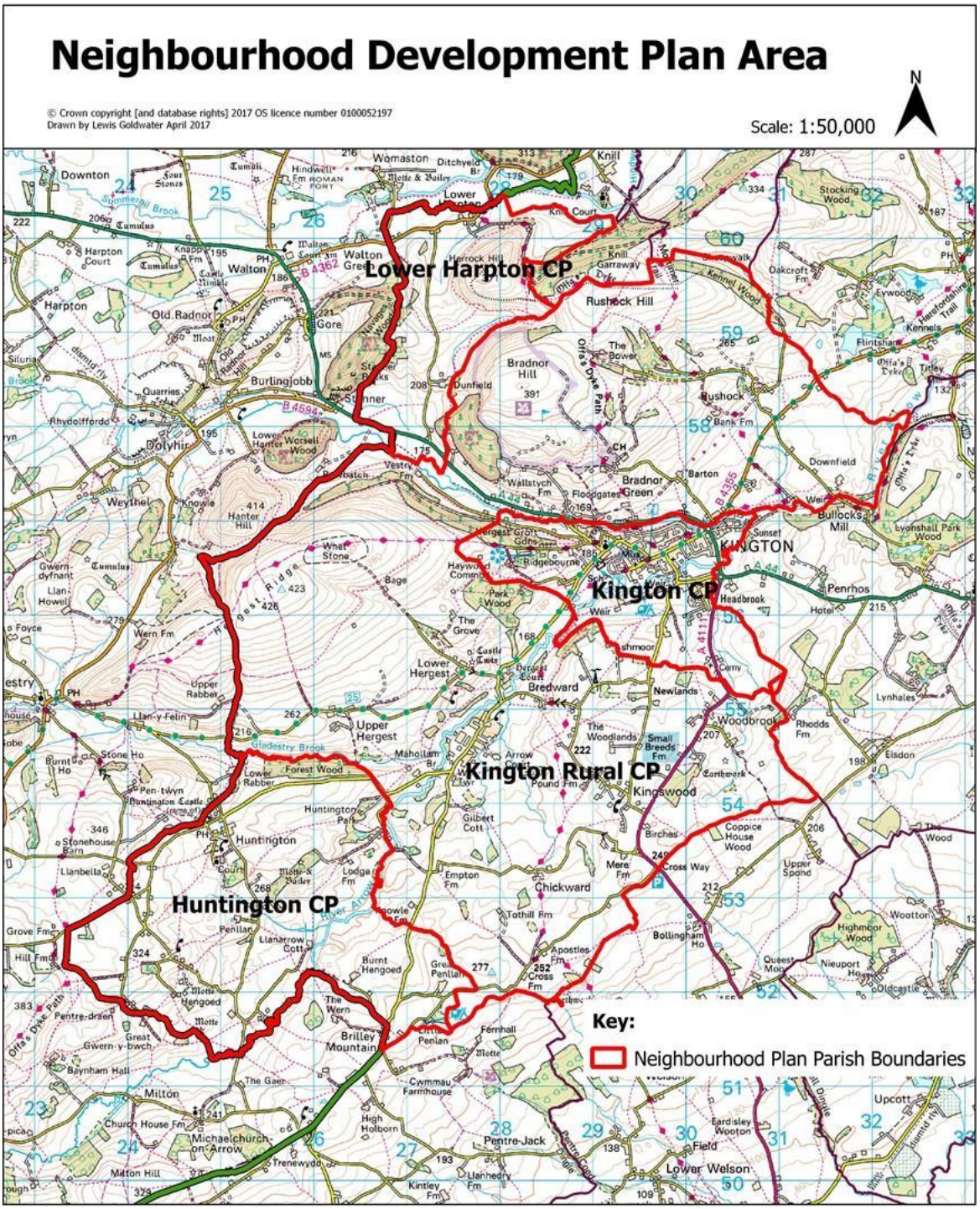
KINGTON AREA NEIGHBOURHOOD PLAN

2019-2031

Kington Town
Kington Rural and Lower Harpton Group Parish
Huntington Parish



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1 WHAT IS A NEIGHBOURHOOD PLAN?

1. In 2011 Parliament agreed the Localism Act which devolved a number of powers to local communities including direct involvement in strategic planning. This new power gives communities the opportunity to have more control over planning policy through the production of a Neighbourhood Development Plan (NDP). The Kington Area Neighbourhood Plan (KANP) must be in conformity with Herefordshire Council's Local Plan, the Core Strategy (2011-2031) and with the National Planning Policy Framework (NPPF). The NDP should be acceptable to local people, reflecting their needs and priorities and be supported by a local referendum. Once adopted it will become part of the County's development framework and all development proposals will need to conform to KANP Policies.

2 THE KINGTON AREA NEIGHBOURHOOD PLAN (KANP)

2.1 In 2013 Kington Town Council approved a Community-led Plan, the Kington Local Acton Plan (KLAP) and shortly after decided to initiate an NDP.

2.2. In 2013 the Councils of Kington Town, Kington Rural & Lower Harpton and Huntington joined together to produce a Neighbourhood Plan that would embrace all the areas of the constituent Councils. A Steering Committee was formed comprised of Councillors from the three Councils to prepare a Draft Plan and to ensure that all local residents would be involved in consultations and invited to comment on drafts.

2.3 The attached Consultation Statement details the varied methods of consultations used which included an interactive website, www.kingtonareaplan.org.uk, articles in the Kington Chronicle, public meetings, questionnaires and drop-in sessions with displays.

2.4 In June 2017 the Regulation 14 Draft Plan was completed. During the six-week consultation period a questionnaire was distributed to every household in the neighbourhood together with a special edition of the Kington Chronicle and an exhibition in Kington Library. Questionnaire responses and all other comments received were recorded and used to inform this revised version of the Plan now submitted under Regulation 16.

3 AIMS OF THE KINGTON AREA NEIGHBOURHOOD PLAN

3.1 This Neighbourhood Plan is intended to facilitate the development required by Herefordshire Council as stated in the Core Strategy, whilst sustaining and improving the high quality townscape of Kington and the much valued landscape of the rural parishes in which it sits.

3.2 In seeking to achieve this, the aim is to build a community that will be resilient through implementing policies that support sustainability. The KANP Policies on the Environment and Infrastructure are explicit but the goals of resilience and sustainability are central to how the community wishes to develop.

3.3 A major focus in the Plan are Policies for meeting the housing obligations set by the Herefordshire Core Strategy. The requirement was to provide sites for around 200 houses in Kington and a minimum of 32 dwellings in Kington Rural & Lower Harpton Group Parish of which the NDP process has agreed 15 dwellings in the RA2 settlement of Hergest.

3.4 The requirement to find sufficient sites while protecting the high-quality landscape surrounding Kington made this a very exacting task and necessitated compromises.

3.5 Community consultations in Kington Town showed repeatedly that people prefer small housing sites rather than large estates. This desire has been partially met but there is a dearth of such acceptable sites in an already densely built town that lies in an area with topographic and other constraints. As a result, about half the required numbers will be focused on one larger site. The site was selected with advice from detailed assessments by specialists as being the least harmful position and one where the landscape impact could be minimized.

3.6 The Plan contains Policies to support and sustain an economically viable neighbourhood that can offer some new employment possibilities. In a rural, largely agriculturally based area with limited forms of connectivity the aim is to encourage the growth of home-working, tourism and the use of 21st century mechanisms of communication and distribution while protecting a very special environment.

4 DESCRIPTION OF NEIGHBOURHOOD PLAN AREA

4.1 The Plan area lies in north-west Herefordshire and is defined by the Parish boundaries of Kington Town, Kington Rural & Lower Harpton and Huntington. It is bordered to the east by the Parishes of Lyonshall and Titley, to the south by Eardisley, Brilley and Michaelchurch, and by Powys in Wales to the west. A map of the KANP area is on the front cover.

4.2 Kington Town is the smallest of Herefordshire's market towns with a population of just over 3,000. Kington Rural & Lower Harpton has a population of 463 and Huntington 93. Kington Town is an important service centre for its rural hinterland. Kington Rural & Lower Harpton are without any facilities except for one Community Hall at Kingswood. Huntington village, which contains the ruins of a castle, was as important if not more important than Kington in the thirteenth century. Huntington is now small but possesses a Village Hall, two churches and a public house.

4.3 The whole area lies in beautiful countryside that is part of an area accepted by Natural England as a strong candidate for designation as an Area of Outstanding Natural Beauty (AONB). This high-quality landscape setting is greatly valued locally. However, it creates challenges for the area in supporting rural regeneration as well as enhancing Kington's role as a service centre and meeting its growth requirements. A landscape assessment has been prepared as part of the Plan's evidence base (see Kington Area NDP Landscape Sensitivity & Capacity Assessment). The town has 140 listed buildings, Kington Rural & Lower Harpton 9 and Huntington 12 (see Appendix 1 Listed Buildings).

4.4 Parts of the NDP area are remote and overall it is sparsely populated. Access to services can be difficult, but Kington and the Welsh towns of Hay on Wye and Presteigne play roles as service centres.

4.5 The NDP area consists of upland hills from where narrow valleys broaden to flat-bottomed intensively farmed lower valleys and lowlands to the east where isolated grey stone farmsteads give way to villages, more frequent hamlets and large farmsteads of stone and timber framed buildings.

4.6 Herefordshire Council's Rural Housing Background Paper (March 2013) states that the Kington Rural Housing Market Area (HMA) has some of the lowest rural house prices in the County, as well as one the highest proportions of second home ownership.

4.7 The area has a somewhat different employment profile from that of Herefordshire as a whole. Locally there are more self-employed people and more working in agriculture, construction, transport and accommodation than in the rest of Herefordshire and a greater number of people working in skilled trades. While a proportion work in the Town or nearby, many travel daily to other parts of Herefordshire or to Powys and further. There is a higher proportion of residents aged 65+ than in the remainder of Herefordshire and a lower proportion of children.

4.8 Recent statistics show that average earnings in Herefordshire are 14% lower than the average for the West Midlands and 21% lower than in England, with a large gender pay gap. Houses at the lower end of the market cost 8.4 times the average earnings of lower earners. The County has the worst housing 'affordability' level of all West Midlands authorities; there is an obvious need for subsidised housing.

While the Kington neighbourhood is not one of the 25% of most deprived areas in England, as is nearby Leominster, it is not anywhere near the most prosperous.

4.9 In Herefordshire the industries that currently employ the largest number of people are manufacturing, health, retail and education, a pattern that is not replicated in the Kington Neighbourhood Plan Area. Although locally a slightly larger percentage is employed in agriculture when compared with the county as a whole the numbers are relatively very small. Kington is a small Market Town, surrounded by farms and related enterprises so categories of work, such as transport and social care are being supported by agriculture.

4.10 The Kington Stock Market operates with a good trade in sheep weekly and in cattle monthly. It is the only Market Town in Herefordshire apart from Hereford City, where a Stock Market still flourishes.

4.11 Kington Horse Show and Agricultural Society Show, which takes place every September, is one of the largest one-day shows in the County providing a showcase for traditional agriculture with livestock and horticulture competitions as well as family entertainment and shopping opportunities.

4.12 A more detailed description is provided below of Kington Town, the Parishes of Kington Rural, Lower Harpton and Huntington.

Kington Town

4.13 Kington lies 2.0 miles (3.2 km) from the border with Wales and, despite being on the western side of Offa's Dyke has been English for over a thousand years. The town is in the shadow of Hergest Ridge, and on the River Arrow where it is crossed by the A44 road. It is 19 miles (31km) north-west of Hereford, the county town. Nearby towns include Presteigne, Builth Wells, Knighton and Leominster. The A44 heads around the town on a by-pass; it previously went through the town centre.

4.14 In the 11th century Kington had a castle, which was sited to the north-west of the present town on Castle Hill above the Back Brook. All that remains of Kington Castle today is a great outcrop of rock topped by a few fragmentary earthworks. The old town clustered round the castle and the nearby Norman Church on top of a defensive hill. In the 13th Century the new medieval town was formed to the south-east of the hill and became primarily a wool-trading market town on an important drover's road.

