,
Phone: 01544 231182 or 07817 622337
Email: er@estherrolls.wyenet.co.uk

If you need further copies of the questionnaire for other adults in your household, or would like to arrange for a volunteer to collect your completed questionnaire(s) please contact Esther, at the details above.

Results of the questionnaire will be available at Kington Library, Marches Access Point and will be published on the Kington Area Neighbourhood Plan website at: www.kingtonareaplan.org.uk



Kington Rural and Lower Harpton Parish (& neighbouring places)

Contains Ordnance Survey data © Crown copyright and database right 2015

(Please feel free to detach and keep this map & cover)

1. In community meetings the following comments have been made about Kington Rural and Lower Harpton. Tick all you agree with:

- Everyone living in the area should help protect the beauty of our countryside
- The best thing about our area is the peace and its clean air
- The future of our area depends on Kington town staying prosperous
- Tourism is important to the area

2. What do you particularly like about the area you live in?

3. What could be done to improve your area?

The Herefordshire Local Plan Core Strategy states that in rural locations residential developments are allowed only if they are required to meet an agricultural, forestry, rural enterprise or other proven local need (see RA3 RA4 and H2 of the Herefordshire Local Plan for further details.)

4. As mentioned above, Herefordshire will allow the building of new houses only if there is agricultural or other proven local need. Do you agree?

- Yes
- No

5. If you answered NO to question 4 and support more housing - how many?

- 2 houses
- 5 houses
- 10 houses

6. Do you have a close relative who would like to have their own home in the locality but can't because there is no appropriate housing available?

- Yes
- No

7. If new housing is built should there be a priority for: (Tick all that you agree with)

- People who grew up in the area who wish to stay
- Family members
- Low cost housing
- No priority

Other priority? Please state here:

8. Do you think any new housing should.....(tick all that you agree with)

- Use local materials and traditions
- Be energy efficient above & beyond the current requirements
- Be built on small developments
- Be scattered around the area
- Be self-built

Other (please specify below)

9. If new housing were to be built, where do you think it should be? Tick all you agree with:

- Conversion of redundant buildings
- The conversion of existing sites to residential use
- Be built near to existing buildings
- Be allowed on someone's own land for family members

10. Should new houses be for: (tick one)

- home owners
- for rental
- social housing
- a mixture of rental, housing association and homeowner

11. Should we favour developments that provide joint working and living spaces encouraging small businesses into the area?

- Yes
- No

12. Increasing numbers of people around the country are working from home. What are the main obstacles to working from home in your area?

13. Do you work (tick all that apply)

- From home
- Within Kington Rural & Lower Harpton Parish
- Within 5 miles of your home
- Within 10 miles of your home
- Within 20 miles of your home
- Further than 20 but within the UK
- Outside the UK
- Retired
- Do not work

Other (please specify)

14. If you run your own business could you offer any of the following?

- Apprenticeship
- Job training leading to qualifications
- Work experience
- None of these

If you wish, please state what/where your business is:

15. Do you feel that it is important that small family farms stay a feature of our community?

Yes

No

Can you explain why?

16. If farms are to survive as viable businesses in the area for the next generation, diversification might be necessary. What forms of diversification should be allowed? Tick all you think should be allowed

Tourism

Renewable energy

Poly-tunnels

Orchards

Intensive livestock

Any diversification that does not have a negative impact on residential properties

Other (please specify)

17. Redundant farm buildings provide an opportunity for diversification. How should they best be developed for the good of the area? Tick all you agree with.

- for housing
- for holiday lets
- for the development of small businesses and workshops
- they should remain undeveloped

Other suggestions

18. Do you have any ideas about how we could improve our local economy?

19. The Core Strategy will encourage appropriate development on “brownfield sites”. Hergest Camp and the Paint Dump are brownfield sites. Should these kind of areas be prioritised for development over greenfield sites?

- Yes
- No

20. What do you think brownfield sites could be used for? (tick any you agree with)

- | | |
|-------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Housing | <input type="checkbox"/> Live / work units |
| <input type="checkbox"/> A museum | <input type="checkbox"/> Renewable energy site
such as solar power |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Nature Reserve |

Your idea?

21. Many communities are developing renewable energy projects such as solar power and wind turbines. Could this be of benefit to our area? (tick one or both option)

- Solar Panels
 Wind Turbines

Other (eg bio-mass, wood coppice, hydro)

22. In Kington Rural & Lower Harpton Area tourism is increasingly important to the local economy. Should facilities for tourists be increased in the area?

- Yes
 No

23. If you answered YES what facilities do you think would be appropriate?

Tick all you agree with and what other tourist attractions should there be?

camp sites

more holiday cottages

more B&B's

family attractions

caravan sites

Your ideas?

24. Are there enough footpaths in the area?

Yes

No

25. How often do you use the footpaths?

Daily

Weekly

Monthly

A couple of times a year

Never

26. Is there a need for a footpath / cycle path along the Hergest Road to Arrow View

Yes

No

27. Is there a need for a footpath / cycle path along the by-pass to the Doctor's surgery?

Yes

No

28. Kingswood Village Hall is a valuable but under-used resource. What else could it be used for? (please use the box below for your ideas)

29. Are there any particular areas, spots or places in Kington Rural and Lower Harpton that you feel are of special value environmentally or areas that need special protection? Please list areas/spots/places you think important:

30. Which existing facilities and services in Kington do you use? Tick all the ones that you use.

- | | | |
|--------------------------------------------|------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> School | <input type="checkbox"/> Resource Centre | <input type="checkbox"/> Chapel |
| <input type="checkbox"/> High Street Shops | <input type="checkbox"/> MAP | <input type="checkbox"/> Food, Craft and General markets |
| <input type="checkbox"/> Doctor | <input type="checkbox"/> Bus service | <input type="checkbox"/> Pubs and Hotels |
| <input type="checkbox"/> Livestock market | <input type="checkbox"/> Bank | <input type="checkbox"/> Cafes and Take-aways |
| <input type="checkbox"/> Library | <input type="checkbox"/> Petrol Station | <input type="checkbox"/> Car parking |
| <input type="checkbox"/> Recreation ground | <input type="checkbox"/> Post office | <input type="checkbox"/> Supermarkets |
| | <input type="checkbox"/> Churches | |

What else do you regularly use in Kington, or is there anything else you would like to see?

31. Where does your household do their main food shopping? (tick one)

- | | |
|----------------------------------|----------------------------------|
| <input type="radio"/> Kington | <input type="radio"/> Hereford |
| <input type="radio"/> Hay | <input type="radio"/> Presteigne |
| <input type="radio"/> Leominster | <input type="radio"/> Online |

Other (please specify)

32. Are you a member of any clubs and societies in Kington?

Yes

No

Which ones?

33. Do you need improved public transport?

Yes

No

If yes, please say what service you need, and when.

34. Do you feel that our area is adequately covered by the Fire service?

Yes

No

35. Do you feel that your area is adequately covered by the Ambulance Service?

Yes

No

36. Do you feel that our area is adequately covered by the Police service?

Yes

No

37. Please indicate which area you live in:

- | | |
|-------------------------------------|-------------------------------------|
| <input type="radio"/> Bradnor Hill | <input type="radio"/> Lower Hergest |
| <input type="radio"/> Rushock | <input type="radio"/> Chickward |
| <input type="radio"/> Kingswood | <input type="radio"/> Floodgates |
| <input type="radio"/> Lower Harpton | <input type="radio"/> Other |
| <input type="radio"/> Upper Hergest | |

38. Age bracket (tick one)

- 18-29
- 30-49
- 50-65
- 66-89
- 90+

39. Are you:

- Male
- Female

40. If you have any further comments about Kington Rural and Lower Harpton or other ideas please use the space below

PRIZE DRAW PAGE

Thank you for filling in the questionnaire - your views count and will help form the basis of Kington Area Neighbourhood Plan.



Completed questionnaires will be entered in a £50 Prize Draw.

If you wish to be entered in the draw you will need to provide your name, address and telephone-number in the space below. The prize draw page will be detached from the rest of the completed questionnaire before analysis to ensure the anonymity of all responses.

(If you do not wish to participate in the Prize Draw, please leave the following section blank.)

NAME:

ADDRESS:

Telephone Number:

Prize Draw Information

1. There will be a single prize of £50
2. The prize draw will be for parishioners of Kington Rural and Lower Harpton, completing the Neighbourhood Plan questionnaire.
3. The prize draw page will be detached from the rest of the completed questionnaire before analysis to ensure the confidentiality and anonymity of responses.
4. The winner of the prize draw will be identified via the details provided in the Name/Address/Telephone No. section of this PRIZE DRAW PAGE. If you do not provide details it will be assumed that you do not wish to participate in the draw.
5. The Prize Draw will take place within two weeks of the closing date for the return of completed questionnaires.
6. The winner of the Prize Draw will be notified by telephone or by post if necessary.
7. The name of the winner will be advertised on the Kington Area Neighbourhood Plan website: www.kingtonareaplan.org.uk as soon as is practicable after the prize-draw has taken place.

Completed questionnaires should be returned by **Saturday 14th March 2015** to collection boxes at **Kington Library or Marches Access Point**, or posted to:

Esther Rolls, 9 Duke Street, Kington,
Phone: 01544 231182 or 07817 622337
Email: er@estherrolls.wyenet.co.uk

If you need further copies of the questionnaire for other adults in your household, or would like to arrange for a volunteer to collect your completed questionnaire(s) please contact Esther Rolls (details above).

**KINGTON AREA NEIGHBOURHOOD PLAN
2011 – 2031**

**Kington Town Kington Rural and Lower Harpton Group
Parish
Huntington Parish**

Regulation 16 Consultation Statement

Appendix 16

Reg. 14 notes from public meeting July 2017

KINGTON AREA NEIGHBOURHOOD PLAN

PUBLIC MEETING : FEEDBACK ON REG 14 CONSULTATION

27 JULY 2017

PQ =question or comment from member of the public

R = response from Martin Fitton

Approximately 80 people attended.

Meeting was chaired by Mrs Elizabeth Banks, (EB) currently Vice-Chair of Kington Town Council.

EB opened the meeting by welcoming everyone and giving short introduction as to purpose of meeting to provide feedback and opportunity for questions.

Martin Fitton (MF) reviewed purpose of KANP and progress to date. In light of many comments MF repeated instruction in Core Strategy that new dwellings (200 in Kington Town and c 15 in Hergest) were allocated by Herefordshire Council and confirmed by Inspector, to be delivered via NDP

Celia Kibblewhite (CK) presented brief overview with graphs on results from questionnaire that had been sent/delivered to every household in the 3 council areas. Return had been just over 12%. In addition all notes left in Library plus separate written letters and emails have been recorded.

PQ1: clarify what is meant by "12% return"

PQ2 : for 50 houses (not sure which site) upgrade of the sewerage system will be required – currently have 9inch pipe running through garden on Old Eardisley Road and bottom of Kingswood Rd (leaking sewage?)

R: Welsh Water won't upgrade before 2020 so there can't be more than 50 houses built before then and even then they may not upgrade; developers can pay for upgrade if they wish to progress sooner.

PQ3: be clear, it is not "the community" that has identified the sites that will cause the least amount of damage – and I don't think you (the KNP Committee) have (either) as clumping them altogether (is not a good idea)

R: we are well aware the community want small, brownfield sites (but not enough to meet the 200 requirement, if anyone has other suggestions for a 100 houses let us know).

PQ4: the text (from HCC) says "constraints...can be reviewed..." (so that means we don't have to comply with 200 houses)

PQ5: Is it possible that the necessary infrastructure will not get built (so the plans will not materialise?).

R: yes, there's no drive currently (by developers?) The plan is not just concerned with housing.

PQ6: unclear what is meant by...(?) 'built the plan' because... don't want anything imposed on it...

R: Current Settlement Boundary has been in place since 2005..

PQ7 (Terry James Ward Councillor): Take issue with two points:

- i) After public inquiry the Public Inspector said minimum 200....but look at Leigh near Ross where they had 41 houses to build and now 108 houses have been passed. So, having a plan won't stop (more than 200) houses being built!
- ii) HC have not insisted on NPs but the govt has invited councils to prepare them. An NDP could create rigid plans which defend developers (i.e. developers will stand to gain by having the plan and knowing where they can push to build).
- iii) Other parishes have produced 'criteria -led Plans and not allocated specific sites..a better idea

R: yes, the govt could insist on more houses being built

PQ8: with the development date 2031, I would prefer it to be left up to market forces. K12 and 13 have access problems that won't attract developers. No developer showed interest in Kington. Kington is a large village. Can't parishes transfer allocations?

R: no (they can't transfer allocations) the allocation is designated to be within the parish boundary

PQ9 : I see a problem with K20 because it's in Kington Rural. The Parish Boundaries are set by the government not by a little group...

PQ10 : it is the least worst option. Other towns have chosen not to do one that's how as a town council you can defend against unwanted developments. If we don't put a plan in, do you think Hereford will impose it (200 houses)? **What do you fear they will do that is worse than what we are proposing ourselves? We're surely giving them an amber light?**

R: this strategy (not to do a plan) might work. From experience, with no NDP then HCC will impose their plan. It needs the whole community to say, "we don't want 200 houses"...

PQ11: have other NDPs come together with criteria and avoid a large site?

Ros: Bromyard decided against a NDP, now they are having buildings imposed on them. The core strategy says 200 will be delivered through NP...The other places mentioned have very small allocations compared with Kington

PQ12 (TJ): ultimately the market plan...thesettlement boundary (2005) has constrained things..

PQ13 : questionnaire asked if people agreed with the settlement boundary...is it possible to disagree?

R: it is possible to move the proposed boundary.

PQ14: (Draper , Planning Agent)) you've emphasised that landscape is important – the sites you're plumping for have been investigated three times already and are said to be 'no-go' areas – SHLAA analysis

PQ15: are there minutes of past meetings and this one? [yes]

Results of the survey – presented by Celia

Went through results for Questions: 1,3,5,6.

1,500 questionnaires delivered (by hand) others posted to Kington Rural and delivered in Huntington.. Received 161 completed responses i.e. 12%.

On Q1 re K12 and 13, only 149 responses, from which 48% indicated approval

Clarification: the questionnaire asked you to tick which proposed sites you approved of. If no tick then assume you have not approved.

PQ16: will the average be adjusted to take into account only 149/161 responded?

PQ17: people I've spoken to didn't want any development. What about having a plan that just sets out criteria instead of a plan for 200 houses? Or why not something in the middle? ...this is what the community want and anything over this ...here are the criteria...

R: repeated this in the meeting with inspector who listened but stuck to 200 allocation

PQ18: don't state no to 200. Say there are sites the community is happy with, then if we have to have further 100 say there are the criteria...

R: would have to decide on the settlement boundary...it will be out of our control...NP would be invalid. It wouldn't go to referendum stage.