4.15 Kington today is an unspoilt market town with a population of 3,300 (mid 2011). The town retains the medieval grid pattern of streets and back lanes with its town centre dominated by the Victorian red brick market hall (1885). The busy High Street provides the retail focus for the town and is occupied by a number of independent stores. In addition, the town has the Burton Hotel, three medium-sized supermarkets in the town centre, as well as a livestock market, a regular local Friday food market and Saturday craft markets. The River Arrow and its flood plains are located to the south of the town centre.

4.16 Kington has a Conservation Area which was designated in 1969 (see Map). The Conservation Area includes unique features including high stone walls that stand on the boundary lines of medieval burgage plots and now delineate pedestrian lanes. Eight Character areas have been defined within and adjoining the Conservation

Area. These include the Town Centre, River Meadows, Church Hill and Crooked Well. The town has many listed buildings as well as unlisted buildings of local interest.

4.17 The town also has St. Mary's Church, a Baptist Chapel, St. Bede's Catholic Church, Kingdom Hall, the Kington Museum, a cricket ground, and a football ground where Kington FC play. Kington Golf Club is located at 1,100 feet (340 m) on Bradnor Hill making it the highest golf course in England. On the edge of the town are Hergest Croft Gardens and Arboretum of national importance.

4.18 The town has a primary school, and a secondary school, the Lady Hawkins' School.

4.19 Aptly named 'a centre for walking' Kington carries 'Walkers Are Welcome' status, hosting its own Walking Festival 'Kington Walks' every September. The Town is situated close to the Offa's Dyke Path, The Mortimer Trail, The Arrow Valley Trail, The Herefordshire Trail and The Wyche Way, all long-distance footpaths..

Kington Rural and Lower Harpton

4.20 The two Parishes of Kington Rural and Lower Harpton are combined into a single local government area. Together they form the rural hinterland of Kington Town, which lies on the eastern edge of Kington Rural and abutting the parish boundary of Lyonshall. In landscape terms, Kington Rural forms the backdrop for Kington Town; the hills and woods that create an envelope round the Town are much-valued by everyone in the whole neighbourhood, especially Hergest Ridge and Bradnor Hill, both topographically significant features in the landscape.

4.21 Both Lower Harpton and Kington Rural share their western boundaries with Wales. Lower Harpton is about one third the size of Kington Rural and lies on its north-west edge. Both parishes are rural with some clusters of dwellings, scattered farmsteads, houses or cottages. None of the clusters now have any facilities such as a school, shop, pub or church, except one well-used Community Hall at Kingswood within Kington Rural.

4.22 The A44 runs east/west through Kington Rural and on the southern edge of Lower Harpton; the A4111 going south from Kington is close to the eastern edge of Kington Rural. Public transport consists of a regular weekday bus service from Kington, westwards to Llandrindod Wells and southwards to Hereford. For people in both parishes Kington is where they shop, visit the surgery, go to school and use other facilities such as the Library the petrol station and the busy livestock market.

4.23 The parish of **Lower Harpton** has 28 on the electoral roll. Bradnor Hill rises steeply on its eastern boundary, while. Herrock Hill rising to 371m, is a prominent feature in the north east of the parish. The parish boundary at the south-east end skirts the eastern edge of Stanner Rocks, a site of Special Scientific Interest (SSSI). Herrock Hill is grazed by sheep while most of the lower land is made up of fields bounded by hedgerows, much of it pasture but with some arable and a few small stands of trees. The sole continuous route through the area is an unclassified north-south track. The two largest houses are Lower Harpton Farm and Dunfield House, the latter listed grade 11.

4.24 About one third of the parish of **Kington Rural** lies to the north and north-west of Kington and separated from the other two thirds to the south and south-west of Kington by a valley along which runs the A44 and the Back Brook. Bradnor Hill

(371m) in the northern part and Hergest Ridge (426m) to the south have the same geological origins. The Back Brook runs from west to east joining the River Arrow on the east side of Kington. Kington Rural Parish has 460 people on the electoral roll.

4.25 The A4111, a route from Kington to Hereford via Eardisley lies towards the eastern edge of the parish. The C1072 leaves Kington near the parish church and runs south-westwards along the valley of the River Arrow. Other roads are minor ones, some only single track.

4.26 Bradnor Hill contains old stone quarry workings, one of which is a designated SSSI. Both Hergest Ridge and Bradnor Hill are designated Local Wildlife Sites (LWSs) and are open upland rough grazing land supporting flocks of sheep and on Hergest, ponies. The remainder of the land in the parish is principally farmed pasture with some arable and some significant areas of woodland.

4.27 Much of the parish consists of undulating hills and valleys with the relatively sparse population either in isolated farms or in small settlements. The principal settlements are the hamlets of **Rushock** about one mile east of Kington, **Bradnor** a similar distance to the north of the town and **Floodgates** with Newton and Wallstych Lanes to the north-west of the town and separated from it by the A44. To the west are **Lower** and **Upper Hergest** and to the south, **Kingswood** which contains Pembers Oak, Lilwall and Chickward.

4.28 The only settlement with any facility beyond a post box is Kingswood with a Community Hall.

4.29 The farms in the parish vary in size but none would be classified as large; most are owner-occupied or with long-term tenants. The whole area is characterised by an intricate pattern of fields bounded by hedgerows, many containing fairly old trees.

4.30 Local people express a deep attachment and appreciation of the rural area and attribute its character to the existence of small farms many having been continuously worked by succeeding generations of the same family. Ownership of such a heritage is both emotional and economic. It is attractive also to people from elsewhere who enjoy walking, cycling and have an interest in the countryside. They stay in local Bed and Breakfast or self-catering accommodation

4.31 There are several woodlands registered as Ancient or Ancient and Replanted, Kennel Wood to the north of Rushock, Park Wood which is part of the Hergest Estate to the west of Kington, and six sections of Kingswood to the south of Kington.

4.32 Kingswood**,** on land rising southwards from the Arrow Valley to about 255m was, for several centuries, covered by large areas of woodland, gradually cleared during the middle of the 19th century when the Enclosures Act resulted in much of it being sold and partitioned. The six currently designated sections of woodland are survivors and contain many fine specimens of native trees, some of which show evidence of old pollarding regimes. The Birches Farm in the southern tip of Kingswood is a registered SSSI now owned by the Herefordshire Wildlife Trust and being farmed to high ecological standards so as to sustain the rich flora and fauna in the fields and hedgerows. Some fields in Kingswood, formed as a result of woodland cleared by the Enclosures Act, are noticeably rectangular contrasting with the older smaller fields with sinuous boundaries.

4.33 There are some notable very old timber-framed farmhouses, which point to the durability of local materials well-crafted. Others are built of locally produced bricks.

4.34 Kingswood has a Community Hall, and an annual popular Kingswood Show. The Small Breeds Farm and Owl Sanctuary is a tourist attraction.

4.35 The whole parish has a large number of public footpaths, many well used. Some of them are on ancient ‘green lanes’, ‘sunken’ lanes and old routes connecting farms and settlements, some identified as droving roads used when large flocks of sheep, cattle or geese were driven from mid Wales to England. Several fields in Kingswood used to be common land where large flocks were held, watered at Moseley Mere and rested before moving on, initially on foot, but later by rail from Kington Station. Sections of the long-distance, popular pathways, Offa’s Dyke Path, the Herefordshire Way and the Mortimer Trail pass through the area.

4.36 Lower Hergest contains Arrow Court Industrial Estate, the site of a large World War Two (WW11) Army Camp and American Field Hospital. A number of the camp buildings have been converted into small work units for light industry and it is designated employment land. On the opposite side of the road is a large turkey–rearing complex. A small number of individual dwellings are nearby but the largest cluster of houses is Arrow View, some 20 houses built in the post-war period, initially intended for low-cost tenancies.

4.37 The grade 11* listed Hergest Court sits on a prominent bluff just off the road. Its origins pre-date the 15th century with locally prominent owners, one of whom held the Red Book of Hergest, one of the most important Welsh manuscripts of the Middle Ages containing poetry and prose including The Mabinogion.

Huntington Parish

4.38 The Parish of Huntington is in a remote and sparsely populated area on the western fringe of Herefordshire some 4 miles south-west from Kington, bordering Wales. The parish is of high landscape quality as shown by the detailed landscape evaluation, with the western Section being considered for designation as an Area of Outstanding Natural Beauty. The area in the past has been considered for inclusion in the Brecon Beacons National Park.

4.39 Huntington is very much a rural parish of some 47 dwellings and 93 residents, there are no specific centres of population or concentrations of dwellings, with properties being widely spread throughout the parish. The parish has approximately 780 hectares of land which is bisected by the River Arrow, the majority of land usage is grazing and arable interspersed with pockets of woodland. The population density is 0.1 persons per hectare which is very low in comparison to Herefordshire generally, at 0.8 persons per hectare.

4.40 There are 8 farm businesses and a number of small-holdings within the parish. Agriculture is by far the largest employment sector with income being mainly derived from cattle and sheep with some arable farming. In order to diversify, cherries grown under polytunnels have been introduced by two farmers in the last few years. Parishioners are generally fully aware of the importance of farming, and in the parish questionnaire 96% of respondents felt that family farms should remain a feature of the community.

4.41 The rural nature of the parish with its unspoiled beauty and tranquillity is much appreciated by parishioners and visitors alike, with a number of popular footpaths and bridleways throughout the parish being enjoyed by many. Huntington's

landscape, ever-changing with the seasons, is a managed rather than a wild countryside, consisting of a patchwork of fields, woods, and hedges intersected by brooks, paths and lanes. There are excellent views from many vantage points throughout the parish of the Black Mountains in Brecknok, Hergest Ridge in Herefordshire. The Malverns in Worcestershire, Clee Hill in Shropshire and May Hill in Gloucestershire. The parish questionnaire identified areas of specific historical and environmental importance such as the Castle, the Chapel, the Church, Rainbow Meadow and the River Arrow and its Water Meadows.

4.42 Huntington has a very strong community identity and spirit. Unusually for its size it still retains a Public House, a modern Village Hall, as well as a Church and Chapel. Village events such as the annual Huntington Fete are always enthusiastically supported by parishioners.

4.43 The parish questionnaire was completed by 51 of the 89 parishioners on the Electoral Roll giving a very positive attitude and response about the parish and an understanding that the Neighbourhood Plan gives everyone an opportunity to look carefully at what needs to be done for the future of Huntington. The questionnaire also highlighted that a large proportion of people do their main food shopping in Kington. Other facilities in Kington used on a regular basis include: the Surgery, Post Office, library, livestock market and recreation ground. Clearly the economy of Kington is linked to that of Huntington.

4.44 Whilst the population numbers have remained stable over the last decade, the average age is increasing, as young people have been unable to find local employment or to move into the village due to a combination of high property prices and planning constraints on new development. Parishioners primarily fall into four groups: a rather small number of young people 18 or under approximately 6%; people living and working in the parish - predominately farming: people living in the parish and working elsewhere; and retired people, living in the parish for 'quality of life' reasons.

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

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

5 DEVELOPMENT REQUIREMENTS

5.1 The Herefordshire Council adopted Local Plan, Core Strategy, provides the framework for future land use and development within the County for the period 2011-2031. This KANP has been prepared to meet the development requirements of the Core Strategy that apply to the Kington Area Neighbourhood. It must and does comply with all the Policies identified in the Core Strategy.

5.2 The Core Strategy vision for Kington Town places significant emphasis upon the creation of new homes, including affordable housing, employment opportunities, delivery of and access to services, reducing the need to travel to other centres, and utilising the natural and historic environment as economic assets, all within significant environmental and locational constraints.

5.3 The Core Strategy identifies in Policy KG1 the following development requirements to be delivered in **Kington Town** over the period 2011 to 2031, and places responsibility for meeting the requirements on the Neighbourhood Plan.

Core Strategy Policy KG1 – Development in Kington

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

- **deliver affordable housing in accordance with the requirements of Policy H1;**
- **provide a mix of market and affordable house sizes and types that meet the requirements of Policy H3 and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment;**
- **enable an overall density of up to 35 dwellings per hectare;**
- **enable home working;**
- **make available small-scale employment sites, brought forward in balance with housing within the Kington and West Herefordshire Housing Sub-Market Area;**
- **maintain and enhance the vitality and viability of the town centre. Proposals for new retail, leisure or office development of over 200m2 in gross floor space and located outside the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework, to determine whether there could be any adverse impacts on the vitality and viability of the Kington town centre;**
- **make provision for green infrastructure and amenity space, including play facilities, community access to open space, and the linking of habitats into ecological networks within and surrounding the town;**
- **make provision for or improve walking and cycling links to the town centre, schools, shopping and employment;**
- **protect, conserve and where possible enhance the historic character of Kington, in particular the Conservation Area and its significance and setting, including particular features, its heritage assets, important buildings, scenic views and the landscape features surrounding the town; and**
- **have demonstrated engagement and consultation with the community including the town/parish council.**

5.4 In addition, the KANP area includes a significant rural hinterland which embraces the **Parishes of Kington Rural, Lower Harpton and Huntington**. Core Strategy Policy RA1 Rural housing distribution, locates the KANP rural area in the Kington Housing Market Area (HMA) which has an approximate overall target of 317 new dwellings to be provided by 2031.

5.5 Within the Kington HMA, the Kington Rural and Lower Harpton Group Parish is required to provide sites to accommodate an additional 32 dwellings with, Policy RA2 of the Core Strategy, identifying the settlement of Hergest as a sustainable location where proportionate housing growth is appropriate. In addition, Arrow Court Industrial Estate (Hergest Camp) provides employment provision.

5.6 Outside of the identified settlement boundaries of Kington Town and Hergest, in the remaining areas of Kington Rural and Lower Harpton Group Parish and Huntington Parish, residential development will be limited to proposals that satisfy one or more of the following criteria as detailed in **Policies RA3, RA4 and RA5** of the Core Strategy:

- homes that meet an agricultural or forestry need;
- deliver other farm diversification enterprise(s) for a worker to live permanently at or near their place of work;
- are necessary to support a rural enterprise to be retained or grow (such homes need to comply with all elements of policy RA3 and RA4 of the Core Strategy);
- replacement of existing dwellings;
- re-use of redundant or disused buildings where it complies with Policy RA3 and RA5;
- rural exception sites – small affordable housing schemes that meet proven local needs in accordance with Policy RA3 and Policy H2;
- is of exceptional quality and innovative design meeting criteria as specified in paragraph 55 of the National Planning Policy Framework (NPPF) and achieves sustainable standards of design and construction.

5.7 In summary and in accordance with the Core Strategy the KANP needs to deliver the following development requirements:

Kington Town

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

Kington Rural & Lower Harpton Group Parish

- Deliver a minimum of 32 new homes between 2011-2031, of which Hergest is identified as a settlement where proportionate housing is appropriate.
- Safeguard existing employment land at Arrow Court Industrial Estate.

Huntington Parish

- There are no specified development requirements to be delivered in the rural Parish of Huntington. Windfall development will be permitted where it accords with the polices of the Core Strategy and the KANP.

6 KINGTON AREA NEIGHBOURHOOD PLAN LOCAL ISSUES

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

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

- Develop Kington as a Walking Centre to support Tourism.
- Improve play facilities at Hatton Gardens, Crooked Well Meadow and the Recreation Ground.
- Recognise the need for more facilities for younger people, including a modern internet café, venue for watching films; restore the youth club.

7 KINGTON AREA NEIGHBOURHOOD PLAN VISION STATEMENT

7.1 The vision for the Kington Neighbourhood Area in 2031 is:

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

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

8 KINGTON AREA NEIGHBOURHOOD PLAN OBJECTIVES

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

KANP Objective 1

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

KANP Objective 2

To protect and enhance the local built environment through well-designed sustainable buildings which reflect local building traditions and minimise light pollution ensuring protection of the 'Dark Skies'.

KANP Objective 3

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

KANP Objective 4

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

KANP Objective 5

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

KANP Objective 6

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

KANP Objective 7

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

KANP Objective 8

To manage effectively the development of large-scale farming units/polytunnels/intensive livestock units to ensure protection of the local environment and the amenity of local residents.

KANP Objective 9

To support sustainable green tourism through small-scale tourism developments and provision of suitable tourist accommodation.

KANP Objective 10

To ensure important green spaces are designated as Local Green Spaces.

KANP Objective 11

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

KANP Objective 12

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

KANP Objective 13

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

KANP Objective 14

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

KANP Objective 15

To provide support for small -scale renewable energy opportunities linked to individual developments for private or local community use.

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

9 KINGTON AREA NEIGHBOURHOOD PLAN POLICIES

9.1 Natural Environment

Consultation Feedback

Underpinning all aspects of this Neighbourhood Plan is the overall desire to preserve and enhance the natural environment of the KANP area.

Residents have responded by saying that the on-going preservation and enhancement of the area's attractive and valued rural environment are important and will continue to enhance their quality of life.

Of particular interest are:

- *two designated sites, Hergest Ridge and Bradnor Hill*
- *the general topography of small fields, hedgerows with hedgerow trees, veteran trees and stands of woodland and ponds*
- *the valleys and waters of the River Arrow and the Back Brook together with the flora, fauna and trees of the river banks*
- *the distant and near views of the landscape especially from Hergest Ridge, Bradnor Hill, Kingswood and areas within Huntington*
- *the relatively high proportion of pasture/grazing land that provides habitats for plants, birds and insects that diminish when arable becomes dominant*
- *narrow lanes with high hedges and banks providing rich corridors of biodiversity*
- *the ability to access much of the countryside that is much appreciated.*

Policy KANP ENV1 - A Valued Natural Environment

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

(i) **protecting and enhancing the River Arrow and the Back Brook from the impacts of development;**

(ii) **respecting, protecting and enhancing important open spaces, views and the area's landscape quality as identified in the Character Appraisal-Kington (February 2016) and the Kington Area Landscape Sensitivity and Capacity Assessment (October 2015);**

(iii) **respecting topography and not being visible against the skyline when seen from a distance, whether the development be residential, agricultural or industrial;**

(iv) **conserving, protecting and enhancing local habitats and areas of biodiversity value;**

(v) **conserving and protecting woodlands and smaller stands of native trees;**

(vi) **conserving and protecting mature trees and hedgerows and incorporating these features into landscaping schemes;**

(vii) **planting a high proportion of native tree/hedge species within any new**

(viii) **development;**

(ix) **protecting and enhancing local orchards from development; and**

(x) **protecting existing geodiversity.**

Policy KANP ENV 2 – Dark Skies

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

(i) the nature of the proposed lighting is appropriate for its use and location and has minimal impact;
(ii) 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;
(iii) the proposed lighting does not impact upon highway safety within the locality; and
(iv) the proposed lighting does not have a significant impact on protected species or wildlife within the locality.

Policy Justification

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

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

9.1.3 Of note, there is: (see Appendices 6 & 7).

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

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

9.1.5 The River Arrow feeds into the River Lugg, a Special Site of Scientific Interest (SSSI) which in turn contributes to the River Wye which is a Special Area of Conservation (SAC) and an (SSSI). A SAC is designated under the Habitats Directive and is identified as being of European importance and therefore must be protected.

9.1.6 To ensure on-going protection and enhancement of the natural environment a Characterisation Assessment has been prepared in 2016 for Kington Town as part

of the evidence to support the policies contained in the KANP. This study has identified important open spaces, views and landscape features which need to be protected from development; they are listed and indicated in the report by OHA Architects Character Appraisal-Kington. The Landscape Sensitivity and Capacity Assessment report by Carly Tinkler provided an appraisal of the rural areas including those surrounding Kington Town.

9.2 Built Environment

Consultation Feedback

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

Policy KANP ENV3 - A Valued Built Environment

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

- **(i) demonstrating that the proposed development does not substantially harm designated heritage assets;**
- **(ii) where proposals lead to less than substantial harm to the heritage asset this should be weighed against the public benefits of permitting them;**
- **(iii) presenting a balanced judgement of the scale of harm to, and significance of, non-designated heritage assets;**
- **(iv) respecting and conserving both individual buildings and groups of buildings with functional connections;**
- **(v) respecting, conserving and where possible enhancing the setting of nationally and locally historically significant buildings and registered heritage assets;**
- **(vi) taking every opportunity through design and materials to reinforce local distinctiveness and a strong sense of place incorporating local heritage features as set out in AppendiX 3;**
- **(vii) conserving and enhancing the significance of the Kington Town Conservation Area such that it can be removed from the national Heritage at Risk Register;**
- **(viii) conserving and respecting the historic Burgage walls of Kington Town and acknowledging them as non-designated heritage assets; and**
- **(ix) 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 Historic Environmental Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.**

Policy Justification

9.2.1 There are numerous listed buildings within the KANP area and fourteen Scheduled Ancient Monuments (SAMs). Within Huntington there are several SAMs currently recorded in the Buildings at Risk Register (Turret Trump at Huntington, Turret Castle, Huntington Castle). Huntington Castle is also a grade 2 listed building at risk. In the Rural Areas there are some notable listed farmhouses (see Appendix 1).

9.2.2 Kington Town has a Conservation Area, which was designated in 1969. This designation seeks to protect the Town's natural and historic assets. The Conservation Area's special architectural and historic significance is based upon its historic development with the Town dating back to the 12th century. The medieval period is largely responsible for its oldest buildings but during the 18th

century many earlier timber-framed structures were re-fronted, encased or replaced by Classically-inspired Georgian facades.

9.2.3 Today the essential character of the Conservation Area is that of a small, historic market town with a tight urban grain. The town centre buildings are predominantly three stories tall, constructed using a mixture of coursed and natural stonework, painted brickwork, white render, painted timber sash windows and doors, and slate roofs with brick chimney stacks. It is a concern that the Conservation Area is currently on the national Heritage at Risk Register.

9.2.4 A particular feature of the Town is its town centre burgage boundary walls that also delineate pedestrian lanes, which are an important element of the medieval town plan and help to establish the atmosphere and experience of Kington.

9.2.5 To ensure on-going protection and enhancement of the built environment of the plan area the Character Appraisal-Kington (February 2016) has been prepared for Kington Town as part of the evidence to support the policies contained in the KANP. This study has identified important key heritage features which should be protected and taken forward and included within future schemes. A list of these heritage features is provided in the OHA report. This will help ensure successful integration of new build within the built form of the area whilst protecting its special character.

9.3 Settlement Boundaries: Kington Town and Hergest

Consultation Feedback

Kington Town

A settlement boundary for Kington Town was established in the Herefordshire Unitary Development Plan (2007). The AECOM *Site Options and Assessment (2015) report, which forms a background report to the KANP reviewed potential sites within and adjacent to Kington Town. Much of the UDP boundary is retained but with amendments made on the east, north and south of the town as follows:*

- *to the south extensions will now include the "Land South of Kington" and a green buffer space*
- *to the north it will follow the parish boundary more closely*
- *to the east it will follow the parish boundary near the A411 and the building line to the north and south of the River Arrow.*

This revised settlement boundary was discussed and agreed at the Town Council meeting on November 6th 2017 (See Plan 1).