PQ20 : re the criteria – is there any obligation for HC to take note if planning applications made?

R: the officers would say, "the NP argues...and we recommend supporting it"

PQ21 (RW): there are already strict criteria in the Core Strategy, 14 points, but they are meaningless with developers who argue 'viability' and say there are too many criteria. You can't use them to block developers.

PQ22: what about Eardisland criteria?

Bob: developers can ignore them.

PQ23: how will HC look at the plan?

R: it will be evaluated ultimately by an independent advisor. We've been talking a lot to HC officers especially re K12 and 13.

PQ24: can you make it less attractive for developers? Make them take a road out to the recycling place? [worry too re number of vehicles, danger for children]

R: we were very clear that Kingswood Rd can't be used. We accept it will increase traffic. We will stress that alternative access will need to be looked at.

PQ25: I thought it might be an inspiring plan, got involved but you have to be so compliant that it's actually boring and divisive. Choice to approach it differently was monitored by HC. It's only quite a boring plan – it has some good elements. A plan is the best option, this may not be the best plan but feedback has been generated – how to fit into policy? Need entrepreneurs and people with ideas to live here...questionnaire invited people to suggest other things

Kington Rural PARISH

EB invited Chair of KR to comment

R: Our council thinking is: it's of benefit to cluster the 15 houses, an opportunity to get better services and access; proposal includes a footpath to the bridge and proposals to install footpath the length of Hergest Rd The industrial site at Hergest has to be protected for future jobs.

There may also be windfall sites within the parish

PQ26 (Julia Jones – chair) had open meeting, asked landowners if they had land to put in. No response. Hence it is as it is.

EB: I want to be open – the land in question belongs to my son and is a brownfield site.

PQ27: it's a sewage farm from the hospitals and now a private sewage farm.

PQ28: re windfall sites: have two banks on the High St that are shut. If in due course...could make 10 flats on High St.?

R: interesting proposal. Still have to find space for 100 houses.

PQ29: also conversion of agricultural sheds...

R: that's not relevant option for Kington town. Two sites are desperate for development: Wesleyan chapel and down near old surgery in Victoria Rd. But they don't do enough to dent the 100.

PQ30: we used to have 3 bed flat on High St...need to avoid any more single accommodation as people get shipped in – it's OK for couples and families. We already have plenty of singles accommodation.

PQ31: if we go for this is it the best bet? Why has access to K12 and 13 gone to Old Eardisley Rd? Would it not be more feasible to take it out onto the main road? Creates a traffic issue for children from existing houses.

R: We've had the same concern. Think we could indicate that we'd expect a very detailed plan re access would be carried out. **We will try to add this change into the document.**

PQ32 : we want to hear what the questionnaire results were. Concerned re proposal for Old E. Rd.

PQ33: that access was already turned down.

PQ34: thank you, appreciate all the work that's been put in. You say it's all going to fall on a referendum? Is that 12% referendum?

R: Next stage:

- Revisions will be done based on the consultations
- Send to HCC to assess
- Further consultations if massive revisions
- Goes to inspector for 56 days
- Revisions
- Back to inspector
- Referendum – yes / no, can be postal votes. We will try to get everyone to vote.

Ros: from all the responses including notes and correspondence there is a whole list of things to amend on the plan. And good suggestions e.g. making the allotments a green space. K12 and 13, protecting people around the neighbouring area. Proposed amendments will be publicised

EB: Huntington Parish have done a summary of what they want (though no houses required).

PQ35: re the referendum, so will Huntington and KR vote ? What responses were there from Huntington?

R: yes, they will. No responses were received (with a Huntington postcode mark on them).

KINGTON AREA NEIGHBOURHOOD PLAN

Consultees at Regulation 14 Stage

Letters sent to:

Natural England

The Environment Agency

Historic England

English Heritage

National Trust

Highways | England

Wye Valley NHS Trust

Campaign to Protect Rural England

Woodland Trust

Herefordshire Nature Trust

Herefordshire Council

CONSULTATION DOCUMENT					
Representations and Responses – Regulation 14					
Respondent ID	Type of respondent	Policy/ paragraph no.	Comment	Response	NDP change
1	Natural England	Housing Section 5	Housing allocation levels within the Neighbourhood Plan must not exceed those allocated in the adopted Herefordshire Core Strategy.	Noted.	Amended KANP Policies INF1 and H5 to refer to compliance with SD4 and SD3 of the Core Strategy.
		Foul Sewage/Surface Water	<p>Policy wording should reflect that foul sewage must be disposed of in line with Policy SD4 of the adopted Herefordshire Core Strategy.</p> <p>Policy wording should reflect that, where a package treatment plant is used for foul sewage, this should discharge to a soakaway or a suitable alternative if a soakaway is not possible due to soil/geology. Any soakaway should be sited 50m or more from any hydrological source.</p> <p>Policy wording should also be included to reflect that surface water should be disposed of in line with Policy SD3 of the adopted Herefordshire Core Strategy and the CIRIA SuDS Manual (2015) C753.</p>	Amend KANP Policies INF1 and H5 to refer to compliance with SD4 and SD3 of the Core Strategy.	
		Agricultural Land	Any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.	Please refer to the site assessment report.	

		Green Infrastructure	<p>Natural England welcome the specific policy on Green Infrastructure</p> <p>Natural England recommend that specific reference is made to proposed housing allocations, with a commitment to securing multi-functional green infrastructure as part of the design of new housing sites in the Plan area.</p>	<p>Support noted</p> <p>Amend H5 to refer to multi-functional green infrastructure.</p>	<p>Amended H5 to refer to multi-functional green infrastructure</p>
2	CPRE	<p>General</p> <p>KANP ENV1 and KANP ENV3</p>	<p>The NDP is coherent and comprehensive and should provide strong foundations for local people wishing to guide Kington's future development.</p> <p>Development (residential/agricultural/industrial) should respect topography and not break the skyline. A map showing the key long views or view corridors could be used to support this.</p>	<p>Noted</p> <p>The KNDP is supported by a Characterisation Study which provides details of open spaces, views, landscape and building features of Kington Town. This document informs policies ENV1 and ENV3.</p> <p>Amend ENV 1 to state that Development(residential/agricultural/industrial) should respect topography and not break the skyline</p>	<p>Amended ENV 1 to state that Development should respect topography and not break the Skyline</p>

			<p>Archaeology. New development could be required to take account of known surface and sub-surface archaeology, lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p>	<p>Amend ENV3 to reflect the comment made regarding Archaeology.</p>	<p>Amended ENV3 as per Historic England's recommended text to address archaeology.</p>
		KANP E1	<p>The location of large scale farming units (intensive poultry/cattle rearing units and large scale polytunnels) and renewable energy infrastructure. Large scale economic activities can be detrimental to the environment and landscape if poorly located and can adversely affect amenity for residents, businesses and tourists. Your policy KANAP E1 adequately covers the location of rural economic activities however it may be useful to specify that the location of this type of development should be treated with particular sensitivity.</p>	<p>Amend NDP to address large scale economic activities.</p>	<p>Policy KANP E2 added to address large scale employment activities</p>
		KANP ENV1 KANP ENV 3	<p>The protection of non-designated landmarks/heritage assets. Some neighbourhood plans list or map non-designated landmarks valued by the community such as signposts, boundary</p>	<p>The KNDP is supported by a Characterisation Study which provides details of open spaces, views, landscape and building features of Kington</p>	

			stones, decorative features on barns, ancient paths, boundary ditches and banks.	Town. This document informs policies ENV1 and ENV3. Appendix includes lists of designated assets	
3	Environment Agency	Flooding Matters and Housing Sites	Development and Flood Risk: We would raise concern, at this time, at the lack of information within the NP relating to the water environment, notably flood risk. Whilst the Adopted Core Strategy has a robust Flood Risk Policy (Policy SD3) the associated evidence base, as stated above, did not include a detailed	Discussions with EA officer resulted in removal of K6 from proposed sites, and retention of K5 and KR1. K5 only marginally on Flood Zone 2 and previously had	Policy added KANP ENV4 Flood risk and drainage. Final list of allocated sites amended and does not include K6. (Housing Audit Trail in Appendix)

		<p>assessment of the impacts of flooding in rural parishes.</p> <p>EA raises concern as three of the proposed housing sites (K5, K6 and KR1) are located partially within Flood Zones 2 and 3, the medium and high risk zones respectively</p> <p>In order to demonstrate that these sites are appropriate, and developable, EA would expect an assessment of flood risk (evidence) prior to final submission. EA would expect a sequential justification of why these sites have been allocated over sites within areas of lower flood risk, as referred to in bullet point one of the Core Strategy Policy SD3. A Flood Risk Assessment should be undertaken to ascertain the precise risk to these sites and whether they can safely accommodate the stated housing numbers (10, 20 and 15 dwellings respectively) without increasing flooding to third parties. I note that your Policy KANP H5 (Housing Design Criteria) states that all development is “to be located on sites that lie outside the flood zone 2 and 3 areas as defined by the Environment Agency”.</p> <p>Reference should be made to Herefordshire Council’s Strategic Flood</p>	<p>conditioned Planning permission for 11 dwellings.</p> <p>KR1 allocated site is itself on higher ground than riverside flood zone.</p> <p>EA accepted K5 and KR1.</p>	
--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

			<p>Risk Assessment (SFRA) 2009. It is understood that Herefordshire Council will be undertaking further updates/revisions to this document, which is now eight years old, in consideration of flood risk, especially in the rural areas. In the absence of up to date SFRA evidence for Kington we would expect an assessment of flood risk in the village and the impact of flooding, specifically on the sites mentioned above.</p> <p>to accurately assess the degree of flood risk in the village modelling may be required. For information, the River Arrow has been modelled to the south of Kington but does not extend to the town.</p> <p>You are advised to discuss matters relating to surface water (pluvial) flooding with Herefordshire Council's drainage team as the Lead Local Flood Authority (LLFA).</p>		
4	Historic England	KANP ENV 3	<p>Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. We particularly commend the use of historic characterization and landscape assessment to provide a context and a sound evidence base for well thought out Plan policies. In this and other respects Historic England considers that the Plan</p>	Support noted	

			<p>takes an exemplary approach to the historic environment including through master-planning for major housing sites.</p> <p>The recognition in the Plan of the importance of the local historic environment and the need to retain and enhance heritage assets and Kington’s conservation area (currently on the national Heritage at Risk Register) is highly commendable as is the emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character, including important views.</p> <p>We would strongly recommend the inclusion within the Neighbourhood plan of an element of policy to cover the appropriate treatment of archaeological remains within the planning process.</p> <p>We suggest including a new bullet point in Policy KANP ENV3 to read:</p> <ul style="list-style-type: none"> • <i>“taking full account of known surface and sub-surface archaeology and ensuring unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the</i> 	<p>Amend KANP ENV 3 as suggested</p>	<p>Included a new bullet point in Policy KANP ENV3 to read:</p> <ul style="list-style-type: none"> • <i>“taking full account of known surface and sub-surface archaeology and ensuring unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic</i>
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p><i>Herefordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.</i></p> <p>We would also suggest it would be extremely relevant to insert some additional wording into policy ENV 3 as follows:</p> <ul style="list-style-type: none"> • Conserving and enhancing the significance of the Kington Town Conservation Area <i>such that it can be removed from the national Heritage at Risk Register.</i> 		<p><i>Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.</i></p> <p>Amended ENV3 as follows:</p> <p>Conserving and enhancing the significance of the Kington Town Conservation Area <i>such that it can be removed from the national Heritage at Risk Register</i></p>
5	Welsh Water		<p>Welsh Water’s Core Strategy representation advised that the level of development proposed for Kington over the Core Strategy period to 2031 could not be accommodated without upgrading the wastewater treatment works (WwTW).</p> <p>In considering the requirements for schemes to be included within our Capital Investment Programme (Asset Management Plan), Welsh Water require some certainty in terms of growth and site development proposals. Information contained in Core Strategies and Neighbourhood Plans help guide where</p>	Noted. Amend the NDP text to reflect the Welsh water position.	<p>Amended justification text to KANP INF1 to explain the position with regards to the capacity issue around the WwTW for Kington as per Welsh Water’s representation; see paras 9.8.6 -9.8.8.</p>

			<p>investment is required, subject to Regulatory approval from Ofwat and affordability. Other factors such as the current operation of the WwTW are also taken into account.</p> <p>There are no upgrades planned for Kington WwTW within our current Capital Investment Programme AMP6 which runs from 1st April 2015 – 31st March 2020. We cannot give any guarantee that there will be a scheme in our next Capital Investment Programme AMP7 which runs from 1st April 2020 – 31st March 2025, but a scheme will certainly be put forward for consideration.</p> <p>Should potential developers wish to progress a development site in advance of our future Regulatory Investment they will need to fund the improvements themselves, firstly by commissioning Welsh Water to undertake a feasibility study of the WwTW, before entering into a Section 106 Agreement (of the Town & Country Planning Act 1990) with Welsh Water and Herefordshire Council to pay for the improvements required.</p> <p>MASTERPLAN FOR PREFERRED SHLAA SITES IN KINGTON: K12 & K13, LAND SOUTH OF KINGTON, UP TO 100 DWELLINGS – AUGUST 2016</p>		
--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p>I refer to your email dated the 10th August 2016 regarding the above consultation. Welsh Water appreciates the opportunity to respond and we offer the following representation: Water supply Given the size of the proposed development site and the small diameter distribution water main in the adjacent Kingswood Road, a hydraulic modelling assessment (HMA) of the water supply network may be required in order to understand where a connection can be made and if any upsizing is required. Potential developers can commission Welsh Water to undertake a HMA, and fund any improvements via the Requisition provisions of the Water Industry Act 1991. Public sewerage There do not appear to be any issues in the proposed development site connecting into our combined public sewer in the adjacent Kingswood Road. Wastewater treatment works (WwTW) Our Kington WwTW is currently overloaded and there are no improvements planned within our current Capital Investment Programme (AMP6 – 1 st April 2015-31st March 2020). An improvement scheme will form part of our submission to the Industry Regulators for the next Capital Investment Programme (AMP7 – 1 st April 2020- 31st March 2025). As such,</p>		<p>Amended justification text to Policy KANP H5 to reflect Welsh Water’s position with regards to Water Supply and disposal of Waste Water.</p> <p>Justification for Policy KANP H2 includes para 9.4.34</p>
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>should a developer wish to progress this site in advance of our future Regulatory Investment they will need to fund the improvements themselves, firstly by commissioning Welsh Water to undertake a feasibility study of the WwTW, before entering into a Section 106 Agreement (of the Town & Country Planning Act 1990) to pay for the improvements required. Green & Blue Infrastructure and Design Principles – Open Space 2 We welcome the inclusion of sustainable drainage systems within the proposed development site. Controlling and managing surface water discharges from new development sites by implementing sustainable drainage systems can minimise surface water run-off and flooding, and ensures no surface water connects to our public sewerage network and WwTW. For further detail regarding land drainage, please contact the Land Drainage Department at Herefordshire Council.</p>		<p>Support for SUDs noted.</p>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------