Hergest

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

Policy KANP SB1 - Settlement Boundaries: Kington Town and Hergest

Kington Town

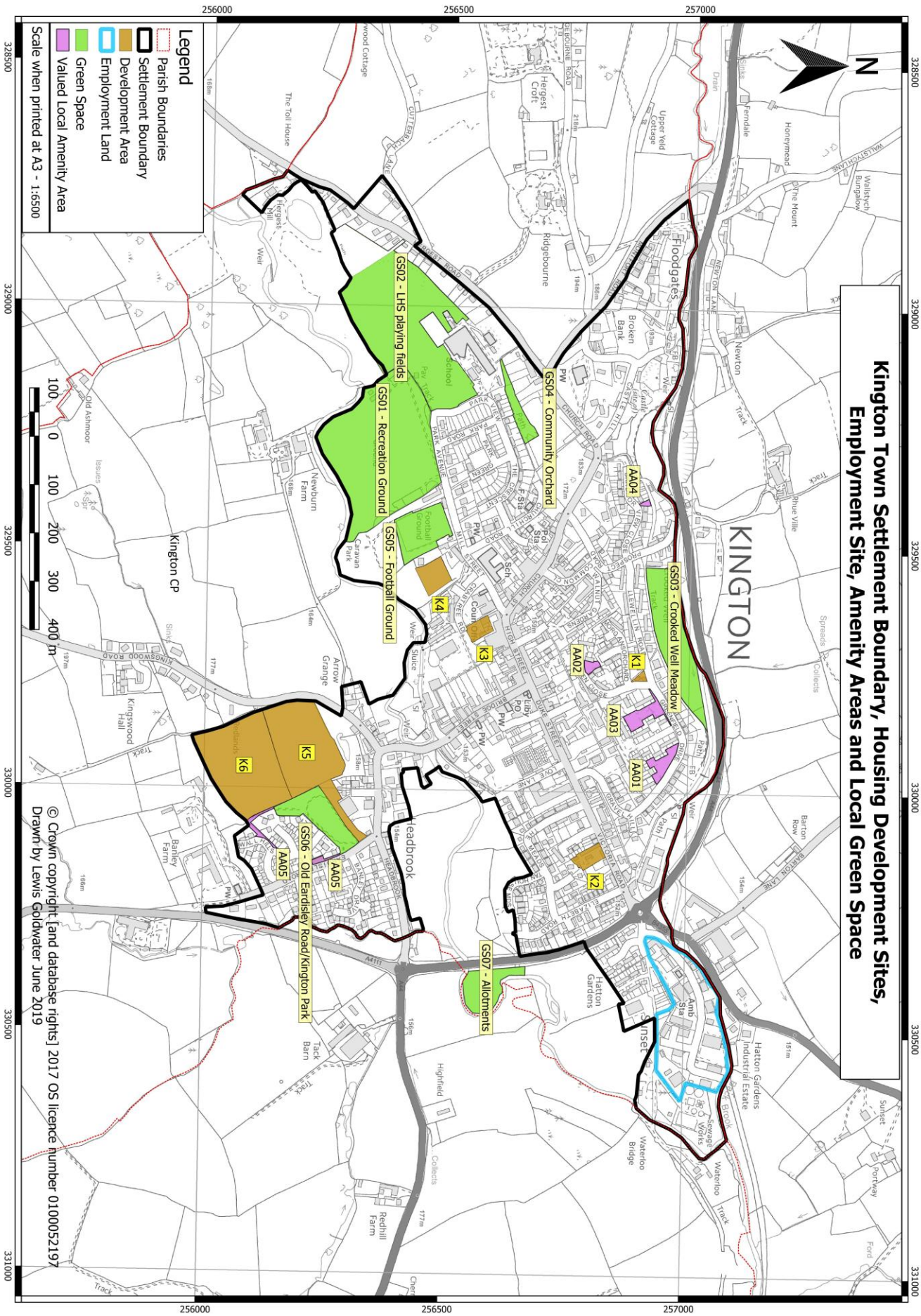
In accordance with Policy KG1 of the Core Strategy and to meet the housing needs of all sections of the community, the settlement of Kington will accommodate around 200 new homes during the plan period. To deliver this growth a Settlement Boundary has been defined for Kington Town as shown in Plan 1. Development proposals will be directed to sites that fall within this boundary in accordance with other relevant policies of this Plan.

Hergest

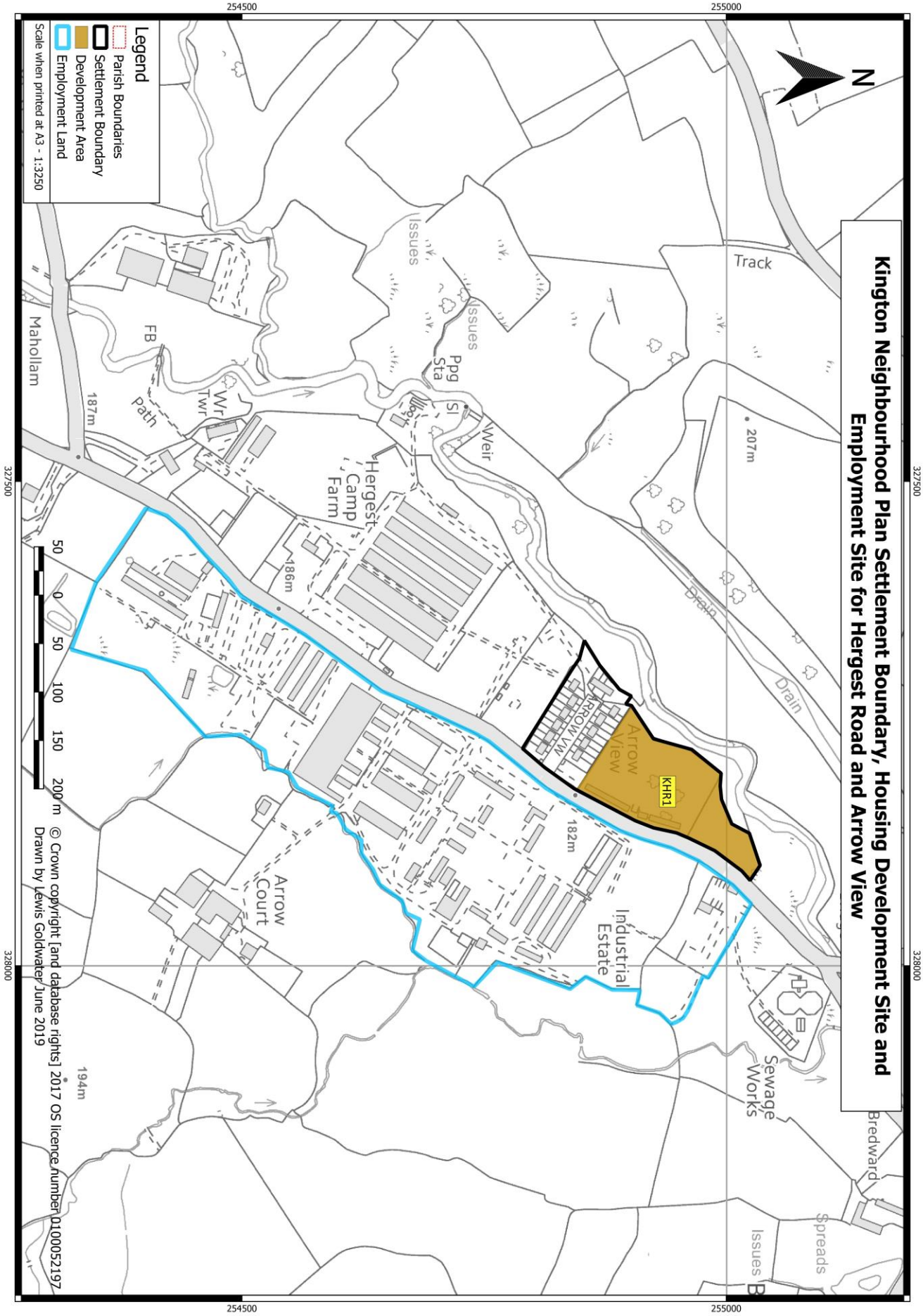
In accordance with Core Strategy Policy RA2, the settlement of Hergest will act as a focus for development to meet the needs of Kington Rural & Lower Harpton Group Parish and to contribute to the target set for the Kington Housing Market Area. To deliver this growth a Settlement Boundary has been defined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

Rural Areas

Outside the two defined settlement boundaries, housing proposals will need to comply with Herefordshire Core Strategy policies: Policy H2 - Rural Exception Sites, Policy RA3 - Dwellings in Herefordshire's Countryside, Policy RA4- Agricultural, Forestry and Rural Enterprise Dwellings, and Policy RA5 - Re-use of Redundant Rural Buildings.


Kington Town Settlement Boundary, Housing Development Sites, Employment Site, Amenity Areas and Local Green Space
Legend
Parish Boundaries
Settlement Boundary
Development Area
Employment Land
Green Space
Valued Local Amenity Area
Scale when printed at A3 - 1:6500
GS01 - Recreation Ground
GS02 - LHS playing fields
GS03 - Crooked Well Meadow
GS04 - Community Orchard
GS05 - Football Ground
GS06 - Old Eardisley Road/Kington Park
GS07 - Allotments
AA01
AA02
AA03
AA04
AA05
K1
K2
K3
K4
K5
K6
KINGTON
Kington CP
Headbrook
Floodgates
Sunset
© Crown copyright [and database rights] 2017 OS licence number 0100052197
Drawn by Lewis Goldwater June 2019

Plan 1


Kington Neighbourhood Plan Settlement Boundary, Housing Development Site and Employment Site for Hergest Road and Arrow View
Legend
Parish Boundaries
Settlement Boundary
Development Area
Employment Land
Scale when printed at A3 - 1:3250
N
254500
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Hergest Camp Farm
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187m
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Drain
Arrow View
ARROW VW
KHR1
Arrow Court
Industrial Estate
Sewage Works
Bredward
Spreads
50 0 50 100 150 200 m
© Crown copyright [and database rights] 2017 OS licence number 0100052197
Drawn by Lewis Goldwater June 2019

Plan 2

Policy Justification

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

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

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

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

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

(i) Lines of communication – the boundary traces the edge of the built-up area and should exclude roads, paths, railways and other lines of communication;

(ii) Physical features – the boundary follows physical features including buildings, field boundaries and curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas;

(iii) Planning History – The boundary has been drawn to reflect planning decisions including existing commenced planning permissions and new developments.

(iv) Town enhancements – Land and buildings have been included which contribute and make up the town form or offer the opportunity for improvements.

(v) Important amenity areas – Important amenity areas which form part of the character of the settlement have been identified, protected by policy and included in the settlement boundary due to their contribution to built form.

(vi) Potential allocations

9.3.6 Taking on board the criteria above, the proposed settlement boundary for Kington Town, as identified in Plan 1, reflects the previous UDP boundary line, the Parish Boundary and the main building lines, with further amendments (see Consultation section above).

9.3.7 The settlement of Hergest previously has not had a designated Settlement Boundary. One has been drawn through the KANP process following the above criteria as shown on Plan 2.

9.4 **Housing Delivery**

Consultation Feedback

Comments made at a number of events:

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

9.4.1 Considerable attention was directed to meeting the objective, repeatedly expressed by local residents during consultations, that developments in Kington Town should be in small clusters and preferably on brownfield sites.

9.4.2 About 50% of the housing target numbers has been met by allocating small sites. However, meeting the desire completely was difficult. There is only one relatively small brownfield site within Kington Town and it is included in the allocations; however, given the densely built nature of the town and the significant constraints identified in the Core Strategy it was not possible to accommodate the remaining 50% in a similar way. Thus, one larger site is identified; its landscape impact has been subjected to professional advice.

9.4.3 In addition, there is a clear desire, and a requirement, that KANP delivers some affordable housing, which can be ensured only when a threshold of above ten dwellings is achieved. A larger site offers the benefit of ensuring that a proportion of affordable housing will be in the mix of dwellings built in Kington.

9.4.4 The Herefordshire Core Strategy requires all Neighbourhood Plans to identify, allocate and manage the delivery of housing sites in the County. The Regulations also require Neighbourhood Development Plans to be prepared in conformity with the strategic policies of the Core Strategy.

9.4.5 The KANP seeks to enable managed housing growth to meet the needs of the local community and deliver proportionate growth in line with the requirements of the Herefordshire Core Strategy, whilst protecting as much as possible the environmental setting that the area enjoys. To meet the housing requirements of the KANP area a thorough assessment of potential housing sites was undertaken as documented in the AECOM Site Options and Assessment 2015 report, as well as an assessment of the surrounding landscape (Kington Area NDP Landscape Sensitivity & Capacity Assessment). These two documents form evidence- based reports to the KANP. In addition, a Housing Audit Trail (*Appendix 11*) has been prepared as a background report to this KANP, which explains the process behind the choice of housing sites now allocated in the KANP.