6	Herefordshire Council Development Management	KANP ENV 2	<p>The first criteria is unduly onerous. It is enough for the policy to require that lighting is appropriate and has minimal impact. Shouldn't have to justify the provision of external lighting as a matter of principle.</p> <p>The second bullet point should be changed as follows;</p> <ul style="list-style-type: none"> ☑ The nature of the proposed lighting is appropriate for its intended use and location ☑ The proposed lighting does not materially alter light levels outside of the development which will adversely affect the use or enjoyment of nearby buildings or open spaces ☑ The proposed lighting does not impact upon highway safety within the locality ☑ The proposed lighting does not have a significant impact on protected species or wildlife within the locality 	Amend KANP ENV 2 as suggested	<p>Criterion 1 deleted</p> <p>Bullet points of Policy KANP ENV 2 amended to read as follows:</p> <ul style="list-style-type: none"> *The nature of the proposed lighting is appropriate for its use and location and has minimal impact *The proposed lighting does not materially alter light levels outside of the development which will adversely affect the use or enjoyment of nearby buildings or open spaces *The proposed lighting does not impact on highway safety in the locality *The proposed lighting does not have a significant impact on protected species or wildlife within the locality
---	----------------------------------------------	------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		KANP ENV 3	<p>Would question whether the policy should be specifically directed towards employment and major development. It is not considered that it should be applied to smaller scale household development.</p> <p>The first bullet should be split into two as follows: <input type="checkbox"/> Demonstrate that the proposed development does not substantially harm designated heritage assets within the locality <input type="checkbox"/> Where proposals lead to less than substantial harm this should be weighed against the public benefits of permitting them</p> <p>The fourth bullet point should include; <input type="checkbox"/> respecting, conserving and where possible enhancing the setting of nationally and locally historically significant buildings and registered heritage assets</p> <p>Last bullet – what designation do the burgage walls have? They are listed in one of the appendices as being an</p>	<p>Community consultations showed serious concerns about the impact of massed street lights and household external lights that cumulatively affect the night sky and have proven impacts on local wildlife.</p> <p>Amend KANP ENV 3 as suggested.</p>	<p>KANP ENV 3 amended with bullet points split as suggested. *demonstrating that the proposed development does not substantially harm designated heritage assets *where proposals lead to less than substantial harm this should be weighed against the public benefit of permitting them 4th bullet point now reads: 8respecting, conserving and where possible enhancing the setting of nationally and locally historically significant buildings and registered heritage assets</p>
--	--	------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		Plan 1	<p>element that defines the character of the town but nothing else. Assuming that they have no formal designation would suggest re-phrasing to; "...acknowledge them as a non-designated heritage asset..."</p> <p>After the bullet points a sentence should be added as follows:</p> <p>Unless proposals can satisfy the above they should be refused. If proposals lead to less than substantial harm this should be weighed against the public benefits of permitting them.</p> <p>Is there a need for all of the Green Space (more commentary on this at Policy LGS1)</p>	<p>Agree; amend bullet point</p> <p>This requirement appears in introductory statement of the Policy and repeated in 2nd bullet point</p> <p>Extensive discussions at Town Council meetings and in public consultations about designations of LGS (see consultation paras of section 9.10)</p> <p>Advice given by Landscape consultant: Landscape Review of Town Settlement Boundary & Local Green Spaces (2017)</p>	<p>8th bullet point now reads:</p> <p>8conserving and respecting the historic Burgage walls of Kington Town and acknowledging them as no-designated heritage assets</p>
--	--	--------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		Housing Sites	<p>With regard to the individual housing sites:</p> <p>K1 – ok</p> <p>K3 – Although only a site for 4 dwellings, this seems rather high density. How will such a small site accommodate them and potentially replace the garages that are to be lost, as is suggested?</p> <p>K5 – Ok, but why was the previous planning permission not implemented and allowed to expire? Will this site actually be delivered?</p> <p>K6 – It is noted that other sites have been considered and discounted for various reasons, but at least part of this site is prone to flooding. Not convinced at this stage that it should be included as an allocated housing site for this reason alone.</p> <p>K8 – Will this site be delivered? It has a long planning history. Permission was granted</p>	<p>A <u>Housing Trail Audit</u> in the Appendix details the sequential series of discussions and decisions taken that resulted in the final list of 7 allocated sites in Kington Town and I in Hergest.</p> <p>See also the reports from AECOM (consultants)</p> <p>Noted and also comments from Environment Agency</p>	<p>K6 not included in final list of allocated sites</p>
--	--	---------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------

			<p>but never implemented and has since expired. Why was this the case?</p> <p>K9 – How can the acknowledged problem of access be addressed? If it can't then the site is not deliverable and so should not be included. The strip of land immediately to the east is shown as part of a green space (GS23) and it is consequently assumed that there would be a presumption against a proposal that included it as part of a development site. However, it doesn't appear that there is any other way to access the site.</p> <p>K20 – Why is this included? It isn't a natural part of the settlement boundary. There may well be issues with the setting of a listed building and its value in terms of the number of dwellings it delivers is limited (2 dwellings).</p> <p>K12 and K13 – No issue with the principle of these</p>	<p>Comment accepted and is also outside Parish boundary</p>	<p>K20 is not included in final list of allocated sites for Kington Town</p>
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------	-------------------------------------------------------------------------------------

			<p>sites being allocated for housing. Main concern relates to the inclusion of an illustrative masterplan as part of an NDP. Are there any examples of this being done elsewhere? The concern is that this seems to pre-determine any eventual planning application to an extent. For example, the illustrative sketch shows a significant number of three storey dwellings. Whilst there are such buildings in the town centre I am not sure that such an approach would be advocated elsewhere. However, a developer might argue that the supporting text directs towards such an approach. What is the agricultural land classification grading for the land? It is mentioned as a constraint for K15, but not here. Point of consistency.</p> <p>K15 – The access to this site off Kingswood Road is</p>	<p>An illustrative masterplan was produced by consultants to demonstrate one way in which the site could be used that would respond positively to landscape and connectivity issues; it was not intended to be a prescriptive development plan.</p> <p>Grade 2 agricultural land: one of the necessary compromises made to meet the required KG1 housing sites target numbers.</p>	<p>Illustrative masterplan deleted.</p> <p>Diagram 1 indicates the significant landscaping and connectivity features that should be incorporated in a comprehensive development plan as required by the Policy KANP H2</p>
--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		KANP H2	<p>a real issue. Limited visibility in both directions and land either side in third party ownership. However, it would make more sense for this to be included as part of the large site comprised of K12 and K13 with a single access. The footpath along the eastern boundary of K15; which divides it from K13, is a constraint, but the nature of the footpath would be changed if development comes forward so not insurmountable. The three sites combined could deliver 120 – 130 dwellings and address shortcomings elsewhere.</p> <p>Concerned about references to the 'draft masterplan' as outlined above, although it does not appear as one of the appendices. Should it not be used to form the basis for a design guide for the site?</p>		<p>K15 not included in the final list of allocated sites. It is designated a LGS with a proposed new footpath access from the development onto Kingswood Road.</p>
--	--	---------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		KANP H3	<p>As a brownfield site of 1.2 hectares it might be argued that a development of just 15 dwellings doesn't make best use of it. There doesn't appear to be any justification for such a low density but it should be provided.</p> <p>"...new homes will only be supported..."</p>	<p>A larger number is not precluded but the demand is considered to be unlikely during the Plan period.</p> <p>Accepted</p>	<p>No change</p>
		KANP H4	<p>What is the definition of a 'good sized garden'? This might cause a problem with some of the proposed housing sites as they are quite small and may not be capable of achieving the requisite garden size (albeit undefined).</p>	<p>Consultations indicated desirability.</p> <p>Advice accepted, reference to garden size removed</p>	<p>KANP H4 amended as suggested</p>
		KANP H5	<p>Also concerned about the reference to national space standards for similar reasons. They aren't provided as an appendix to the</p>	<p>Consultations showed widespread and deep concern at the low space standards in recent developments. Research showed other LPAs use the GLA 2006 standards as a minimum requirement.</p>	<p>Policy KANP H5 4th bullet point includes: Provide new homes which comply with or are better than <u>The Greater London Authority Space Standards (2006)</u></p>

			<p>document so there might be issues of interpretation.</p> <p>Should these areas be defined as safeguarded employment land on a plan?</p>		
		KANP E1		Yes	<p>Plan 1 shows Hatton Gardens in Kington, Plan 2 shows Arrow Court Industrial Estate in Hergest Policy KANP E1 amended. First statement reads: Employment land at Hatton Gardens Industrial Estate, Kington, and Arrow Court Industrial Estate, Hergest will be safe-guarded for employment use.</p>
		KANP KTC 1	<p>Second bullet of (h) – if widening of footpaths is a priority, has consideration been given to making parts of the town one way, such as High Street/Duke Street area? Otherwise it would seem difficult to widen footpaths.</p>	<p>Public consultation and discussion with Kington Chamber of trade considered one-way systems, shared surfaces with 2 way traffic and controlled junctions; no clear preferences emerged. Technical/professional investigation and assessment required to enable recommendations.</p>	<p>Para 9.6.12 indicates future strategy</p>
		KANP T1	<p>Consider changing title to ‘Sustainable Tourism and Leisure’ First bullet point should read “Are of a size, scale and design which respects the site context and has minimal impact on the local environment,</p>	<p>Amend bullet points of T1 as suggested</p>	<p>Policy title now is: KANP T1 Sustainable Tourism and Leisure</p>

			<p>landscape and historical heritage of the area”</p> <p>Second bullet point “Demonstrate that the proposal does not adversely impact upon highway safety in the locality and the volume and nature of traffic generated by the proposal can be accommodated on the local highway network with minimal impact upon existing users”</p> <p>Third bullet point “where possible, proposals will be expected to be accommodated through the conversion, reuse or extension of existing buildings on site, unless it can be demonstrated that this is not a feasible option.</p> <p>Fourth bullet point “where possible support initiatives to improve....”</p> <p>Add further bullet points as follows:</p> <ul style="list-style-type: none"> • Ensure that the proposal integrates with its surroundings both in terms of design and 		<p>The six bullet points of the redrafted Policy are now as suggested with one change of order.</p>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------

		KANP LGS 1	<p>layout and in the way that it will proposal will function</p> <ul style="list-style-type: none"> • Avoid any adverse impacts on adjacent land through noise or nuisance <p>The majority of these seem to fail the tests of paras 76 and 77 of the NPPF as they are 'extensive tracts of land'. In any event, many of them will be afforded protection in other ways – Scheduled Ancient Monument, flood zone, school playing fields, etc. The list seems unnecessarily extensive and should be re-assessed to have real value.</p>	<p>Comments noted. The list of designated LGS has been amended with some removed. Extensive consultations and discussion resulted in the list now in the amended Plan. Each of the designated sites has an explanation for its inclusion in the Consultation section that prefaces Policy KANP LGS 1</p>	
--	--	------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

			<p>☐ Should also be a specific policy for alterations and extensions to dwellings. This type of application will be the most commonly received and there is nothing in the NDP for such proposals to be considered against.</p> <p>☐ No mention of ecology or biodiversity. Another topic area that requires a specific policy.</p> <p>☐ Various references are made to flooding; often in the context of developments that are unlikely to require FRA,</p>	<p>supplementary planning document with the associated level of evidence to inform preparation of the document.</p> <p>Policy KANP H5 relates to design criteria for developments. A list of local heritage features is included in the Appendix. Any further detail would need to be covered through preparation of a supplementary planning document with the associated level of evidence to inform preparation of the document.</p> <p>Policy KANP ENV 1 relates to Natural Environment matters.</p> <p>Noted. There are cross-references to the Core Strategy Policy SD3; a new Policy ENV4 will reinforce</p>	<p>An additional Policy is, Policy KANP ENV 4 Flood Risk and Drainage. E.A. Flood Zone maps in the Appendix.</p>
--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------

			<p>but no specific policy. Should be covered.</p> <p>☐</p> <p>No policy for alternative sources of energy in particular solar panels and wind turbines</p>	<p>the need to consider flooding matters. Comments from the Environment Agency led to the removal of one potential housing site, the need to highlight threats of fluvial and groundwater flooding, the location of the Arrow and the Back Brook with the need to protect them from pollution.</p> <p>Reference is made to renewable energy proposals within Policy KANP INF 1. Also maps in report by C.Tinkler point to the requirement to consider such developments in the landscape.</p>	
7	Herefordshire Council Planning Policy	<p>Policy KANP ENV3 A Valued Built Environment</p> <p>Policy KANP ENV 2 – Dark Skies</p>	<p>Policy KANP ENV 3 is in conformity with Core Strategy Policies LD1,LD2 & LD3,</p> <p>4th bullet point suggests rewording as follows: ...respecting, conserving and where possible enhancing the setting of nationally and locally national and local historically significant buildings.</p> <p>Policy KANP ENV 2 is in conformity with Core Strategy Policies LD1 and SD1</p>	<p>Noted</p> <p>Noted</p>	<p>Amend KANP ENV 3 4th bullet point to say</p> <p>...respecting, conserving and where possible enhancing the setting of nationally and locally national and local historically significant buildings</p>

		Policy KANP SB1 Settlement Boundaries	Policy KANP SB1 is in conformity with Core Strategy Policies KG1, RA2, RA3, RA4 & RA5.	Noted	
		Policy KANP H1 Housing Delivery: Kington Town	Policy KANP H1 is not fully in conformity with Core Strategy Policies SS2, KG1. K6 – Land south of Elizabeth Road, 20 dwellings This is a high level of housing for a site that is mainly flood zone 2 with parts in flood zone 3. The justification needs to indicate how flooding will be addressed either within the site or adjacent. 20 dwellings on a site this size would allow very little space for mitigation. It is not clear how this site will come forward. Depending on scope of deliverability this may affect housing delivery targets. See further comments on supporting text below	Noted. Accepted and similar from Environment Agency Site withdrawn from list	This site does not appear in final list of 7 allocated sites.
		Policy KANP H2 Land South of Kington	Policy KANP H2 is in conformity with Core Strategy Policies SS2, KG1, SD3	Noted	
		Policy KANP H3 Housing Delivery: Hergest	Policy KANP H3 is in conformity with Core Strategy Policy RA2	Noted. Environmental Health have provided comment	

			Have Environmental Health been consulted on this proposal due to the proximity to the turkey farm sheds?	through the Regulation 14 consultation.	
		Policy KANP H4 Housing Delivery: Rural Areas	Policy KANP H4 is in conformity with Core Strategy Policies RA3, RA4 & RA5 The policy is not listed in contents page	Noted. Amend contents page to include Policy KANP H4 Housing Delivery: Rural Areas	Contents page corrected; now includes Policy KANP H4 Housing Delivery: Rural Areas
		Policy KANP H5 Housing Design Criteria	Policy KANP H5 is in conformity with Core Strategy Policy SD1	Noted	
		Policy KANP E1: A Thriving Rural Economy	Policy KANP E1 is in conformity with Core Strategy Policies SS5, E1, E2 & E3	Noted	
		Policy KANP KTC 1: Kington Town Centre	Policy KANP KTC 1 is in conformity with Core Strategy Policies E5, E6	Noted	
		Policy KANP T1: Sustainable Tourism	Policy KANP T1 is in conformity with Core Strategy Policy E4	Noted	
		Policy KANP INF 1: Local Infrastructure	Policy KANP INF 1 is in conformity with Core Strategy Policies SD1, SD2 & SD4	Noted	
			Policy KANP LGS 1 is in conformity with Core Strategy Policy OS1	Noted	

		<p>Policy KANP LGS 1: Local Green Spaces</p> <p>Policy KANP GI 1: Green Infrastructure</p> <p>Policy KANP CF1: Community Facilities Other comments/conformity issues</p>	<p>Policy KANP GI 1 is in conformity with Core Strategy Policy LD3</p> <p>Policy KANP CF 1 is in conformity with Core Strategy Policy SC1</p> <p>Delete 'Kington Town and' as follows from Para 9.4.6 Through the Core Strategy, Kington Rural HMA has a proportional growth target of 317 dwellings to be delivered over the plan period 2011 – 2031. This target represents an increase of 12% upon the existing number of properties within Kington Rural and Lower Harpton Group Parish. 317 was a figure established through an assessment of the rural villages in the Kington rural area and does not include the town of Kington.</p> <p>Delete the first sentence of 9.4.7 to read</p> <p>The 12% increase only relates to the rural areas in devising a suitable growth</p>	<p>Noted</p> <p>Noted</p> <p>Comments noted and suggested amendments to be incorporated in re-organised Section 9.4 Housing Delivery</p>	<p>New section: Kington Rural and Lower Harpton Group Parish: Housing. Policy KANP H£ housing Delivery: Kington Rural and Lower Harpton Group.</p> <p>Following the Policy the Justification section new paras 9.4.35 to 9.4.39 incorporates the suggestion in para 9.4.36</p> <p>A new para 9.4.39 reads: The 12% increase for Kington Rural and Lower Harpton Group Parish generates a minimum housing requirement of 32 dwellings to be provided between 2011 and 2031.</p>
--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>targets. Kington town’s strategic target of 200 is based on a wider analysis such as past progress with building rates, infrastructure, physical characteristics of the town and its capacity to accommodate further housing.</p> <p>9.4.7 ...“Of these 200 dwellings and as at April 2016, 15 have already been built, 12 have been committed leaving a residual housing requirement of around 173 dwellings to be provided in Kington Town during the remaining plan period to 2031”. (April 2017 figures will be available shortly as an update to these figures).</p> <p>9.4.9 Please see Appendix 11. Should be Appendix 9.</p> <p>9.4.22 “Delivering a sensitive scheme on this site whilst seeking to retain a Listed Building have inhibited development up to present. Proposals for listed building consent to demolish will therefore be</p>	<p>Comment and suggestion noted; to be included in amended text</p> <p>The housing figures have been updated in the KANP to show the 2017 position.</p> <p>Noted; appendix to be re-organised.</p>	<p>Table 2 shows how the target will be met from the allocated site, completions and permissions at 2017 and predicted windfall rate of 1 per year.</p> <p>The housing figures have been updated in the KANP to show the 2017 position. See Table 1.</p> <p>Details of the site are now in paras 9.4.15 –</p>
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>considered sympathetically if this is linked to a detailed master plan that maintains the iconic status of the site and reflects the massing of the existing building".</p> <p>Have Building Conservation been consulted?</p> <p>9.4.24 K20 – Land to the south of Hergest Road (2 dwellings) 0.04ha.</p> <p>A tighter settlement boundary is recommended around this site. There are sensitive areas (ecology and listed building) around the site and the tighter boundary would add protection to these areas whilst enabling the development to come forward</p> <p>Appendix 10. Location for Growth: Kington Town</p> <p>The submission of land entitled 'Fields at Broken Bank, Kington' in May 2017 needs to be referred to at some stage in the Plan as there is currently no reference to it given that it was a site submitted. It has been identified as a protected open space (OS02) with heritage assets in the Plan but should also be mentioned here (Appendix 10) as it was a site submitted for housing by the landowner. This is to ensure a clear audit of all sites considered</p>	<p>Suggestion noted and to be incorporated in amended text</p> <p>Discussions held with the owner, and Historic England</p> <p>Site found not to be within the Parish boundary.</p> <p>Comment noted; land to be considered for LGS designation.</p> <p>Historical associations of the fields in close proximity to St Mary's Church and to Kington Castle led to decision to LGS designation.</p>	<p>9.4.17 with the suggested text in 9.4.17</p> <p>K20 is not among the final list of 7 allocated sites in Kington.</p> <p>Site not included for housing allocation. Now designated as LGS, GS 02 (see para 9.10)</p>
--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			and why they were discounted as part of the process.	Housing Audit Trail in Appendix	
8	Herefordshire Council Landscape / Archaeology/ Conservation	KANP 4	We would broadly support policy KANDP4. With regards the possible extension of conservation area: The statutory protections afforded to the castle and old Foundry offer stronger protection than CA designation; the Ancient Monument legislation being more onerous than CA or LB designation. Whilst there are some Victorian properties of interest along Victoria Road, it should be noted that CA designation only offers limited protection to an area. It requires permission for demolition of some boundary walls and of buildings above a certain size and	Noted	

			requires new development to preserve or enhance the character of that area, it would not offer protection from inappropriate smaller scale changes as many of the permitted development rights for property owners would remain. At present the Building Conservation Team offer a statutory minimum service which may mean that if there is a case for extending the conservation area, that this may not be achievable within a reasonable timescale.		
9.	Herefordshire Council Strategic Housing		No comments	Noted	
10.	Herefordshire Council Economic Development		No comments	Noted	
11.	Environmental Health Air, Water and Waste		<p>Plan 1: 'Proposed settlement boundary, proposed housing development sites & Kington Town proposed green spaces'</p> <p>Site K1: A review of Ordnance survey historical plans indicates a railway track (a potentially contaminative use) has historically run adjacent to the proposed site. It is possible that unforeseen contamination may be present at the above mentioned sites. Consideration</p>	Development of the site has commenced. No change required to the NDP text.	

		<p>should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development</p> <p>Site K5:</p> <p>The proposed site is located on an area of land which has historically been used as a Gas Works (a potentially contaminative use). The sites historic potentially contaminative use (former gas works) will require consideration prior to any development. I would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:</p> <p>1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:</p> <p>a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk</p>	<p>Amend the text regarding details of Site K5 as suggested.</p> <p>Full Planning Permission was granted on this site in 2010 (N102016/F)</p>	<p>Text amended; details of Site K5 as follows: Para 9.4.14</p> <p>The proposed site is located on an area of land which was historically used as a Gas Works (a potentially contaminative use); consideration will need to be given to this prior to any development</p>
--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>assessment in accordance with current best practice</p> <p>b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors</p> <p>c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall</p>		
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p>be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with. Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to</p>		
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p>controlled waters or the wider environment.</p> <p>Technical notes about the condition</p> <p>1. I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.</p> <p>2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.</p> <p>☑ Responsibility for securing safe development rests with the developer and/or landowner. It is incumbent on the developer and/or landowner to demonstrate that the proposed development is both safe and suitable for its intended use.</p> <p>Site K9:</p> <p>☑ A review of Ordnance survey historical plans indicate the proposed site is situated adjacent a former Textile manufacturer site.</p> <p>It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should be given to the possibility of</p>	<p>Amend the text regarding details of Site K9 as suggested</p>	<p>Text with details of Site K9 amended as follows: A review of Ordnance survey historical plans indicate the proposed site is situated adjacent a former Textile manufacturer site. It is possible that unforeseen contamination may be present at the above mentioned site.</p>
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.</p> <p>Site: K15 A review of Ordnance survey historical plans indicate the proposed site is situated adjacent a former petrol tanks. It is possible that unforeseen contamination may be present at the above mentioned site. Consideration should be given to the possibility of encountering contamination as a result of its former use and specialist advice be sought should any be encountered during the development.</p>		<p>Consideration should be given to the possibility of encountering contamination as a result and specialist advice sought should any be encountered during the development.</p> <p>Amend the text regarding details of Site K15 as follows:</p> <p>Field is now designated LGS 10 see para 9.10</p>
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>Plan 2: 'Proposed settlement boundary, proposed housing development sites & proposed green spaces for Hergest Road and Arrow View'</p> <p>Site: Arrow View</p> <ul style="list-style-type: none"> • The proposed site is located on an area of land which has historically been used as military land (a potentially contaminative use). <p>The sites historic potentially contaminative use (military land) will require consideration prior to any development. I would recommend any application that is submitted should include, as a minimum, a 'desk top study' considering risk from contamination in accordance with BS10175:2011 so that the proposal can be fully considered. With adequate information it is likely a condition would be recommended such as that included below:</p> <ol style="list-style-type: none"> 1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority: 	<p>Amend the text details of Site at Arrow View as suggested</p>	<p>Text amended of details of Site adjacent to Arrow View in para 9.4.45 as:</p> <p>The site is located on an area of land which was used as military land in WW11 and lies adjacent to the bases of former petrol tanks (a potentially contaminative use) which will require consideration prior to any development.</p>
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice</p> <p>b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors</p> <p>c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.</p> <p>Reason: In the interests of human health and to ensure that the proposed</p>		
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p>development will not cause pollution to controlled waters or the wider environment.</p> <p>2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.</p> <p>Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p>3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this</p>		
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p> unsuspected contamination shall be dealt with.</p> <p> Reason: In the interests of human health and to ensure that the proposed development will not cause pollution to controlled waters or the wider environment.</p> <p> Technical notes about the condition</p> <p> 1. I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2012.</p> <p> 2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.</p> <p> ☑ Responsibility for securing safe development rests with the developer and/or landowner. It is incumbent on the developer and/or</p>		
12	Herefordshire Council Parks and Countryside		No comments received	Noted	
13	Herefordshire Council Education		No comments received	Noted	

14	Herefordshire Council Transport and Highways		<p>Please find below Herefordshire Council's Transportation section reply to Kington's NDP:</p> <p>We would like greater recognition to be given to the role of cycling within the NDP and ensure that the Core Strategy policy KG1 is adhered to in respect to access for pedestrians and cyclists. We would like the additional wording (in red) to be added:</p> <p>9.4.37. Any development proposals for the site should seek to maintain existing pedestrian routes, and enhance the existing connectivity for <i>walkers and cyclists</i> and, where possible, extend the network, especially to the east of the site. It is envisaged that the existing pedestrian routes to the west would continue to provide a quick and easy access to the town centre, <i>and these could be extended to accommodate cyclists too</i> with existing access points from the site retained and new ones introduced, wherever possible.</p>	Amend text as suggested to ensure greater recognition is given to the role of cycling and walking within the NDP.	<p>Text amended as follows in what is now para 9.4.31</p> <p>Any development proposals for the site should seek to maintain existing pedestrian routes and enhance the existing connectivity for walkers and cyclists and, where possible, extend the network, especially to the east of the site. It is envisaged that the existing pedestrian routes to the west would continue to provide a quick and easy access to the town centre, and these could be extended to accommodate cyclists also, with existing access points from the site retained and new ones introduced, wherever possible.</p> <p>Policy KANP H3 Housing Delivery: Hergest, 9th bullet point:</p> <p>o deliver a pedestrian and cycle shared use path on</p>
----	----------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<ul style="list-style-type: none"> o Create links to encourage walking <i>and cycling</i> between Hergest and Kington Town. ▣ 9.8 Local Infrastructure ▣ Policy KANP INF 1: Local Infrastructure o a safe <i>shared use</i> pathway between the two roundabouts on the A44 to provide access to the Community Allotments o a safe <i>shared use</i> pathway 	Accept; see above	<p>Policy KANP GI 1: Green Infrastructure</p> <p>Where viable, proposals that will create links to encourage walking and cycling between Hergest and Kington Town and around Kington will be supported.</p>
15	Herefordshire Council Waste		No comments received	Noted	
16	WSP	Introduction	<p>This Technical Note presents a review of the draft Kington Area Neighbourhood Plan (KANP) in the context of the transport policies set out in the Adopted Core Strategy of the Herefordshire Local Plan 2011-2031¹. In particular, the KANP for; Kington Town; Kington Rural and Lower Harpton Group Parish; and Huntington Parish, has been considered in the context of the following transport Core Strategy policies;</p> <ul style="list-style-type: none"> → SS4: Movement and Transportation, → MT1: Traffic Management, Highway Safety and Promoting Active Travel 	Noted	

			<p>As one of five market towns within the county, Kington is identified in the Local Plan Core Strategy as a secondary centre, with a vision set out for the settlement to provide new homes, employment and services. Each of these functions are considered in turn in the following sections of this Technical Note.</p> <p>Housing</p> <p><i>Policy RA1 – Rural Housing</i></p> <p><i>Distribution</i> of Herefordshire’s adopted Core Strategy identifies that the Kington Housing Market Area (HMA) will accommodate 317 of the additional dwellings needed to contribute to the county’s housing needs between 2011 and 2031. Of these new homes, <i>Policy KG1 – Development in Kington</i> identifies that the town will accommodate 200 units on sites allocated by the Neighbourhood Development Plan.</p> <p><i>Policy KANP H1 - Housing Delivery: Kington Town</i> in the KANP allocates 9 sites for residential development, with capacity for 168 dwellings. The residual 32 dwellings will be delivered through a combination of those which have been constructed since 2011; have planning consent; are windfall opportunities for infill; or, are community led schemes. The 9 allocated sites have been shortlisted from 20 considered in the <i>Kington Neighbourhood Plan: Site Options and Assessment</i> report prepared by AECOM for the Kington Neighbourhood Plan Group in October 2015. Eight of the 9 allocated sites are for minor developments of between 2 and 20 dwellings and are generally located as</p>		
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p>infill sites within the existing settlement boundary. These sites will benefit from existing transport infrastructure, including links to the footway network and bus stop provision, in accordance with policy SS4 of the Core Strategy which states; <i>Development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.</i></p> <p>The ninth site, 'Land South of Kington,' is for 100 dwellings, which will be provided on agricultural land adjacent to Kingswood Road. This site is also located close to existing bus stops and within walking distance of the key facilities within the town, being positioned between the main shopping street, supermarket and doctors surgery.</p> <p>The KANP identifies that a new single vehicular access will be formed with Old Eardisley Road to the north-east of the site, as it is "considered that access off Kingswood Road <i>[to the west]</i> would not be possible because of its narrow width its junction formed with Headbrook with very poor visibility"</p> <p>A new access road connecting to Old Eardisley Road would form a new priority junction c.35m from the existing priority junction formed with Headbrook. Any future planning application for this site will need to;</p> <p>→ Consider the design speed of this access road, given its straight alignment and positioning next to an existing park,</p>		
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

Noted. These details will need to be addressed as part of a future planning application.