Kington Town: Housing

Policy KANP H1 - Housing Delivery: Kington Town

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

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

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

New housing will be delivered through:

- **dwellings which have been constructed or have planning consents granted since 2011**
- **windfall opportunities delivered on appropriate infill sites within the settlement boundary**
- **6 sites allocated for residential development in Kington Town to provide a range and mix of houses**

Where viable, developments will be expected to contribute financially to all s106, CIL (Community Infrastructure Levy) and local infrastructure requirements.

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

- **K1 *(3)* – Land to the Corner of Llewellin Road and Garden Close, 4 dwellings and garages**
- **K2 *(5)* – Site off Victoria Road,10 dwellings**
- **K3 (*8*) – Old Wesleyan Chapel, Crabtree Lane, 10 dwellings**
- **K4 *(9)* – Field adjacent to Mill Street, 15 dwellings**
- **K5 (*12*) and K6 *(13*) – Land South of Kington, 100 dwellings**

**** Figures in brackets are those used in earlier documents and in the attached assessment reports including the AECOM Site Options and Assessment, 2015.**

Policy Justification

9.4.6 The Core Strategy, Policy KG1 identifies Kington as one of the five Market Towns in the County to be a main focus for growth to deliver around 200 dwellings by 2031.

9.4.7 Kington Town's strategic target of around 200 dwellings is based on analyses such as past progress with building rates, local housing requirements, infrastructure, physical characteristics of the town and its capacity to accommodate further housing. Core Strategy Policy KG1 directs the target to be delivered through a mix of both market and affordable homes with the affordable homes being delivered in accordance with Policy H1 of the Core Strategy. Of these 200 dwellings as at April 2017, 14 have already been built, 28 have been committed leaving a residual

housing requirement of around 158 dwellings to be provided in Kington Town during the remaining plan period to 2031.The residual requirement of 160 dwellings is being met through the KANP housing allocations which will deliver 138 dwellings, with the windfall opportunities, delivering 26 dwellings based on an estimated windfall rate of 2 a year for the remainder of the Plan period as shown in Table 1 below.

Table 1 Kington Town: Housing Delivery

Core Strategy Target 2011-2031	"around 200 dwellings"
Completions at April 2017	14
Planning permissions at April 2017	28
Site allocations	138
Windfalls	26
Total by 2031	**206**

9.4.8 To meet the housing requirement for Kington Town a thorough assessment of sites was undertaken (see the AECOM Site Options and Assessment report, 2015, which forms a background report to the KANP). As a result of this assessment, the following 7 sites were identified to deliver around 140 dwellings to meet the requirement for Kington Town:

Sites allocated for housing development Kington Town *(earlier site numbers in brackets)*

K1 *(3*) **– Land at the corner of Llewellin Road and Garden Close (4 dwellings) 0.04ha**

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

K2 *(5)* **– Site off Victoria Road (10 dwellings) 0.2ha**

9.4.10 This site lies off Victoria Road and is made up of existing buildings and hard standing. The site is surrounded by residential properties to the south.

9.4.11 Full planning permission was granted in 2010 for 10 residential units (N102016/F), which included conversion of one of the existing workshops into 3 dwellings with the remaining 7 dwellings being new builds. Of these new builds the 3 terraced houses were to be affordable. This permission has expired.

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

9.4.13 The 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**.**

K3 *(8)* – Old Wesleyan Chapel, Crabtree Lane (10 dwellings) 0.17ha

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

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

K4 *(9)* **– Field adjacent to Mill Street (15 dwellings) 0.33ha**

9.4.16 The site forms open land adjacent to Mill Street. The site is surrounded by residential properties to the north, with open space to the south. The site is well placed for existing amenities in Kington. A new access road will be required to serve the development which should be taken from Markwick Close; it should be designed to the satisfaction of the County Highway Authority. The site also contains overhead telephone lines. Development will be restricted to the northern end of the field. This site is being identified to deliver sheltered one-storey housing accommodation to meet local housing needs for older and/or disabled people

9.4.17 A review of Ordnance Survey historical plans indicate the proposed site is adjacent to a former Textile manufacturing site. It is possible that unforeseen contamination may be present consideration should be given to the possibility of encountering contamination and specialist advice sought should any be encountered during the development.

K5 (12) – Land east of Kingswood Road 2,1 ha and

K6 (13) – Land east of Kingswood Road 2.73 ha (100 dwellings in total)

Jointly described as "Land South of Kington"

9.4.18 Sites K5 and K6 are agricultural land (Grade 2/3) located close to and east of Kingswood Road. In accordance with paragraph 112 of NPPF it was found necessary to allocate this land for housing development because of the total lack of suitable sites on poorer quality agricultural land. The sites are bounded to the south and west by open farmland. Both sites were identified by the landowners as potential housing sites to help meet the housing allocation in the KANP. Although development of the site will entail a significant extension to Kington, it can be designed with an effective landscaping scheme that will mitigate its impact on the surrounding area. The two adjacent sites together form an allocation called 'Land South of Kington'.

9.4.19 Sites K5 and K6 jointly form a residential extension to Kington – Land South of Kington. The overall capacity of these adjacent sites combined is around 100

dwellings. A new access road will be required. Vehicular access off Kingswood Road will not be possible because of its narrow width and a junction with Headbrook with very poor visibility. A new access is proposed to the north of the amenity space of Kington Park with an access onto the Old Eardisley Road.

Strategic Residential Allocation: Land South of Kington

Policy KANP H2- Housing Delivery: Land South of Kington

A comprehensive development proposal on Land South of Kington, which delivers a sustainable extension to Kington Town, will be supported subject to meeting the following requirements:

(i) **Development of around 100 new homes, at an average of approximately 20 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 of the Core Strategy and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment. 35%of the total number of dwellings must be affordable housing to meet the requirements of Policy H1 of the Core Strategy and to be retained in perpetuity;**

(ii) **a proportion of dwellings to meet life-time homes standards and the needs of the age profile of the local population;**

(iii) **provision of vehicular access arrangements which meets the requirements of the Herefordshire Highways Design Guidance. If access is designed from Old Eardisley Road and adjacent to the north end of Kington Park Amenity land the access road should be edged with a substantial fence and hedgerow on its south side;**

(iv) **a development that is led by a landscape strategy to minimise impact on the environmental setting of Kington;**

(v) **retention and enhancement of existing hedgerows and trees and the widening of hedgerows and some tree planting to the west, east and south of the site;**

(vi) **development of bespoke, high-quality and inclusive design that contributes to the distinctiveness of this part of Kington;**

(vii) **new green infrastructure, together with walking and cycling links from the development to the town centre as illustrated in Diagram 1;**

(viii) **footpath connections to allow pedestrian access onto Kingswood Road;**

(ix) **sustainable standards of design and construction;**

(x) **a comprehensive sustainable drainage system which includes measures to manage ground and surface water drainage and safeguard against increased flood risk and complies with SD3 of the Core Strategy;**

(xi) **connection to the mains water infrastructure network to comply with SD4 of the Core Strategy;**

(xii) **maximum use of permeable surfaces;**

(xiii) **provision of open access amenity/playground space; and**

(xiv) **minimal use of external artificial lighting;**

The scheme will be expected to engage and consult with the community, where viable to meet all s106 and CIL requirements.

Diagram 1. Indicative Masterplan for Land South of Kington (sites K5 and K6)

Policy Justification

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

9.4.21 An assessment of this potential housing land, Sites Option and Assessment Study, was undertaken by AECOM in 2015; the Study forms a background report to this KANP. The assessment was informed by studies of local landscape characteristics, Kington Area NDP Landscape Sensitivity & Capacity Assessment and a full analysis of views and visual amenity with a strong emphasis on local distinctiveness and sense of place, thus meeting design and landscape policies in the Core Strategy, especially policies SS6, KG1, LD1 – LD4.

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

9.4.23 The site nestles in the north facing slopes of the higher ground located to the south of Kington. The land is largely pasture with mature hedges and scrub vegetation demarcating the edges of the site. These mature hedges are a key characteristic of the site, and it is envisaged that they should be retained and strengthened. A pond habitat is located in close proximity to the northern boundary, but beyond the site. There are a number of open fields to the west of the site beyond Kingswood Road, and to the south, where large pockets of mature trees and woodland lie. To the east, more recent developer-led residential development is accessed off Old Eardisley Road.

9.4.24 A development will need to be designed to knit with the existing urban area and with a housing layout responsive to the topography of the site whilst respecting the wider landscape setting; great attention should be paid to the landscaping of southern and western boundaries of the site because of the potential impact on the wider landscape. This landscape sensitivity is highlighted by the site boundary to the south and west also being the proposed Settlement Boundary for Kington.

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

9.4.26 Green infrastructure including landscaped amenity open space and children's play areas should be provided within the development to meet the needs of future residents and to compensate for any amenity land /greenspace lost to provide access to the site from Eardisley Road

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

9.4.28 One of the distinctive features of Kington Town is the diversity of building sizes and heights, some in clusters or groups with intervening spaces. Development on this area of land that can accommodate about 100 dwellings should aim to reflect the diversity found within the existing Town and not be planned as a distinct, separate housing estate.

9.4.29 Additional pedestrian access to the site is achieved via Headbrook and then Kingswood Road. There will be no vehicular access on Kingswood Road; but a new access point will be taken from Old Eardisley Road, to the east of the site. However, in order to deliver this new access, it might be necessary to upgrade the junction of Headbrook and Old Eardisley Roads. Applications will need to be supported by a Transport Assessment, and should have regard for the requirements set out in the Herefordshire Council's 'Highways Design Guide for New Developments' (2006) and Manual for Streets.

9.4.30 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, where possible.

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

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

9.4.33 Welsh Water have provided the following information with respect to water supply and foul/surface drainage matters related to the site:

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)

Kington's WwTW is currently overloaded and there are no improvements planned within Welsh Water's current Capital Investment Programme (AMP6 – 1st April 2015-31st March 2020). An improvement scheme will form part of their submission to the Industry Regulators for the next Capital Investment Programme (AMP7 – 1st April 2020-31st March 2025). As such, should a developer wish to progress this site in advance of their 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.

9.4.34 In view of the significance of the development to the local community, pre-application consultation on the proposed development with the community and the Town and Parish Councils will be welcomed.

Policy KANP H3 - Housing Delivery: Kington Rural and Lower Harpton Group Parish

Development proposals will be supported that provide a minimum of 32 new homes to meet the housing needs of the Kington Rural and Lower Harpton Group Parish and will contribute to the wider housing market area over the plan period between 2011 and 2031.

New housing will be delivered through:

- **dwellings which have been constructed or have planning consent;**
- **windfall opportunities delivered on appropriate infill sites within the settlement boundary of Hergest;**
- **windfall developments on sites outside the settlement boundary of Hergest which meet Policy RA3, RA4 and RA5 of the Core Strategy**

In addition, and in accordance with Policy RA2 of the Core Strategy, Land North of Arrow View, Hergest (KR1), as shown on Plan 2, is allocated for a residential development of approximately 15 houses. This scheme will be expected to:

(i) **A full ecological and tree survey shall be undertaken and submitted as part of any Planning application taking account of the advice of the County's Ecologist. The Proposals for the development of the site shall include proposals to enhance the local habitat and the provision of open space;**
(ii) **provide a range and mix of houses to meet local housing requirements including affordable homes in accordance with Policy H1 of the Core Strategy;**
(iii) **meet sustainable standards of design and construction;**
(iv) **provide an amenity playground space;**
(v) **include minimal use of external lighting;**
(vi) **deliver a comprehensive sustainable drainage system to comply with SD3 of the Core Strategy;**
(vii) **deliver connection to the mains water infrastructure to comply with SD4 of the Core Strategy;**
(viii) **retain and enhance the southern boundary hedgerow;**
(ix) **deliver a pedestrian and cycle shared path on the inside of the southern boundary hedgerow; and**
(x) **deliver satisfactory vehicular access in conformity with Herefordshire Highways Design Guidance,**

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

Proposals will need to comply with Policy KANP H5: Housing Design Criteria

Subject to viability considerations, developments will be expected to contribute financially to all required s106 and CIL requirements. Financial contributions to highway improvements for a safe, shared pedestrian and cycle route between Hergest and Kington will be strongly supported to enhance road safety. All financial contributions sought will need to be CIL compliant.

Policy Justification

9.4.35 The Core Strategy Policy RA1 identifies a need to deliver 5,300 new dwellings in the rural areas of the County during 2011-2031, with an emphasis on affordable dwellings. New dwellings are to be broadly distributed across the County based on HMAs each of which has a growth target that is applicable to villages within the respective HMA.

9.4.36 The Core Strategy in Policy RA1 specifies that Kington Rural HMA has a proportional growth target of 317 dwellings to be delivered during the plan period. The figure of 317 was established by assessing all the rural villages in the Kington Rural HMA. This target represents an increase of 12% upon the existing number of properties within Kington Rural & Lower Harpton Group Parish. The proportional growth target provides the basis for the minimum level of new housing that will be accommodated in each Neighbourhood Plan

9.4.37 The Core Strategy Policy RA2 identifies the settlement of Hergest as a sustainable settlement suitable for proportionate housing growth meeting the needs of Kington Rural & Lower Harpton Group Parish.

9.4.38 It is expected that new housing proposals directed to settlements like Hergest should reflect the size, role and function of the settlement and should be located within or adjacent to the main body of the settlement. The Policy states that *'proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement; and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned'*. It is also required that *'proposals must result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlement, reflecting local demand'*.

9.4.39 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. Of these, 2 dwellings have already been built, 5 dwellings have been committed leaving a residual minimum requirement of 25 dwellings to be provided within the Parish during the remining plan period to 2031. The residual requirement of 25 dwellings is being met through a housing allocation at Hergest which will deliver 15 dwellings with windfall opportunities delivering 13 dwellings based on an estimated windfall rate of 1 a year for the remainder of the Plan period as shown in Table 2 below.

Table 2 Kington and Lower Harpton Group Rural Parish: Housing Delivery

Core Strategy Target 2011-2031	32
Completions at April 2017	2
Planning permissions at April 2017	5
Site allocation	15
Windfalls	13
Total by 2031	**35**

9.4.40 In terms of understanding local housing needs, the Herefordshire Council's Rural Housing Background Report (March 2013), an evidence-based document, informed the Core Strategy. This report states that the Kington Rural HMA has a requirement for mainly three bedroomed market housing, with a notable requirement for four-bedroom properties relative to other rural HMAs. In the affordable sector, smaller one and two-bedroom properties, as well as three-bedroom properties are required, although this will vary according to local needs evidence.

9.4.41 In addition, in 2012 Herefordshire Council undertook a Housing Need Study for the Kington Rural and Lower Harpton Group Parish. All 284 households within the Group Parish were sent a questionnaire. 14 questionnaires were returned and of these 7 households were identified as needing an affordable home in the next three years.

9.4.42 Taking this information as a whole, there is a need for both market and affordable housing within the Group Parish as well as a need for a range of smaller and some larger properties.

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

9.4.44 This 1.2 ha brownfield site is located adjacent to an existing residential development 3km south west of Kington town centre. The River Arrow is directly to the north of the site and at a lower level.

9.4.45 The site is located on an area of land which was used as military land in WWII and lies adjacent to the bases of former petrol tanks (potentially contaminative use) which will require consideration prior to any development**.**

9.4.46 A tall hedgerow and mature trees screen the site from Hergest Road. Arrow Court Industrial Estate is located east of the site. There are turkey farming sheds located further south of the existing Arrow View development; isolated houses are situated south and west of the existing Arrow View development.

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

9.4.48 A full ecological and tree survey should be required including some longer-term survey work during optimal times of the year for bats, birds, others, amphibians and reptiles. Any development should demonstrate full mitigation and a high level of enhancements, including but not limited to bird and bat roosting opportunities in/on the new buildings, hedgehog, and pollinator homes and reptile/amphibia refuges in the retained habitat areas; and a long term management strategy for the remaining trees, riverside and flood meadow/grass areas

9.4.49 The relatively low density will allow some plots to have sufficient land for small home-based enterprises and the provision of community allotments.

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

Huntington Parish: Housing

Policy KANP H4 - Housing Delivery: Huntington Parish
In the rural parish of Huntington new homes will be supported only where they comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2), dwellings in Herefordshire's countryside (Policy RA3), agricultural, forestry and rural enterprise dwellings (Policy RA4), and the re-use of rural buildings (Policy RA5). **Proposals will need to comply with Policy KANP H5: Housing Design Criteria**

Policy Justification

9.4.51 The rural Parish of Huntington lies in countryside and in line with national and local plan policies, proposals for residential development in the open countryside will be supported only where they will provide:

a. homes that meet an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work, or are necessary to allow a rural enterprise to be retained or grow; such homes also need to comply with policy RA4 of the Core Strategy;
b. replacement of existing dwellings;
c. re-use of redundant or disused buildings where there is compliance with Policy RA5;
d. rural exception sites – small affordable housing schemes that meet proven local needs where there is compliance with Policy H2;
e. the design is innovative and of exceptional quality and meets the criteria set out in Paragraph 55 of the NPPF.

9.4.52 The rural Parishes in the KANP have an ageing population and the consultations evidenced the desire that the KANP should encourage young people to live and work in the community. As a result, the KANP will strongly support proposals to re-use redundant or disused buildings to meet this need.

9.4.53 The survey for Huntington Parish concluded that, at the time of the survey, there was no affordable housing need identified.

Housing Design Criteria

Policy KANP H5 - Housing Design Criteria

All housing proposals will need to:

- **(i) Be of a high-quality design, in keeping with the immediate surroundings, respect and where possible enhance the natural, built and historic environment of the Neighbourhood Plan Area including the Kington Conservation Area;**
- **(ii) take every opportunity to incorporate local heritage features, materials and traditions to reinforce local distinctiveness and provide a strong sense of place. Stone, timber cladding or rendered walls and slate roofs will be preferred to large areas of dark or bright red brick. For Kington Town, local heritage features have been defined and are provided at Appendix 3 of this Plan;**
- **(iii) be of a scale, form and layout which meets local housing need, complements the character of the area and protects residential amenity;**
- **(iv) include energy efficient measures, renewable energy generation and deliver sustainable design including water conservation measures;**
- **(v) include safe access, sufficient vehicle parking provision for users and cycle storage in conformity with Herefordshire Highways Design Guidance;**
- **(vi) supply all dwellings with rain-water butts and space for recycling and waste bins;**
- **(vii) provide multi-functional green infrastructure and community amenity space proportionate to the number of dwellings. Contributions to new or improved off-site provision nearby may be acceptable only for small housing developments where it is not feasible to provide open space on site.**
- **(viii) be located on sites that lie outside the flood zone 2 and 3 areas as defined by the Environment Agency;**
- **(ix) development proposals will be required to accord with Policy SD3 and SD4 of the core strategy; and**
- **(x) be developed within the capacity of the local infrastructure.**

Policy Justification

9.4.54 Policy KANP H5 identifies housing design criteria which addresses issues raised by the community through consultation. These criteria need to be fully addressed and used to inform future residential proposals. In addition, and as part of this KANP, a Character Appraisal - Kington (February 2016) was undertaken for Kington Town which identified key design/heritage features and local materials all of which need to be incorporated into future proposals for the area. This will ensure that future developments are locally distinctive and preserve as well as contribute positively to its environs including that of the Kington Conservation Area.

9.5 **Employment**

Consultation Feedback

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

Policy KANP E1 - A Thriving Rural Economy

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

Proposals which deliver small-scale affordable employment opportunities, farm diversification opportunities as well as live-work units and home-based employment will be supported through:

- **small- scale new build or workshops on sites within the defined Settlement Boundaries of Kington Town and Hergest;**
- **the conversion and reuse of redundant rural buildings to business use to include live-work units;**
- **use where possible of previously developed land/building opportunities;**
- **small-scale extensions to existing employment operations;**
- **small scale extensions to existing residential properties to enable home working;**
- **development and diversification of existing agricultural businesses and other land based rural businesses.**

All proposals will need to ensure that they:

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

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

All proposals must comply with Policies RA5, RA6 and Policies E1, E2, E3 and SD1, SD3 and SD4 of the Herefordshire Core Strategy.

Policy KANP E2 - Large Scale Employment Activities

Proposals for large scale (exceeding 1,000 sq m) employment activities including new agricultural developments such as intensive livestock units and extensive areas of polytunnels, and the conversion of existing livestock enterprises to intensive husbandry techniques, will only be supported where they provide detailed evidence to demonstrate that any adverse impacts can be adequately mitigated.

Large scale employment proposals will need to ensure that they:

- **(i) have taken into account the sensitivity and capacity of the landscape;**
- **(ii) are fully compliant with Policies KANP ENV1, ENV2 and ENV3 and will not have harmful impacts on the historic built environment, local heritage assets, and the amenity of local residents;**
- **(iii) can safely accommodate the type of traffic generated from such developments into the highway network by providing adequate access and addressing highway capacity, safety, and congestion matters;**
- **(iv) will not have adverse impacts on the biodiversity and ecology of the area;**
- **(v) will not have adverse impacts on the residential amenity of neighbouring properties arising from emissions affecting air, water, light, and ambient noise levels;**
- **(vi) fully address drainage and flooding issues and are fully compliant with Policies SD3 and SD4 of the Herefordshire Core Strategy; and**
- **(vii) fully address the cumulative impacts of the proposed development.**

Policy Justification

9.5.1 The KANP seeks to promote sustainable economic growth which reflects and complements the local environment and encourages the younger generation to remain in the area.

9.5.2 The KANP supports the growth of small- scale businesses which are commensurate with their surroundings and seeks to retain existing employment areas. Grant assistance to support diversification and business growth can be found at the Marches Growth Hub.

9.5.3 The KANP encourages businesses started by people looking initially, or permanently, to work from home as well as proposals related to farm diversification in order to maintain a successful farming community. In addition, the KANP supports the use of under-utilised buildings to provide incubation space to support start-up businesses.

9.5.4 The Employment Land Study prepared by Drivers Jonas Deloitte in 2012, as part of the evidence base to inform the Core Strategy states that the size and type of premises in demand for areas like Kington is generally small (up to 140sqm).

9.5.5 The KANP will safeguard existing employment areas including **Hatton Gardens Industrial Estate** and **Arrow Court Industrial Estate** for employment uses for B1, and B8 uses. In addition, the KANP will support proposals which look to make better use of this land for employment purposes.

9.5.6 **Hatton Gardens Estate** until the 1960s was fully occupied by a railway station and goods yards and an area where cattle and sheep were held pending being transported elsewhere. During 1943-45 war casualties were brought by train before being taken by road ambulances to the large American Army Hospital at Hergest Camp, now the Arrow Court Industrial Estate.

9.5.7 There are now a number of different businesses in leasehold premises. On the southern edge, there are domestic dwellings and a Veterinary Practice. There is a slow turn-over of occupants and some areas of the estate that could be more intensively used. There are constraints as the estate lies between the Back Brook and the Arrow and is on the edge of the floodplain.

9.5.8 An area on the western edge abutting the A44 junction has recently been cleared. Proposals to relocate the Fire Station and other Emergency Services to this easily accessible vacant area will be strongly supported. Such re-location would free up land that is in a residential area for housing.

9.5.9 **Arrow Court Industrial Estate** at Lower Hergest is on the site of a large WW11 Army camp. The units on the site now house a variety of small-scale enterprises, some of them start-ups. There are generally vacant units and capacity for further expansion if required. The land is flat and adequately provided with mains services.

9.5.10 Proposals for the construction of further units that could provide local employment will be strongly supported as will proposals to construct higher quality premises. Road access is by a C class road, and from Kington to the east over a narrow bridge, so any enterprise that would require servicing by large numbers of HGVs will not be supported.

9.5.11 Proposals to use part of the currently vacant land with a solar array, or other suitable alternative technologies will be strongly supported.