			<p>→ Demonstrate that adequate forward visibility can be achieved at the new junction formed with Old Eardisley Road given the proposed proximity between these junctions (with the support of a speed survey),</p> <p>→ Provide a Design and Access Statement which clearly sets out an access strategy for all modes linking to the local highway network and for safe and legible movement within the site,</p> <p>→ Outline a strategy for vehicular and pedal cycles parking which accords with county guidelines; and,</p> <p>→ Consider a secondary emergency vehicular access to ensure resilience if the single access point becomes blocked.</p> <p>Pre-application advice should be sought for this and other development applications on sites identified within the KANP. Applications will need to be supported by either a Transport Assessment or Transport Statement (dependant on the number of units) and should have regard for the requirements set out in the Herefordshire Council 'Highways Design Guide for New Developments' (2006) and Manual for Streets.</p>	<p>Amend justification to policy KANP H2 to say Applications will need to be supported by either a Transport Assessment or Transport Statement (dependant on the number of units) and should have regard for the requirements set out in the Herefordshire Council 'Highways Design Guide for New Developments' (2006) and Manual for Streets.</p>	<p>Amend justification to policy KANP H2 Para 9.4.30 final sentence: Applications will need to be supported by a Transport Assessment and should have regard for the requirements set out in the Herefordshire Council <u>'Highways Design Guide for New Developments'</u> (2006) and <u>Manual for Streets</u>.</p>
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>The KANP identifies that any development proposals for the Land South of Kington site should seek to maintain existing pedestrian routes and where possible enhance and extend the existing network. Policy KANP INF1: Local Infrastructure indicates that proposals to provide pedestrian pathways between the two roundabouts on the A44 and to connect to Kington Medical Practice will be supported. It is not clear whether the land required to achieve these facilities is within the highway boundary, which may impact upon the deliverability of these aspirations. Policy SS4 of the Core Strategy states; <i>“Where appropriate, land and routes will be safeguarded as required in future local or Neighbourhood Development Plans and developer contributions, which meet the statutory tests, sought to assist with the delivery of new sustainable transport infrastructure.”</i></p>	Noted	
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------	--

			<p>Opportunities to deliver this new footway provision using developer contributions should be actively encouraged for the benefit of new and existing residents.</p> <p>Policy KANP H3 - Housing Delivery: Hergest relating to the provision of a minimum of 15 new homes in Hergest indicates that, "Proposals for the construction of a safe pedestrian access between Hergest and Kington Town will be strongly supported." This would require the provision of a new section of footway of c. 2.4km, some of which may require land outside of the existing highway boundary.</p> <p>It is not clear whether any cost estimates have been prepared for the 2no. supported footways on the A44 and 1no. connecting to Hergest. It is therefore not possible to comment on the following;</p> <ul style="list-style-type: none"> → Whether the expected levels of developer contributions will be sufficient to provide these footways and when these contributions will be received; → Whether the land required is available within the highway boundary; and, → What the scale of impact would be on existing hedgerows on Hergest Road. <p>Consideration should be given to prioritising these supported footway improvements and other highway enhancements identified within the KANP to ensure that there is a focus on delivery of these schemes throughout the plan period.</p>	<p>Noted</p>	
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------	--

			<p>Policy KANP H2: Housing Delivery: Land South of Kington indicates that the new 100 homes will be provided at an average of 20 dwellings per hectare. This is below the overall density of up to 35 dwellings per hectare set out in Policy KG1 of the Core Strategy. Building the 100 units at lower densities will reduce opportunities for the delivery of additional future dwellings on this site which is considered to be a sustainable location, given its accessibility by modes other than the private car. However, it is accepted that lower density development will generate less vehicular trips overall which may be commensurate with the proposed single vehicular access arrangement and constraints related to junction spacing. In the context of core strategy policy MT1 which states that development proposals should;</p> <p><i>“Demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.”</i></p> <p>The KANP includes reference to support for development proposals for mobile phone and superfast broadband infrastructure in policy KANP INF1: Local Infrastructure which will reduce the need to travel (by enabling working from home) in accordance with the aims of core strategy policy SS4.</p>	Noted	
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------	--

			<p>improving visibilities at junctions; and, reducing traffic speeds.</p> <p>Any vehicular traffic removed from Kington High Street is likely to be displaced to the A44. To ensure the continued viability of the town centre, consideration may need to be given to providing sufficient levels of public car parking at convenient locations which reduce the need for through traffic along the High Street but which retain access for multi-modal users (i.e. park and stride). This provision is particularly necessary for users of the town's facilities from areas of the rural hinterland that are poorly connected by public transport and also for tourists, who are identified by the KANP as an important contributor to the town's economy in the future. Any proposed changes to highway layout on High Street should be discussed with the Local Highway Authority and will need to be subject to a Road Safety Audit. Local businesses, traders and residents will need to be fully consulted.</p> <p>Summary and Recommendations This Technical Note has provided a review of the draft Kington Area Neighbourhood Plan. It is has found that the plan largely conforms to transport policies set out in the Core Strategy. Further work will be required to appraise the deliverability of the proposed infrastructure improvements comprising new footway links and improvements to the highway environment on High Street based upon;</p>	<p>Noted. See Changes suggested by Herefordshire Transportation with respect to improvements to pedal cyclists.</p>	
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------	--

			<p>→ The cost of these schemes, likely levels of available developer funding and timing for these monies being made available,</p> <p>→ Constraints relating to available land within the highway boundary and impact on hedgerows,</p> <p>→ The prioritisation of schemes to ensure that those which are the most viable are delivered during the plan period.</p> <p>Furthermore, it is considered that the KANP lacks details on potential improvements to cyclist infrastructure improvements which will encourage use of this mode in accordance with Core Strategy policy SS4.</p>		
17	Gladman	Policy KANP ENV1	<p>The adopted Development Plan the KANP will need to be in conformity with the Herefordshire Local Plan/Core Strategy 2011-2031.</p> <p>Policy SS2 of the Local Plan sets a target for a minimum of 16,500 new homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need. This plan sets out the broad distribution for development in the county and identifies a minimum of 5,300 dwellings in rural settlements, of which Kington is required to at least 200 dwellings.</p>	Noted	Noted

			<p>The KANP should ensure that it allows for a sufficient degree of flexibility and adaptability so that it can assist the Council in delivering the housing requirement.</p> <p>Gladman consider that ENV1 in its current form is rather onerous is concerned that this policy may lead to inconsistencies being made through the decision making process. Instead, this policy should ensure that development proposals ‘recognise’ the setting of an area rather than setting a blanket ‘protection’ policy.</p> <p>Landscape is highly subjective; it is therefore crucial that this policy is worded in such a way that does not seek to prevent sustainable development opportunities on greenfield sites surrounding the village, but instead encourages mitigation through good design and allows for landscape impacts to be balanced against the economic, social and environmental benefits of the proposal. As currently drafted, Gladman do not believe that this policy aligns sufficiently with the requirements of the Framework and the PPG. In particular, paragraph 113 of the Framework refers to the need for criteria based policies in</p>	<p>Noted</p> <p>Core Strategy Policies KG1 and LD1 both use the term protect.</p> <p>Objectives of KANP included protecting and enhancing the environment, the setting of the Town and the rural landscape.</p> <p>Evidence from the local consultations show a deep and widespread concern that the landscape of the Neighbourhood is an asset that is of economic benefit to the growth of tourism and is a feature that should be sustained.</p> <p>Disagree. See Report by C. Tinkler CMLI Kington Area NDP: Landscape Sensitivity and Capacity Assessment. A commissioned report from a qualified professional providing “ objective, robust and evidence-based findings</p>	
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		Settlement Boundaries	<p>relation to proposals affecting landscape areas, and that protection should be commensurate with their status.</p> <p>Gladman do not consider the use of a settlement boundary appropriate where it would preclude the delivery of sustainable development from coming forward.</p>	<p>using recognised/published methods and techniques.” The set of maps provide guidance as to choice of locations etc.</p>	
		Local Green Space (LGS)	<p>Gladman is concerned that the proposed LGS do not meet all three requirements listed in para 77 of the NPPF as the proposed designations are not supported by robust, proportionate evidence required by the PPG.</p>	<p>Noted. Detailed justifications for the designated LGS are in the amended text.</p>	
		General Comment	<p>As a point of reference the Neighbourhood Plan repeats policies from the adopted Local Plan and lists commentary that has been received during consultation stakeholder events that have occurred so far. Whilst this is useful in providing a general overview of the circumstances in the neighbourhood area, it is not required in the main body of the neighbourhood plan. It would be more useful if such references were included as an appendix to the document which could be referred to so that it allows for a concise document avoiding the need of repetition.</p>	<p>Herefordshire Council encourage the use of settlement boundaries to clearly delineate the limits to development.</p> <p>Noted. A complete set of documents and an Appendix are available with the main Plan. The Plan document has a variety of audiences, not solely developers.</p> <p>Noted. The KANP as drafted shows a clear alignment</p>	

				between consultation feedback and Policy.	
18	PDA Planning on behalf of Mr Turner		<p>Strongly object to the Draft Kington NDP.</p> <p>There has been a lack of proper evaluation.</p> <p>Object to the draft plan for not including land at Headbrook (HL) as an alternative for housing in place of the LGS designation or at least alongside it</p> <p>Lack of evidence to substantiate the LGS designation.</p> <p>The Town Council are aware that the HL is the subject of a pending application for planning permission for residential development, which will include substantial public open space of around 1.8 hectares/4.4 acres, covering over 64% of the total HL area.</p> <p>In 2015 pre application development proposals were sent to both the Local Planning Authority (LPA) and also to Kington Town Council (KTC) and the Neighbourhood Plan Group (NPG) for their information with invitations to discuss the proposals in depth. This was followed by a major exhibition held in Kington where our draft proposals were displayed in great detail for public</p>	<p>1. Designation of the Headbrook Land (HL) as Local Green Space</p> <p>1.1 The proposal to designate the land as Local Green Space (LGS) has had strong support in all the public consultations. The NDP team is well aware that the land does not have public access, but that is not the sole criterion used as a guideline to designate LGS. The various public consultations have shown overwhelming support for its protection as well as opposition to development on the HL.</p> <p>1.2 Herefordshire Council's UDP designation of the land was that of an important green space "<i>which contributed to the distinctive spatial character, form and character</i>" of the Town (HB9). More recently it is identified in Herefordshire Council's <u>Green Infrastructure Study</u> as part of a Local Strategic Green</p>	<p>Housing Audit Trail in Appendix details the sequence of decisions and selection of sites allocated in KANP for development, and areas to be designated as LGS</p> <p>Plan ! shows allocated development sites, designated LGS, and Settlement Boundary of the Town.</p> <p>The justification section attached to Policy KANP SB1 provides an account of where the SB is drawn; it is close to, or on the UDP settlement boundary, or on the Parish boundary and where it has been extended from the UDP one it follows the perimeter of the allocated development sites.</p>

			<p>inspection and comment and CD copies were made for members of the public to be fully informed.</p> <p>To date the KTC and the NPG have generally failed to respond to our draft proposals and no meetings have been held by the NPG or invitations made for discussions and involvement with the landowner.</p> <p>This is contrary to claims within the draft Plan and the consultation statement of June 2017 that local landowners have been consulted (or 'engaged') on all neighbourhood plan matters and that insufficient sites for development were found as a result.</p> <p>Strongly object to HL being identified as LGS. Emphasise strongly that the HL land is:</p> <ul style="list-style-type: none"> ☐☐ Privately owned with no public access whatsoever. ☐☐ Land which has been identified in the past by the LPA and others as being appropriate for some future residential development which will contribute to Kington's housing needs. ☐☐ Land within the built up parts of Kington and is sustainably linked to the town centre and main facilities. 	<p>Corridor, as depicted on the map in the Draft Plan.</p> <p>1.3 The NDP team were aware of the advisory guidelines for designating LGS.</p> <p>1.4 We acknowledge that discussion on its designation was not held with the owner but proposals for all the LGS were publicised.</p> <p>1.5 We accept that 'water meadows' is an inappropriate descriptor which will be amended in the redraft.</p> <p><u>2. Failure to include HL as a site for housing development.</u></p> <p>2.1 Some members of the KANP team met twice with PDA and the landowner, at the latter's invitation, in 2014. The proposals then envisaged for developing HL were discussed. As the proposals were at an early stage no formal view was given although both the design and the scale of the development were</p>	<p>The descriptor of the land north of Headbrook as 'water meadows' has been removed from amended KANPlan document.</p>
--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------

			<p>Land upon which a planning application is imminent, for which extensive studies have been undertaken over the past 2 years or so to ensure that all planning and other issues are evaluated and satisfied properly.</p> <p>Land that the KANP authors are well aware is available for appropriate future development, yet have chosen to ignore and, importantly, have failed to discuss with or engage with the landowner during KANP preparations. Concerns with the delivery of identified NDP sites as follows:</p> <p>K12,13 and K15 (105 dwellings) considered unsuitable for development by the LPA</p> <p>K6 (20 dwellings) is in the flood plain</p> <p>K9 (15 dwellings) concerns re access</p> <p>As a result, between 140 – 168 units are identified for delivery on land considered as being unsuitable for development and will also not be able to deliver affordable housing.</p> <p>Not convinced that such housing site assessments have been undertaken by the NPG or its advisers to a suitable and</p>	<p>questioned. It was assumed that an application for development might be made at some time.</p> <p>2.2 Some members of the KANP team did attend PDA's subsequent public presentation. We have not been aware of any report of either the level of interest or the range of responses gathered from the public.</p> <p>2.3 The KANP team were aware that the LPA, via the SLHAA study, had considered a limited amount of development on the site might be viable. When a list of possible sites was discussed with Kington Town Council, the KANP Steering Group recommended that a maximum of 15 new dwellings should be considered on HL, plus the possibility of restoring and converting the barn on the western edge of the site. At the final KTC meeting in November/December 2015 when all potential sites were reviewed Councillors unanimously rejected any</p>	
--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