9.5.12 The 2012 Employment Land Study reviewed the Hatton Gardens Industrial Estate. It concluded that overall the site was classified as 'Good' in terms of its role within the overall hierarchy of employment sites within the County and that the quality of buildings on the site as generally good, however, in some areas road/parking would benefit from improvement. The study also referred to the need for better footpath connections between the site and the rest of the Town.

9.5.13 The review of Arrow Court Industrial Estate concluded that there were low levels of occupancy, the buildings and external areas of the site were of poor to moderate quality and condition with restricted provision of parking, circulation and servicing. Since 2012 new tenants have been attracted and new units have been constructed and conditions improved. The site has further potential to provide a good quality environment for all types of industry.

9.5.14 The Study stated that there was potential for development/ redevelopment of poorer parts of the site which would contribute towards local regeneration for the

area. As part of this, the width of surrounding roads would need to be addressed as at present they could create potential issues for HGV access.

9.5.15 The need to improve footpath and cycle connectivity within Kington Town and between Hergest and Kington Town is sought for inclusion within the County's Local Transport Plan. Further details are provided within Policy KANP INF 1.

9.5.16 A relatively high proportion of working age people in the area are self-employed or in small businesses. Some of these are in agriculture or agricultural -related jobs. Proposals for farm diversification and premises suitable for start-up businesses or home-working will be supported where they are likely to contribute positively to the local economy while having no adverse impact on the community or local environment.

9.5.17 Proposals that include large-scale buildings and their associated infrastructure will need to take into account the significance of the report Kington Area Landscape Sensitivity and Capacity Assessment (October 2015), a background evidence report to the KANP in which the *sensitivity* and *capacity* of the landscape are described.

9.6 Kington Town Centre

Consultation Feedback

Enhancement to the overall environment of Kington's High Street sought

92% of respondents backed some kind of intervention to improve the situation for pedestrians eg "The experience of shopping in the town centre should be a pleasure, not a hazard"

Need wider pavements, current ones too narrow for buggies and wheelchairs so people have to be in the road. Parked vehicles obscure the sightlines making crossing dangerous. People get hit by wing mirrors

40% favoured one-way traffic, less support for shared surfaces or for total or partial pedestrianisation. Little support for traffic lights at key junctions

Questionnaires in Huntington and in Kington Rural and Lower Harpton showed that Kington is the principal shopping destination for most people. Adequate car parking is essential.

- *Important to retain the character of the High Street.*
- *In general, a good range of goods and facilities available and used by people coming into town to shop from nearby and much further away; good car parking important to suppo*rt *the shops.*
- *Most shops owned/operated by sole traders and therefore need more local support than* do *multi-nationals.*
- *Often difficult for young people to consider starting up or taking on a High Street shop, as business rates can be high.*
- *Some types of enterprise find it hard to operate/trade where no parking is allowed in front of premises.*
- *High Street is a social as well as a commercial place.*
- *No support for reducing the retail centre; new owners come and go and at present High Street maintains viable level of trade.*
- *More regular markets should be encouraged.*
- *Shops open at weekends would help.*
- *Promote Kington Town independent shops as a positive feature of the Town*
- *Recent closure of the last high-street bank is deplored with concerns about the impact.*

Policy KANP KTC 1 - Kington Town Centre

Within Kington Town Centre, development for retail, leisure, office, commercial, cultural and tourism uses will be encouraged. Development proposals should be in accordance with Policies E5 and E6 of the Herefordshire Core Strategy.

Development proposals will be assessed against the following criteria:

(i) proposed retail developments should where possible, be located in the Primary Shopping Frontages as defined on the Kington Town Centre Policies Map;

(ii) developments should not adversely affect the primary function of the town centre of Kington as a shopping destination, and be of a scale and design appropriate to the size, role, character and heritage of the centre;

(iii) where new shop frontages are proposed, they should be in keeping with traditional shop frontages in the Town;

(iv) the re-use of upper floors for residential or office use will be encouraged;

(v) distinctive and detailed features of buildings should be retained and enhanced;

(vi) new developments in the town centre should retain the original boundaries of the burgage plots;

(vii) business premises should incorporate signage which minimizes use of illuminated signs and lighting and ensure that it makes a positive contribution to the street scene; and

(viii) every opportunity will be taken to seek an enhancement to the overall environment of the Kington High Street to:

a. **reduce congestion and improve safety for all users**
b. **widen walking surfaces sufficient for all users**
c. **provide safer pedestrian crossing points linked to lanes behind the High Street and to the Primary School**
d. **improve street appearance and amenity**
e. **retain a route for buses and emergency vehicles in both directions**
f. **improve vehicular visibility at junctions each end of the High Street**
g. **provide clear definition of street surfaces for specific users**
h. **provide for safer collections/deliveries along the High Street**
i. **reduce traffic speeds and reinforce with traffic calming measures.**

Policy Justification

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

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

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

- *the general health of Kington had declined slightly since the previous Study, with a rise in the vacancy level in the centre and an increase in charity shops;*
- *the range of goods on offer in the town remained somewhat limited.*
- *new retail convenience development within the centre should be encouraged, however, is unlikely to be of a scale to warrant a development plan allocation.*
- *new retail floorspace will be driven primarily by market considerations. The role of independent traders will be important, but the current unfavourable economic climate is likely to inhibit investment in the initial part of the plan-period.*
- *definition of primary or secondary shopping frontages for Kington unnecessary, a defined Primary Shopping Area (PSA) could suffice.*
- *a Primary Shopping Area for Kington could seek to tighten the current Town Centre boundary which extends north up Church Street to The Square. This part of the centre had already seen a proliferation of residential conversions and no longer functioned as part of the retail area. There was further scope to tighten the boundary along Mill Street and Duke Street.*
- *there was a large number of small units in the centre, which could absorb more turnover on existing floorspace.*
- *any new development would need to be of a different type in terms for example of unit size, so bringing a new form of retailing to the town.*

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

9.6.5 Compared with the Drivers Jonas Deloitte report in 2012 the number of vacancies is similar but with fewer charity shops. It was noted that some of the units that had been vacant in 2012 are now occupied, including in Church Street

9.6.6 There are several new enterprises in the town; in addition, there is a weekly market of food, arts and crafts as well as a craft and local food market twice a month on a Saturday. There is also the Kington Stock Market which is located within the town and holds weekly sheep sales and monthly store cattle sales. These sales attract high numbers.

9.6.7 On the first Saturday in December the Chamber of Trade organises a very successful Christmas Food Fair in the Town Centre. In 2017 there were 90 specialist food and drink and some craft stalls; it attracted a large number of visitors and local people. A similarly successful Summer Food Fair is held in June.

9.6.8 During 2016/17 both Barclays and HSBC Banks closed leaving the neighbourhood without 'high street' banking facilities; the Post Office is a useful substitute for some people but there is widespread concern at the impact of the closures.

9.6.9 Almost all buildings in the Town Centre have residential (flats) on the upper floors and appear to have high occupancy rates and a quick turnover.

9.6.10 The KANP reviewed the UDP Central Shopping and Commercial Area Boundary and has decided to retain the current boundary as identifying the Primary Shopping Area for Kington given the level of housing growth anticipated for the town and its rural hinterland. The Primary Shopping Area will remain the main focus for retail activity in order to ensure it is vital and vibrant for future generations to enjoy.

9.6.11 Proposals will be encouraged which extend the variety, choice and quality of shops and services and improve the overall attractiveness of the Town Centre.

9.6.12 Proposals, which seek to reduce conflict between vehicles and pedestrians, enhance the vitality, viability, overall environment and footfall of the High Street will be encouraged. Funding opportunities, including Herefordshire Council's Local Transport Plan will be sought to support this investment in the High Street.

9.7 **Sustainable Tourism and Leisure**

Consultation Feedback

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

Policy KANP T1 - Sustainable Tourism and Leisure

Sustainable rural tourism proposals will be supported where they:

(i) **are of a size and scale which respect the site context and have minimal impact on the local environment, landscape and historical heritage of the area;**
(ii) **demonstrate that there will not be adverse impacts upon highway safety in the locality, and the volume and nature of traffic generated can be accommodated on the local highway network with minimal impact on existing users;**
(iii) **will 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;**
(iv) **can ensure that the proposed developments will integrate with their surroundings both in terms of design and layout and in the way that they will function;**
(v) avoid any adverse impacts on adjacent land and properties through noise or nuisance; and
(vi) **where possible support initiatives to improve and expand footpath, bridleway and cycle-way networks.**

Policy Justification

9.7.1 The importance of tourism to the Herefordshire economy is well summarised in a quote from the Herefordshire Core Strategy – *"The tourist industry is a major factor in the sustained economic development, stability and financial wealth of Herefordshire as a whole. It is an emerging market with considerable potential presenting opportunity for diversification and growth of both communities and traditional rural industries which were primarily centred upon agriculture."*

9.7.2 The Neighbourhood Plan area will be promoted and developed as a niche market for visitors who enjoy the countryside and related activities such as walking and cycling.

9.7.3 The landscape and low population density attracts visitors who enjoy the countryside and activities, primarily walking and cycling. Promotions will emphasise facilities that can support this type of visitor e.g. local food outlets and accommodation for short and/or longer visits.

9.7.4 The area has a variety of visitor accommodation: B&Bs, hotels, self-catering, a caravan camp, some small-scale camping, a YHA in Kington Town, and a wide range of places to eat.

9.7.5 Local attractions include Hergest Croft Gardens and Arboretum, Small Breeds Farm and Owl Sanctuary, National Trust Properties, Wild Life sites, ancient monuments/heritage sites and the highest Golf Course in England.

9.7.6 Good footpath provision both local and long-distance will be supported. The Kington Walking Festival that is held for 3 days each September is popular and will continue to be strongly supported.

9.7.7 There are 5 long-distance footpaths in the Plan area including The Herefordshire Trail, Offas Dyke Path, Vaughans Way, Mortimer Trail and The Wyche Way. Further opportunities to continue to develop Kington as a walking centre with associated facilities will be encouraged.(see Footpath maps in Appendix)

9.7.8 The area contains a group of local artists and high-quality craftspeople who exhibit and sell their products. Further development of the local group for exhibition space and promotion will be supported so that Kington is noted as an Arts and Crafts destination.

9.7.9 The annual Christmas Food Festival in December and the Summer Food Fair in June are popular and will continue to be supported.

9.7.10 The history and architecture of Kington Town will be promoted, as will be the Kington Museum.

9.7.11 Kington Tourist Office is run entirely by volunteers and provides good and wide-ranging information and advice. This facility will be strongly supported.

9.7.12 The KANP will support the promotion of sustainable tourism opportunities in the KANP area and the provision of sensitively located small-scale B&B and self-catering tourist accommodation.

9.7.13 At all times the promotion of tourism to benefit the local economy will be balanced with protection of the local environment, landscape and historical heritage, the very qualities which draw tourists to the area.

9.8 **Local Infrastructure**

Consultation feedback

- *All consultations produced pleas for improved mobile phone delivery and faster broadband.*
- *All consultations raised suggestions for renewable and community energy.*
- *Frequent concerns were expressed that an increase in housing will increase the demand for places in the Primary School which is already at capacity.*
- *Concern that medical facilities and services should be able to meet both the needs of the current and any future increase in the population.*
- *Concern that the Library should remain as a valuable asset to the town and district.*

Policy KANP INF 1 - Local Infrastructure
Proposals for mobile phone and superfast broadband infrastructure will be supported where they demonstrate that they are sensitively sited, are of a type and scale which protect local amenity and the historic and natural environment; **All new development proposals should provide on-site provision to enable access to superfast broadband;** **Proposals which increase the capacity of the local electricity grid connection to allow for larger scale community energy generation schemes will be supported;** **Development proposals will be supported where they provide safe pedestrian, cycle and vehicular access to the highway network and to local facilities especially schools and medical services; and** **Where the legal requirements are met, developer contributions will be sought towards meeting identified community needs.**

Policy Justification

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

9.8.2 Dwr Cymru Welsh Water has advised that a hydraulic modelling assessment of the water supply network may be required in order to understand where a connection can be made and if any upsizing is required to serve the proposed housing development on land south of Kington.

9.8.3 The Plan will support quality mobile phone coverage and superfast broadband that will have social and economic benefits for the local area.