			<p>appropriate level as to be considered acceptable as evidence for the draft Plan's subsequent policies.</p> <p>The proposal for Land at Headbrook has been informed by technical studies and is a deliverable site. The site can deliver up to 35 dwellings with a second phase delivering between 15-20 houses. In addition, the proposals would set aside some 1.8 hectares/4.4 acres or around 64% of the HL, including the important riverside meadows alongside the River Arrow, for dedicated public open space and environmental and landscape enhancements, which would be a proper and pragmatic solution to opening the land up for Local Green Space.</p> <p>Concerned that HL is being classified as "Watermeadows north of Headbrook on south side of River Arrow, GS06". This is an area which overall is around 3.8 hectares/9.5 acres of privately owned and strongly fenced agricultural land and has remained so for many years. The land is not 'watermeadows'; it is agricultural land. The current EA maps indicate that a portion of the immediate riverside land is within a designated Flood Zone 1 area and a further small proportion is within a Flood Zone 2 area. Around 1.7 hectares/ 4.2 acres is within</p>	<p>development on HL and supported its allocation as an LGS. In this decision the Councillors were reflecting the views of the public expressed through consultation where there was a clear view that the river corridors should be protected.</p> <p>2.4 Consequently, no assessment of HL was made and it has not been included in any draft lists of sites since the end of 2015.</p> <p><u>3. Number of sites for development.</u></p> <p>3.1 PDA suggests that we have identified insufficient sites for the required development numbers.</p> <p>3.2 A detailed list of sites identified is in the Draft Plan; the proposed redraft will show some changes of individual sites. It can be seen that together with the number of completions, commitments and estimated windfall numbers the target number of "around 200 homes" specified in KG1 of</p>	
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

			<p>Flood Zone 1, which in other words is wholly outside of any floodplain – it certainly is not ‘watermeadows’. In summary</p> <p>Re Plan 1, Development Plan: object to the draft proposals map and specifically the designation of LGS GS06 on Mr Turner’s land at Headbrook; the designation of housing sites K12, K13 and K15 within the Settlement Boundary; and the non-inclusion of the Headbrook Land (or GS06 as represented) as a housing site within the Settlement Boundary.</p> <p>Specifically identified policies objected to are:</p> <p>KANP H1 Housing Delivery: Kington Town</p> <p>KANP H2, Housing Delivery: Land South of Kington</p> <p>KANP LGS1, Local Green Spaces</p> <p>And specifically, designation GS06 and its description as ‘Watermeadows north of Headbrook on south side of River Arrow, GS06’</p> <p>Plan 1, Kington Neighbourhood Development Plan: Proposed settlement boundary, proposed housing development sites, and Kington Town proposed green spaces</p>	<p>the Core Strategy is met. The sites selected have been considered appropriate in terms of our other plan obligations (protecting Landscape etc.)</p> <p>3.3 From the start of work on a Draft Plan the KANP team has been in contact with Herefordshire Council officers responsible for overseeing Neighbourhood Plans and Strategic Forward Planning for Herefordshire. None of the Officers have suggested that the KANP should identify more sites than the 200 target in order to accommodate any further needs the County might have to meet a 5 year supply, and we have therefore not done so.</p> <p>4. Sites considered “unsuitable” by PDA</p> <p>4.1 K12 and K13 We are fully aware of the planning history of this site and have had detailed discussion about their identification as appropriate with Herefordshire Council during</p>	<p>A detailed list of sites is identified in the amended Plan. The redraft shows some changes to individual sites including omission of K15 and K6.</p>
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------

				<p>the formulation of the Plan. The Core Strategy 4.4.3 notes that “ <i>Developing peripheral sites will require compromise in terms of effect on the landscape</i>” We remain of the view that these sites are a more appropriate way of meeting housing obligations than HL; HC have been closely involved in the assessment process.</p> <p>4.2 K15; the redraft Plan will not include this site</p> <p>4.3 K6; the redraft Plan will not include this site.</p> <p><u>5. Transparency in Policy making</u></p> <p>Throughout the development of the KANP we have worked with various levels of community involvement and our decision making processes have been transparent. We understand PDA objections to our procedures and their rejection of our policy outcomes. It will remain for Herefordshire Council, the Planning</p>	<p>See the Policy justification section attached to Policy KANP H1, and the Housing Audit Trail in the Appendix for further details.</p>
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------

				Inspector and the public at referendum to arbitrate over the appropriateness of the Plan.	
19	John Amos K18	General Comments	Supports the bringing forward of the KANP.	Noted	No Change No Change

			<p>Seeks the settlement boundary being amended to include land north of Kington Medical Practice and east of A4111 as a housing allocation in the NDP to help meet housing need and meet the housing aspirations set out in the NDP.</p> <p>The NDP is required to support the strategic development needs set out in the Local Plan.</p> <p>Proportionate and robust evidence is required to support the approach taken in the NDP</p> <p>Re housing supply, NDPs should take account of the latest and most up to date evidence on housing need.</p> <p>Policies must be clear and unambiguous.</p> <p>In relation to allocations of housing land, there must be evidence of an appraisal of options and an assessment of individual sites against clearly identified criteria.</p> <p>Core Strategy identifies Kington as a market town being the main focus for housing development.</p>	<p>The required housing target has been met through housing allocations elsewhere. Please see accompanying NDP site assessment papers for further details. The proposed Settlement Boundary can meet Core Strategy housing requirements.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted – See AECOM report and Housing Audit Trail in Appemdix</p> <p>Noted</p>	<p>No Change</p> <p>No Change</p> <p>No Change</p> <p>No Change</p> <p>No Change</p> <p>No Change</p>
--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

		Development Requirements	<p>The Core Strategy acknowledges that Kington suffers from environmental and locational constraints and is faced with a challenge to flexibly encourage and accommodate new development.</p> <p>The Core Strategy acknowledges that peripheral housing sites will require compromise in terms of effect upon landscape.</p> <p>The Core Strategy acknowledges that sites within the existing confines of the town are constrained in terms of flooding.</p> <p>Policy KG1 requires Kington to accommodate “around” 200 new homes during the plan period</p> <p>The consultation exercise undertaken by the Steering Group indicates that the local community preferred the allocation of small new housing sites as opposed to large estates.</p>	<p>Noted these points are acknowledged in the KANP</p> <p>Noted</p> <p>Noted</p> <p>Noted, Policy KG1 is copied into Plan document. The KANP is in full conformity with the Core Strategy in providing site opportunities to deliver around 200 new homes in Kington by 2031.</p> <p>Noted , 50% of the target met by small site and windfall developments, evidenced, including SLHAA that there are insufficient</p>	<p>No Change</p> <p>No Change</p> <p>No Change</p> <p>No Change</p> <p>No Change</p> <p>Paras 9.4.1-9.4.3 in amended Plan highlight</p>
--	--	--------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

			<p>The draft NDP asserts that there are a lack of such smaller sites, given the need to protect the landscape. As such, the NDP has sought to meet half of its housing development target on one larger site.</p> <p>Land north of the Medical Centre meets the requirements for “smaller sites” and demonstrates the strategy to protect the landscape from the implications of its development.</p> <p>Given the identified importance of the need for landscape assessment the draft policies in the NDP have been guided by a Landscape Assessment undertaken by Carly Tinkler (see Appendix 16 and Appendices 17-18 – Kington Landscape Sensitivity and Capacity Assessment October 2015). It is noted in the introduction of Ms Tinkler’s Landscape report that landscape character, visual amenity assessments and views as to capacity of the landscape to accommodate development relate to large scale, intensive agricultural complexes such as broiler units and energy production schemes such as polytunnels and solar farms – not smaller</p>	<p>suitable small sites available to meet the other 50%.</p> <p>Noted</p> <p>Location of site is considered to be unsuitable. See Housing Audit Trail for further details.</p>	<p>the issue and the decisions taken.</p> <p>No Change</p> <p>No Change</p>
--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

		KANP Vision	<p>housing schemes on the periphery of the town.</p> <p>If it is the case that the housing policies (in terms of landscape assessment) have been guided by the Preliminary Landscape Sensitivity Assessment undertaken by AECOM (Site Identification and Assessment Report October 2015) could this be made clearer in the text?</p> <p>Noted that the community wanted to address the needs of an ageing population and the loss of young people. The NDP needs to set out how the housing allocations create attractive housing choices for older people given that 25-30% of the population are aged 65+. The promoted site would seek to supply open market housing which may have the added benefit of suiting the needs of older people given the proximity of the Medical Centre. Attractive housing choices for older people of suitable and accessible schemes can free up family housing.</p> <p>Broadly supports the proposed Vision set out at Clause 7.1 at page 15. In particular supports the vision to form a vibrant rural community and deliver managed growth. Given the need for compromise concern is expressed as to the method and</p>	<p>Amend KANP text to make it clear that the Landscape Assessment Report was used to inform the KANP site assessment work.</p> <p>The site is not considered suitable for housing as detailed in the NDP/Town Council site report. Provision is made for older people in site K9 which lies close to the Town Centre and adjacent to a range of facilities</p> <p>Noted.</p>	<p>Para 9.4.5, Diagram 1 and references to report by C.Tinkler included in amended text.</p> <p>No Change</p>
--	--	-------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

		<p>process used to identify suitable locations for new housing to meet the needs of local people.</p> <p>The promoted site was identified by AECOM as a candidate potential smaller site with reference K18.</p> <p>AECOM recommended that these candidate sites be discussed with Herefordshire Council to ascertain up to date information, compliance and viability as a next step before a decision to allocate. In the case of K18 the NDP on 13/10/15 deferred consideration pending receipt of advice from Herefordshire Council's Transport Officers yet on 30/11/15 the Town Council ruled out Site K18 (as confirmed in the Neighbourhood Planning Group's Minutes of 8th December 2015). There is no evidence as to whether Herefordshire Council's comments had been received or whether a viability appraisal for both K18 and all candidate sites had been obtained when the Town Council made their decision.</p> <p>In the interest of transparency, need to provide evidence of discussions with Herefordshire Council and viability assessments. Refer to full site summaries by AECOM in Appendix 2.</p>	<p>Noted.</p> <p>Kington Town Council preferred other sites; considered that proximity to waste site and problems of easy access to town made K18 and K19 less suitable.</p> <p>Refer to AECOM report and the Housing Audit Trail for background information with respect to identification of housing allocations within the KANP</p>	<p>No Change</p> <p>No Change</p> <p>No Change</p>
--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------

		Policy KANP SB1	<p>Extend the settlement boundary to include Site K18 as a housing allocation for 8-10 units within Policy KANP H1.</p> <p>Compromise has already been evidenced in the allocation of Land South of Kington in relation to overall approach to new allocations and southwards expansion. Furthermore, the consultation feedback showed strong local support for housing to be delivered in small clusters (para 9.4).</p> <p>The site is supported by AECOM's findings in that development has occurred outside of the existing settlement boundary in this area leading to an increased urban character in this area and development at site K18 would be consistent with this. AECOM finds that K18 is in close proximity to the existing settlement boundary and is adjacent to the Kington Medical Centre (a large modern building with associated car parking and landscaping) and has stronger amenity value and existing development increases the urban influence. The Medical Centre is found to have extended the urban fringe. This supports the proposal to extend the settlement boundary.</p>	<p>No, see earlier responses.</p> <p>The Medical Centre was permitted to be built on greenfield land in 'open countryside' outside the Settlement Boundary because it was an 'exception' development i.e. for Community Use. Its location is not ideal for many people in the town. The consultation did not show support to extend the Settlement Boundary to the east of the A4111.</p>	<p>No Change</p> <p>No Change</p> <p>No Change</p> <p>No Change</p>
--	--	-----------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------

			<p>The representation is supported by a report prepared by Landscape Consultancy, Richards Partnership who has reviewed AECOM Preliminary Landscape Sensitivity Assessment and provides their professional opinion on landscape character, visual appraisals and landscape strategy. They note that the introduction of the Medical Centre and the recycling facility has increased the urban context of the site and helped to extend the introduction of the town further to the south. They note that the site plays a very small part in the wider panoramic and is always seen within the context of the Medical Centre and the existing town. They point out that the greatest opportunity for the public to see the site is as they travel along the A4111, Kington to Hereford Road. The Consultants have produced a sequence of views available to motorists approaching the town from the south. The Consultants note at this point there are further urbanising features in the form of traffic lights and pedestrian crossing, zig zag road markings and street lighting making it clear that the motorists are reaching the edge of the town. These findings reinforce and support the proposal to extend the settlement boundary,</p>	<p>Noted, a contrary opinion is that 'urban sprawl'/'ribbon development' is not desirable when preferable sites are available. The A4111 forms a strong defensible boundary and should not be further breached when there are preferable residential sites better related to and connected to the Town Centre.</p> <p>There are also concerns about housing for families alongside busy main roads when there are sites available further from potential sources of environmental pollution.</p>	<p>No Change</p>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------

		<p>Policy KANP H1 Housing Delivery Kington Town</p>	<p>AECOM has evaluated K18 as being appropriate, available and suitable for development subject to mitigation. It raises matters for further discussion with Herefordshire Council.</p> <p>The site should be added as an allocation under Policy KANP H1, reference K18, as a site for 8-10 dwellings.</p> <p>Object to the drafting of the summaries in the NDP draft Appendices 10 in relation to K18 as it implies that AECOM considered the site unsuitable on landscape impact, distance from and poor connectivity to the Town Centre as well as close proximity to the household waste site. In fact, it was Kington Town Council on differing grounds (excluding landscape impact) which decided to exclude K18 from consideration. See appendix 15 in the 30/11/15 Special Meeting Summary.</p> <p>At paragraph 9.4.7 the NDP appears to indicate that allowing for new allocations, consents implemented, commitments and an allowance for windfall that the NDP is positively planning for 208 dwellings. Nevertheless, at its meeting on 18/4/17 the Kington Town Council were informed that numbers of completions and approved applications from 2011 has</p>	<p>Not supported for reasons given earlier.</p> <p>KANP text corrected as requested.</p> <p>K 18 not supported for reasons given earlier.</p>	<p>No Change</p> <p>No Change</p> <p>Housing Audit Trail explains selection of sites.</p> <p>No Change</p>
--	--	-------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------

		<p>Policy KANP INF1 Local Infrastructure</p>	<p>been shown to be fewer than previous information so a late decision was made to increase numbers for the agreed allocations. No evidence is available to justify such a decision or to verify whether the increased numbers are feasible for each allocation. Nor is there any explanation given as to why K18 or other excluded candidate sites were not reconsidered in the light of this updated advice.</p> <p>The NDP states that Proposals will be strongly supported for both safe pedestrian pathways between the two roundabouts on the A44 to provide access to the community allotments and a safe pedestrian pathway to the Kington Medical Practice along the A4111 from its junction with the A44, There is no justification for these as necessary, reasonable and appropriate.</p> <p>This policy needs to be revised to include such justification and include the proposed mechanism to fund these proposals.</p>	<p>Local concern frequent; lack of safe pedestrian/cycle path to allotments; ditto to cross A44 at Hatton Gdns roundabout to employment and residences.</p>	<p>KANP INF 1 Bullet pts (i) –(iv)</p>
		<p>Policy KANP LGS1 Local Green Spaces</p>	<p>Objects to the inclusion of field to the east of the A4111, north of the Medical Centre GS24 as such a description would include our clients land which cannot be</p>		

		<p>Policy KANP GI1 Green infrastructure</p> <p>Land North of Kington Medical Practice and east of the A4111</p>	<p>said to be demonstrably special to deserve a local green space allocation. It is a general concern that the draft NDP allocates such a large number of green spaces. In reference to the relevant maps, no recording of GS24 appears nor does it appear within the policy justification groups A-D. Request that GS24 is removed.</p> <p>This policy imposes public works on development proposals without any criteria specifying the reasonable necessity for those works or as to how they will be funded. There is no clear identification or mechanism as to what could be required as a result of the policy. There is no reference to whether viability is a consideration or whether such contributions are necessary, reasonable and appropriate. These matters need to be addressed within the NDP text.</p> <p>Local architects have prepared a scheme proposal informed by the findings of the Landscape Consultants evaluation. It is anticipated that the low density scheme will comprise approximately 4 bungalows and between 4-6 detached houses.</p> <p>Foul drainage will be via a packaged treatment system subject to the</p>	<p>Assume comment is on GS14? No longer included in amended Plan.</p> <p>Noted.</p>	<p>GS14 removed as an LGS from the KANP</p> <p>No Change</p>
--	--	-------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------	---------------------------------------------------------------------

		<p>necessary technical agreements. Surface Water discharge will be via a combination of soakaway, attenuation and greenfield site discharge to the adjacent water course.</p> <p>The site lies in a sustainable location and offers pedestrian connectivity to Kington town services. Pedestrian access can be derived via existing made up pavements, the existing controlled pedestrian crossing facilities providing access to pavements on the western side of the A4111. Pavements exist to the eastern side of the carriageway. Pedestrian routes lead to Banley Road and the Eardisley Road footway, and thereafter to the town.</p> <p>Addressing the Town Council's reasons to reject the site at their special meeting on 30/11/15:</p> <p>Ease of access to Town Centre It is accepted that the proposal lies on the periphery of the southern edge of the town boundary, as does the Medical Centre. Nevertheless, compromise is needed in settling on locations for new development. AECOM estimated that the town and local centre and shopping facilities lie approximately 849 m walk from the proposal. Compromise is</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------	--

		<p>already evidenced by the proposal to allocate K12,K13 and K15 which represent similar if not worse pedestrian distances to access the services in the town.</p> <p>Adjacent to main road and new household waste site</p> <p>The proximity of sites to adjacent main roads represents no reasonable basis for rejection and noise impacts can be mitigated. In relation to the new household waste facility, AECOM reviewed the plans for this site confirming that facilities are unlikely to be visible from K18 with the retention of existing trees located on the A4111. Acoustic fencing is also proposed to be used along the boundaries of the waste facility site.</p> <p>In relation to the landscape impact matter raised at draft NDP Appendix 10, refer to the comments already made with respect to landscape character, visual appraisal and the various mitigation strategies recommended principally to include synthesising of potential or prospective ridge heights of buildings by using topography and extending planting and creating new planning. The site plays a very small part in the wider panoramic</p>	Noted	
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------	--

			and is always seen within the context of the Medical Centre and the existing town	Noted The site is not considered suitable for housing as detailed Housing Audit Trail Other sites preferred.	
20	D Raven	Design Mat	<p>Need to get better quality new housing for Kington The plan suggests in various places a requirement for high quality housing, sympathetic to the character of Kington and to the landscape, providing a variety of dwelling types to suit local needs. A starting point must involve a study and understanding of Kington itself.</p> <p>Many good housing solutions are represented in Kington within a variety of spaces and access and parking arrangements. For example, 1) two and three storey detached houses with street parking/ private garaging (2) two, three and four storey 'town houses 'with communal parking in squares and courts, (3) single storey terraced and detached dwellings and (4) flats in two, three and four storey form etc, all with convenient local parking. The larger town houses tend to be grouped together in main</p>	<p>The KNDP is supported by a Characterisation Study which provides details of open spaces, views, landscape and building features of Kington Town. This document feeds through into the policies ENV1 and ENV3.</p> <p>Comments noted; changes /elaborations needed in amended text.</p> <p>Objectives 2,3 and 4 of the Plan reflect the desire to ensure that new developments will be designed to be sympathetic and enhance the existing</p>	<p>Policy KANP H5 Housing Design Criteria amended to include criteria suggested.</p> <p>See also: Policy ENV3 A Valued Built Environment bullet pt (vi)</p>

			<p>streets and squares, the square providing parking for the housing, as well as some visitors. A network of lanes link streets, squares and parking areas, some mainly pedestrian, others taking small vehicles, cars, vans etc travelling at walking pace. This provides a sympathetic scale to the town and is very much part of its character.</p> <p>There is a simple consistency of materials and colours used in the town, predominately slate or stone tiled roofs with rendered walls, over timber framing or stonework, with painted joinery and other details. Colours are mainly slate grey, grey, black and white with a range of other colours used in places for window frames, door cases etc. Stone walling is sometimes exposed, or dressed in the case of public buildings. Timber cladding as well as stone can be used for ancillary buildings. Some red and buff brickwork has been used for some late Victorian and Edwardian buildings, but this is less typical.</p> <p>Large areas of dark red brick used in some modern housing in Kington is misplaced introducing an alien element into the town. Also the use of plastic windows, doors, guttering, barge boards etc is eroding the character of some</p>	<p>built environment and the surrounding landscape.</p>	<p>Consultation section illustrates desire to “maintain the character of the older building styles and materials so that the town is distinctive and does not become something that can be found anywhere in the country”</p> <p>Justification section for KANP H2 Housing Delivery-Land south of Kington para 9.4.29</p>
--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>buildings within the town .It can be equally inappropriate for new housing ,but better quality and more sympathetic windows etc with thinner frames and details are available for new buildings.</p> <p>It is useful to have a basic look at the grouping of buildings in Kington. Commercial street frontages tend to be largely continuous in the centre of town, save for narrow lanes and private or shared access passages. The height and character of frontages reflect the age of buildings and evolution of use resulting in a wide variety of buildings in close proximity. Beyond the main commercial frontages there tends to be some lowering of building density and height with more space between buildings. Buildings built in different periods are not necessarily attached or in the same alignment ,and there are more views through to spaces behind.</p> <p>The substantial new housing numbers envisaged for the sites K12,13 and 15 needs to be regarded as an extension to Kington town rather than as an estate of houses in a parkland setting. Good pedestrian, vehicular and visual connections to the town are essential to the ambiance and success of the scheme. Maximum continuity with Kingswood</p>		
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p>Road, Bridge Street, Headbrook and the Old Eardisley Road, as well as with the surrounding lanes and footpaths ,should be possible with careful design. These sites with their elevation and significant cross falls offer opportunities for strong visual connections and views across to existing parts of the town. Continuity of building design is achievable without pastiche using local materials and colours and by the way buildings are grouped together.</p> <p>The line of substantial hedging and trees separating K12 and 13 provides an obvious means of phasing the housing extension and providing landscape and play space between the two phases, preserving existing features. The sites also have mature hedging and trees on their boundaries of varying density providing a natural boundary to gardens and footpaths. It should be a requirement that the necessary two way vehicular access from the Old Eardisley Road converts immediately to a one way loop with surface changes etc within the sites,to reduce traffic speeds etc. The loop should extend to the southern site in the second phase. Within a 'town square' format this will allow for both central and roadside parking served by the loop within a central landscaped space Flexible</p>		
--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

			<p>housing arrangements of detached and terraced houses of one to four storeys can be planned around the perimeter with main gardens behind, to suit varying requirements ,fronting the landscape. The careful design of public space and street surfaces should allow for safety, parking, enclosure, entrance design, ease of maintenance etc to meet various criteria. There needs to be guidance on boundary treatments and outbuildings and garaging. Wire fencing for example can encourage the use of hedge and shrub planting for boundaries more sympathetic in a rural context. These kinds of details can ruin a scheme if not well considered.</p> <p>Concerned that 'the plan ' will be too generalised and repetitious and will not actually provide enough guidance to ensure we get the design quality etc which is soug</p>		
--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

21	Mr D Benbow	General Comments	<p>Support work undertaken identifying open spaces of great value to our community and weaving these together into the Local Strategic Corridors identified in Appendix 12.</p> <p>Concerned with the overlaying of this with another layer of landscape analysis from outside consultants. This has led to an oversensitivity to landscape impact within the plan as a whole that has in turn lead you to try and develop as much as possible in one small area south of the town.</p> <p>People do not want one large housing estate.</p>	<p>Noted</p> <p>Landscape specialist's work identified issues at a wider level than Lewis Goldwater who was concerned with Greenspace areas closely connected on inside settlement boundaries. Core Strategy pointed up general landscape constraints of Kington Town's setting.</p> <p>All those responsible for drafting the Plan and identifying possible housing sites were keenly aware of the preference for small sites as identified in KLAP report.</p>	<p>No Change</p> <p>No Change</p> <p>No Change</p>

			<p>Whilst it's construction may be delayed until 2021 when the sewage treatment works is upgraded I see nothing in the plan to prevent it being realised in one phase after that date. This needs to be addressed. Even if the area south of Kington is, in the final analysis, the best place for the bulk of the housing, it's delivery needs to be phased and that phasing enshrined in the plan itself.</p>	<p>50% of the target number have been identified in small sites, and windfalls. It was not found possible to identify sufficient additional suitable small sites to meet the remaining 50% (approx. 100 dwellings) Sites of fewer than 10 dwellings tend not to produce affordable housing which was one of the expressed needs.</p> <p>It is likely that whole area (Land South of Kington) will need infrastructure preparation / development such as drainage and services before any part can be developed. The time-scale for upgrading the sewage treatment is not clear. Welsh Water has stated that 2021 is the earliest point at which there will be any planned consideration of Kington, unless a developer agrees to undertake the work.</p>	<p>Policy KANP H2 Housing Delivery -Land south of Kington specifies that there must be a comprehensive proposal for developing the site.</p> <p>Policy KANP INF 1 Local Infrastructure together</p>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		Settlement Boundary	<p>Concerned about the local infrastructure to accommodate growth.</p> <p>People need to have explained to them what will happen if we do not adopt a plan. i.e. There will still be 200 houses proposed for Kington but I assume any site within or immediately adjacent to the former UDP settlement boundary will be ripe for consideration?</p> <p>The new settlement boundary is far larger than the previous one and if the green spaces within it do not acquire the protection sought we have potentially created the nightmare scenario of allowing development in the very areas we don't want it.</p>	<p>Noted, the planning application process will through s106 contributions address local infrastructure matters.</p> <p>Noted. Consultation meetings and publications emphasised that 200 sites will be allocated in Kington by Herefordshire Council if NDP is not adopted. Herefordshire Council's 2011 SLHAA study failed to find sufficient suitable available sites.</p>	<p>with the justification section emphasise the need to provide adequate infrastructure alongside housing developments</p>
		Plan Cover	<p>The relationship between settlement boundary and NDP boundary is not clear. The NDP boundary is highlighted on the cover but the settlement boundary is highlighted on the Detailed map. The fate of the spaces outside one and inside the other is not mentioned or explained. What for instance is the status and fate of</p>	<p>Noted; redraft proposes SB (Settlement Boundary) for Town closer to UDP SB boundary and Parish Boundary</p> <p>c) Cover map depicts the 3 parish boundaries depicting the Area covered by the Plan New maps within the document will reflect</p>	<p>Plan 1 amended; see Justification section 9.3.1-9.3.6</p> <p>Plan1 shows SB, Parish Boundary and Greenspaces. 3 LGS are outside SB, GS531 Allotments,</p>

			<p>the allotments? The map in the Chronicle Flyer is different from that in the Regulation 14 Draft NDP bound document. Bound document has Tattymore identified as GS13 and Hatton Garden has area GS14 both areas outside settlement boundary. Chronicle Map has neither. K20 land west along Hergest Road is larger on Chronicle flyer than in bound document. If the Plan information is not accurate or consistent how can this be the basis for consultation or any kind of mandate?</p> <p>Section 3 Aims 3.3 Why was Hergest selected as the place for Kington Rural's allocation. This seems the worse place to put further housing with no safe pedestrian access back to town and an inherent conflict with the desire to increase Hergest Camp as a place of employment. If Arrow View were not there you would not propose it now. It is the definition of an unsustainable location. Surely the communities of Lower Hergest and Kingswood are better able to accommodate a few houses over the next 20 years?</p>	<p>proposed redrawn SBs and reconsidered greenspaces; the latter will include allotments. (regret erroneous mismatches between Reg 14 document and Chronicle). K20 now deleted in redraft.</p> <p>Hergest is identified in RA2 of Core Strategy to receive the proportionate growth in housing. No other sites were offered by landowners. It is a brownfield site. A proposed footpath between site and bridge, and strong support for improved access to the location. Unclear why there would be conflict with proposed improvements to the industrial site opposite. Kingswood is in open countryside and would be eligible only for</p>	<p>GS 13 Tattymore and GS10 land east of Kingswood Rd. Consultation section for KANP Policy GS1 Local Green Spaces gives explanations</p>
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------

			<p>3.4 Landscape Impact. There has been an overemphasis at the expense of other factors.</p> <p>3.5 Why so large? Again, I think overemphasising the input of external consultants has derailed what was once a genuine community lead plan.</p> <p>The AECOM masterplan drawings only seems to contain 87 identifiable blocks? Are some of these actually flats i.e more than one dwelling? If not then the density and ratio of external space would not be as drawn.</p> <p>Section 4 Should there be something in here about the schools. Has any analysis been done of the capacity of the schools (particularly the primary school) to cope with the children if 100 houses were built in one phase?</p> <p>4.3 Over emphasis on landscape. Even if declared AONB then good quality development can still take place.</p> <p>Appendix 17 doesn't seem to place any less sensitivity on the areas of east of Kingswood Road than those on the west</p>	<p>developments as specified in RA3, RA4 and RA5.</p> <p>Noted</p> <p>Noted</p> <p>The 'masterplan' was not intended as a development plan/brief, but merely to indicate possibilities of site; no such illustration in redraft document.</p> <p>Noted</p> <p>Noted; Policies emphasise the need for good quality development and do not preclude innovative designs in either the Town or Rural areas.</p> <p>Noted</p>	<p>No Change</p> <p>Para 9.8.4 stresses need for sufficient Primary School places in the Town.</p> <p>See para 5.5 where reference is made to innovative design</p>
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>though the scale they are reproduced at makes it very difficult to identify sites.</p> <p>Appendix 18 Can someone please explain what Energy Production Sensitivity and Capacity assessment actually means as much of your decision making seems based on this one drawing yet if I've understood it correctly it refers to solar and wind farms not houses.</p> <p>4.5 Where does this description of the NDP Area come from. I see this all the time in Consultants descriptions of the landscape. They airbrush out all the horrors of modern agriculture, giant agrisheds, polytunnels etc. and the mediocrity of much recent housing and paint a picture of how we wish it was not how it actually is. This then makes the prospect of development seem more frightening than it actually is. I think we need to be more realistic about how things are and then more demanding of what we do going forward.</p> <p>4.23 For general members of the public I don't think it's fair to just use abbreviations like SSSI and LWS The first time they are mentioned they should be the full version and then afterwards abbreviated. Sadly, much of this</p>	<p>Unclear which part of the description is referred to. Redraft will contain reference to need to control agricultural developments that do not enhance the area and comply with the spirit and intentions of RA6 in the Core Strategy.</p> <p>Agree</p>	<p>Kingswood Rd identified as the western edge of the redrawn SB</p> <p>An additional Policy is KANP E2 Large Scale Employment Activities covers agricultural developments. Policy H5 Housing Design Criteria applies to developments in rural and urban environments in the area.</p> <p>Terms explained as they appear in text</p>
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>document feels like it comes from Herefordshire Council not Kington.</p> <p>4.28 Kingswood has community facilities but no housing allocation and Hergest has no community facilities and a housing allocation. How is that joined up thinking?</p> <p>Section 5 Development Requirements 5.2 Effect on school not mentioned 5.5 We've missed out Paragraph 55 exemption dwellings i.e. ones of architectural excellence and innovation which are also allowed.</p> <p>3 5.6 The plan says Deliver around 200 new homes between 2011-2031; phasing MAY be necessary to overcome current infrastructure constraints. Surely, we need to say Deliver around 200 new homes between 2011-2031; phasing WILL be necessary to ensure Kington grows at a manageable and sustainable rate as close to 10 houses per year as possible.</p> <p>9.1.5 What is a SAC?</p> <p>9.2 Built Environment KANP ENV3 A Valued Built Environment Why is the</p>	<p>Noted (see previous comment); Herefordshire Council specified Hergest.</p> <p>Noted; redraft will include reference to school places</p> <p>Advised not to require phasing.</p> <p>Note; see previous comment.</p> <p>Noted; sentence can be 'unpacked'; redraft will use</p>	
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<p>terminology indistinguishable from the “normal” planning gobaldigook ? I thought this was a community lead plan? “ensuring proposals do not substantially harm designated heritage assets and where proposals will lead to less than substantial harm of designated heritage assets this should be weighed against public benefits” I can’t believe anyone in Kington came up with that?</p> <p>9.2.5 Wrong appendix referred to?</p> <p>9.3 Settlement Boundary This whole section is misleading as it incorrectly describes the changes. A large area from Mill St to Newburn Farm is now included within the settlement boundary. This is the most muddled part of the plan both in terms of mapping, explanation and justification. The settlement boundary has been moved to include large swathes of land that have then been identified as green space even though traditionally you extend the settlement boundary to include areas you want to put development on. Nor is the policy consistent. There are green spaces both inside and outside settlement boundary and no real explanation why. East of the town there are areas outside settlement boundary but inside NDP boundary with no designation at all. The allotments for</p>	<p>plain English wherever possible!.</p> <p>Noted and corrected</p> <p>SB of Town now redrawn in redraft to align more closely with established SB used in UDP.</p>	<p>See Plan1</p>
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------

		<p>example. The clarity of Lewis’s plan has been lost in the NDP. I think an opportunity has been missed to identify sites west of Kington along Hergest Road. The whole of Hergest Road needs addressing in terms of traffic speeds, safety for pedestrians, lack of pavements, junction with Church Road and access for HGVs to Hergest Camp. 4 This to my mind is a potential win, win. We find sites for some small housing developments and use the Section 106 contributions to help upgrade the road creating pavements and improved junction to Church Road to make west of Kington safer AND more accessible.</p> <p>9.3.4 Settlement Boundaries This statement makes little sense when compared to the plan itself. The logic of what you've done is not coming through.</p> <p>9.3.5 Important Amenity Areas Not sure this sentence makes sense. Should it say “due to their contribution to built form”? but even that doesn’t quite make sense. Inclusion of K9 seems to contradict this.</p> <p>9.3.6 This is wrong (see above)</p> <p>9.4 Housing delivery Small clusters/infill NOT one huge estate. Policy KANP H1 Why is only 1% projected for windfalls</p>	<p>Land for sites must be available No land on north side of Hergest Road was offered.</p> <p>Agree point re improving Hergest Road, expressed in KANP INF1, to be further emphasised in redraft.</p> <p>Noted.</p> <p>Noted</p>	<p>KANP INF1 encompasses need to improve pedestrian and cycle access between the Town and Hergest</p> <p>See Plan 1</p>
--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------

			<p>over plan period. Already I'm aware of 10 units planned not covered in plan. 2 houses over 20 years seems extremely low. Sites K1 no comment K3 no comment K5 no comment K6 no comment K8 10 dwellings seem high. Basement of Wesleyan Chapel has been infilled so you would struggle to get more than 4 from existing building. Site is only 0.17 ha so at density of max 35 per hectare would give you 6 units. Given its within Conservation Area and contains a Listed Building 10 feels like overdevelopment. K9 Personally I'm opposed to its inclusion at all as its been identified as green space in every consultation I've seen, is inside Conservation Area, adjoining listed buildings and outside current UDP settlement boundary. I have written separately on this one issue K20 Hergest Road. I think land north of Hergest road could have been included linked to road improvements. (See above) K12-13 See comments made previously. 5 Masterplan seems to miss the opportunity of Lewis's Local Strategic Corridor which seems to suggest a green strip across north of site linking green spaces along River Arrow. More attention needs to be focused on how this site could be split down into smaller sites which can be phased and are not</p>	<p>See previous response re one large site and 50% of 200 in small sites. Windfall in redraft raised to 2 per year as average. Comments on individual sites noted Wesleyan Chapel was fairly recently given permission for 9 flats in Chapel and 4 dwellings in curtilage Redraft attempts to increase connectivity and greenspaces between proposed large site and rest of Town. 50% of 200 target will be produced from small sites. Affordable housing cannot be required from small sites (10 dwellings or less)</p> <p>K9 will occupy only part of the field; see also Housing Audit Trail in Appendix</p>	<p>No Change</p>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------

		<p>dependant on one large national housing developer. NDP does not acknowledge the economic link between size of development and impact on local economy. Small sites equals small builders equals local jobs and local purchasing of materials. Large sites equals large developers equals out of town labour and purchasing with little trickle down benefit for local economy. Small is beautiful . Joined up thinking.</p> <p>9.4.7 I don't think the junction between Kingswood Road and Headbrook has very poor visibility. It's actually positioned very well to see up and down Headbrook.</p> <p>Policy KANP H2 Needs to include Phasing.</p> <p>Policy KANP H5 Protect important open spaces, views bio-diversity and landscape setting and where possible enhance landscape quality. How does the inclusion of K9 address any of these? 9.4.47 Surely not all materials have to be incorporated into future proposals for the area. What does that mean in practice?</p>	<p>See previous responses.</p> <p>Herefordshire Council commented that Headbrook junction with Kingswood Rd is unsuited to large traffic increase because of poor visibility for right hand turns from bridge, and narrowness of road.</p> <p>See earlier response.</p> <p>K9 planned to occupy only part of field and designated for one-storey dwellings for elderly and/or disabled.</p>	
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

			<p>KANP E1 Protect the character and tranquillity of the KANP area. There a fine line between tranquillity and the town slowly dying on its feet. Inevitably more activity means less tranquillity. I think if you want young people to stay in the area as adults the area needs to be more lively. I think it's a shame sites for live/work units have not been identified as they have been in Presteigne. This could revitalise Hatton Garden and make more sense of Hergest Camp and help with housing targets. No mention of self build housing which again have spin offs for local trades people, suppliers installers etc and came through as an issue in consultation responses.</p> <p>9.5.8 Why not identify site by Hatton Garden Roundabout for new fire station and the identify old fire station site for new housing. Its a plan for the next 20 years so let's plan for the future? 6 Will Primary school be on current site in 20 years time? With all these houses would a new school either on LHS site, K9 Site off Mill Street or elsewhere in town free up old site for housing (sheltered housing for elderly?) Plan needs more vision. Reuse of unused space above shops could provide more units.</p>	<p>Live-work units, and self-build will be emphasised more clearly in redraft. They are not precluded by any of the Poicies .</p> <p>Site by roundabout identified in redraft, para 9.5.8 Moving Fire station and Police station would release land suitable for housing in Churchill Rd. No information about future of Primary School building available. Recent survey showed fairly high occupancy of space over shops</p>	<p>Policy KANP E1 amended to include suggestion.</p>
--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------

		<p>9.6.3 mentions HSBC which is now closed.</p> <p>KANP INF 1: Local Infrastructure Promotes footpath to allotments but on where in Plan are allotments themselves identified or protected.</p> <p>9.9 Kington Town Green Spaces KANP LGS1 GS13 &14 are not on map in Chronicle article. There is no consistency in logic. How are the fields south of the River Arrow any more integral to the urban fabric than Tattymore and Hatton Garden. I would argue that GS25 & 26 are less integral. I think the football ground is covenanted that the land can only be used for recreational purposes so if you have to reduce the number of Local Green Spaces in Plan then it might be worth speaking to them about this. Once lost green space in the town can never be replicated. I would urge you not to build on any of GS23. The Primary School have no playing fields and the football ground would welcome space for practice pitches. If GS23 must be “developed” let it be as communal open space and part of the green lung. Group A this should include GS23 KANP GI 1 Is maintaining the level of riverside tree cover a good thing? I thought less trees meant better levels of oxygen in river and therefore more aquatic life. The trees on the river</p>	<p>See Plan1 and LGS</p> <p>No intention in Plan for developing GS23 Comment re maintain river corridor noted.</p>	
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------	--

			<p>used to be coppiced if you look at old photographs. Within the Rec. Ground the river frontage would be more accessible and inviting if the conifers were removed.</p> <p>10 Review & Monitoring the Plan Review in 5 years time. Will the upgrade of the sewage works have taken place by then?</p> <p>11 Next Steps 7 Can you make it clear to people who a favourable response consists of. Is it simply that more than 50% of people who vote are in favour?</p>	<p>The upgrade to the sewage works will take place either through a developer led or through the Welsh Water programme whichever comes first.</p> <p>Noted. Herefordshire Council is responsible for arranging Referendum. Steering Committee will produce publicity to encourage people to vote, can include advice on process.</p>	
22	Mr M.Turner	Para 1.	Lack of consultation with landowner.	Steering Grp concerned at scale of proposed development; initial suggestion to designate site	Site proposed for LGS designation.

		Para 2	Why was the SLHAA report ignored?	for 15 dwellings; after further consideration of landscape and other issues decision taken to remove site from allocation list. The SLHAA report was not ignored; its assessments and those of consultants engaged by KANP and local opinions led to decision by Town Council in December 2015 and January 2016, subsequently re-confirmed.	Revised draft Plan paras 9.4.22-9.4-4.28
		Para 3.	Where do the consultants recommend the Land South of Kington? Your quote is that of Steering Committee's overall assessment of all reports and comments.	Advice was distilled from the reports by AECOM and the Landscape Sensitivity and Capacity by C.Tinkler together with consideration Policies SS6., KG1 and LD1-LD4	
		Para 4	Why was AECOM not asked to re-assess owner's site?	Site already excluded from list of potential sites.	
		Para 5.	Why were no consultations held in the autumn of 2016?	The proposed schedule of work slipped. Public consultation held in June 2017	
		Para 6.	Is it agreed that the public has not been involved in this Plan?	No; extensive consultation and public information during the Plan preparations Agendas and Minutes of	

		Para 7.	Is there support for the LGS designation of the Headbrook Land?	Steering Committee have been available and all meetings open, similarly Town Council meetings, dates on website.	
		Para 8.	Why do you consider development on K10 will affect the Landscape views around Kington when you consultants do not?	Yes; supported by majority in all consultations. You refer to report on Townscape by OHA; we took the advice of a Landscape specialist.	C. Tinkler CMLI (2017) <u>Landscape Review of Town Settlement Boundary and Local Greenspaces</u> Policy KANP ENV 4 Flood Risk and Drainage
		Para 9.	Why did you not wait for landowner's assessment reports?	No comment	
		Para 10.	There is no floodplain near Kington; do you agree?	No; see Environment Agency Flood Maps and added	
		Para 11.	Map of Conservation Area of Town does not include the Headbrook site proposed by Landowner	Agree and note that land is adjacent to Conservation Area boundary.	
		Para 12.	Community access to open space would be a benefit of landowner's proposed development.	Agree with principle.	
		Para 13.	Headbrook development would make provision for improved walking and cycling links.	It could in principle.	
		Para 14.	Why was proposed settlement Boundary extended from UDP Boundary and done before Plan was approved at 2 Town Council meetings?	Council was invited to consider proposed changes to UDP Settlement Boundary to allow for proposed	

		Para 15.	Why ignore the Headbrook site that is closer to the Town Centre than Land South of Kington?	growth and to align closely to building lines and parish Boundary. Minutes were those of Clerk to the Council; responsibility of Council.	<p>No change</p> <p>Amended to describe them as Meadows.</p> <p>Maps included in redrafted Plan are from Environment Agency.</p>
		Para 16	Headbrook site does not meet all criteria for designation as LGS	This is only one of many factors considered in choosing a site for allocation.	
		Para 17.	KANP G 1 Green Infrastructure; do you agree Headbrook development contributes to this Policy?	Only one criterion not met (public access) and it is not a sufficient reason not to designate it as LGS given its landscape importance.	
		Para 18.	GS06 and GS26 are not Watermeadows.	No; the land if undeveloped does.	
		Para 19	Appendix 14 Flood Risk Zones inaccurate	Sources differ among themselves; will and text.	
		Para 19	Headbrook site area well out of Flood Zone, so why describe it at risk?	Will check maps	
		Para 20.	Could not access OHA report on website.	Flood Zone maps are not always precise where detailed assessments have not been made as in this case. The proposed site clearly borders the Zone.	

		Para 21.	Query re Minutes of Town Council Meeting of 30.11.2015.	Apologies. Agree views should be from public spaces/footpaths. Minutes taken by Clerk; not all discussion recorded.	<p>Revised Policy KANP H 2 to include substantial buffer on south side of route. Concerns recorded in 9.4.30.</p>
		Para 22.	Query re Minute of Town Council meeting of 18.04.2017	Minutes taken by Clerk.	
		Para 23.	Why was Headbrook site not retained for further consideration after AECOM visit and assessment?	See previous explanation.	
		Para 24	Query re special meeting for residents living close to proposed K12 and K13 sites (Land South of Kington)	Acknowledge concern about proposed access to site; report of meeting, letters received and all objections recorded in Consultation Statement; access to be considered further.	
		Para 25	No recent comments on website; do you agree this shows public not involved in this Plan?	No; other means of communication have been used.	