9.8.4 Proposals that require constructions to provide improvements to these services will be supported where there will be no adverse impacts on local residents or the environment.

9.8.5 There is concern that Kington Primary School will be unable to accommodate the additional places needed as a result of the required housing growth in the KANP area. Where appropriate and where justified, development proposals will be required to contribute financially to Kington Primary School to ensure sufficient capacity is provided to accommodate the growth being sought.

9.8.6 With respect to drainage matters Welsh Water's (WW) 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).

9.8.7 In addition, there are no upgrades planned for Kington WwTW within Welsh Water's current Capital Investment Programme AMP6 that runs from 1st April 2015 to 31st March 2020. (See WW's Note in 9.4.39)

9.8.8 As a result, should potential developers wish to progress a development site in advance of WW's 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.

9.10 Green Spaces

Consultation Feedback

- *All green spaces were identified by respondents to the Town questionnaire, or in consultative sessions, or marked up with flags on maps at open sessions as places where it was felt they should remain as green places, not be developed and where possible should be accessible to all if not already so*.
- The survey results showed strong support for retaining and protecting the green corridors alongside the Arrow and the Back Brook. This support was also evidenced at public meetings and exhibition events where residents were invited to identify open spaces that were important to them. All the areas identified will be germane in the consideration of any planning proposals (see Plan 1).
- *GS01 Kington Recreation Ground was identified by almost everybody, sometimes emphasised by strong comments. It was donated to the town in 1888 by a resident who had made a fortune in the Australian goldfields; the large cast iron gates are a memorial to local men who died in WW1.The ground contains a children's playground and small skateboard area. The large mown grass area is used for various sports and includes the town Cricket Ground. Kington Primary School that lacks sufficient outdoor space uses the ground for groups within the school day. The ground contains some fine mature specimen trees and its southern border is the River Arrow.*
- *GS02 part is Lady Hawkins School playing fields, joined on the western edge to a much used and walked field with veteran trees.*
- *GS03 Crooked Well Meadow, a spacious green public Recreation Ground bordering the Back Brook on its north side and the Tramway footpath on the south. With some play equipment, it serves especially both the post- war and recent housing developments nearby to which it is connected by a footpath.*
- *GS04 is a Community Orchard planted and maintained by volunteers on land unsuitable for housing development; seen as a successful example of an eco-friendly community project.*

- *GS05 is the town Football Ground used by adult and youth teams with a purpose-built clubhouse.*
- *GS06 Amenity Ground for Kington Park estate includes a children's playground. Will connect with greenspace in and around sites K6 and K7.*
- *GS07 Community Allotments. Well-established and popular site within parish boundary to east side of A44.*
- *In the surveys of the rural parishes questions were also asked about landscape areas that were important to respondents. This has created a list of Cherished Areas, but, given the overall quality of the landscape it was decided not to identify any Local Green Space.*

Valued Amenity Areas

Respondents identified a number of Amenity Areas close to housing that were frequently used by children and local residents.

- *AA01 Greenfield Drive open space is viewed as a space deliberately left undeveloped to enhance the setting of the Greenfields estate and to provide a buffer for dwellings on the north side of the road.*
- *AA02 Small grass amenity space integral to layout/design of Morgan's Orchard estate; required as a planning condition.*
- *AA03 Amenity space regarded as intrinsic to the setting of many dwellings and the design of Greenfields estate, contains small play area appropriately in view of adjacent homes.*
- *AA04 A small amenity space used as a play space for young children on the Morgans Orchard estate*
- *AA05 Small areas adjacent to Kington Park and allocated sites K5 and K6*

Policy Justification

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

9.10.2 The designation should only be used:

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

9.10.3 The KANP seeks to ensure that all these areas are able to remain as Green Spaces and key features of the Town and can continue, where applicable, to be available for the local community to use and value, thereby making important contributions to the setting and overall character of Kington, as well as the life of the community.

Policy KANP LGS 1- Green Spaces

The following areas are designated as Local Green Spaces. Development that would result in the loss of the green space will not be supported in these areas except in very special circumstances.

Plan 1 (Kington):

(i) Kington Recreation Ground, GS01;
(ii) Lady Hawkins School playing fields GS02;
(iii) Crooked Well Meadow GS03;
(iv) Community Orchard to north of Park Road GS04;
(v) Kington Football Club Ground GS05;
(vi) Kington Park Amenity land GS06; and
(vii) Community Allotments, land to east of A44, within Parish Boundary GS07.

The following sites shall be safe-guarded as Valued Local Amenity Areas and shall be retained and enhanced for amenity and children's play:

- **Land to south of Lewellin Drive AA01;**
- **Amenity space within Morgan's Orchard AA02;**
- **Amenity and play space within Greenfields estate AA03;**
- **Bradnor View Road playspace AA04;**
- **Small areas of Kington Park (GSO6) AA05.**

9.11 Green Infrastructure

Consultation feedback

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

Respondents to the questionnaires in Kington Rural & Lower Harpton, and in Huntington also identified the River Arrow as an important wild life corridor and a source of good quality water; concern was expressed that the river banks should be well-cared for thereby providing habitats for local wildlife.

Policy KANP GI 1 - Green Infrastructure

The Green Infrastructure network along the river corridors in and around Kington shall be safeguarded, where possible, and enhanced.

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

(i) **enhancement of wetland habitats and features (ponds, ditches and drains), along the courses of the River Arrow and Back Brook throughout their stretches in the Neighbourhood Plan area;**

(ii) **maintenance of an acceptable level of riverside tree cover;**

(iii) **maintenance of the quality and extent of the hedgerow network alongside developments and across open fields;**

(iv) **creation of new paths and access, and improvement of the existing network of public rights of way between the town, more recent development south of the Arrow and open countryside;**

(v) **creation of broad Green Infrastructure Corridors within the development proposal on Land South of Kington;**

(vi) **compliance with Core Strategy Policy LD3.**

Where viable, proposals that will create links to encourage walking and cycling between Hergest and Kington Town and around Kington Town will be supported.

Policy Justification

9.11.1 The Green Infrastructure (GI) Study, prepared as evidence to inform the adopted Core Strategy, contains a description of Kington as *"a Town sitting in a declivity in surrounding hills formed, in the main, by the River Arrow to the south of the town and its tributary, Back Brook to the north*". The confluence of these two waterways lies to the east of the town. The GI study identifies these two watercourses as **Strategic Corridors** that run through the town, KinLSC 1 and KinLSC 2, as well as opportunities for enhancement. The Strategic Corridors and Enhancement Zones are shown on Map 4 (Herefordshire Council Map 5-5)

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

9.11.3 When the GI report was prepared in 2008, the River Arrow effectively formed the southern boundary of the settlement. With the subsequent development of Kington Park and the proposed developments on K6 & K7, the river has become an important green corridor **within** the town. This corridor (KinLSC 2) also includes a number of historic features (including features closely associated with the river), tracks and paths, the Recreation Ground and a number of grassland sites.

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

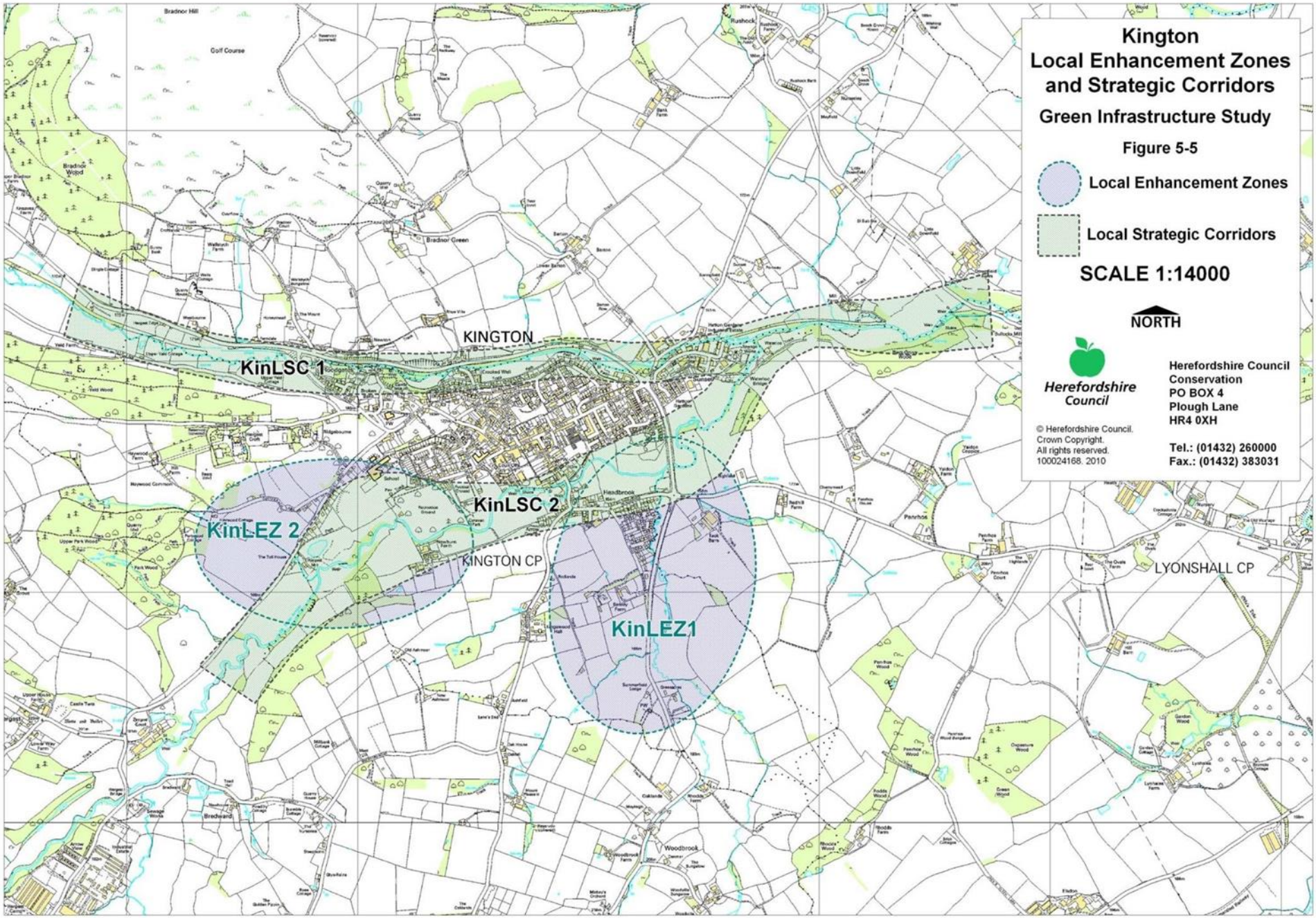
9.11.5 **Kin LEZ 1** is focused on the southern side of the town, around and to the west of the junction of the A44 and A4111, and including the course of the River Arrow. This zone has been identified in response to the impact of recent development in the area, the sensitivity of the landscape and the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

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

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

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

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


Kington
Local Enhancement Zones
and Strategic Corridors
Green Infrastructure Study
Figure 5-5
Local Enhancement Zones
Local Strategic Corridors
SCALE 1:14000
NORTH
Herefordshire Council
Herefordshire Council
Conservation
PO BOX 4
Plough Lane
HR4 0XH
Tel.: (01432) 260000
Fax.: (01432) 383031
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100024168. 2010
KINGTON
KinLSC 1
KinLSC 2
KinLEZ 2
KinLEZ1
KINGTON CP
LYONSHALL CP
Bradnor Hill
Golf Course
Bradnor Green
Bredward
Woodbrook
Headbrook
Panrhos

9.12 Community Facilities

Consultation feedback

In the surveys and public events strong support was given to retaining and if possible increasing the range of community facilities.

Policy KANP CF1 - Community Facilities
The KANP seeks the retention and enhancement of all its existing community facilities, those listed in Appendix 4, for their on-going use by the local community. **Proposals for new community facilities will be supported where they meet a community need, are sensitively located, protect residential amenity and provide sufficient parking.** **Any development proposal that adversely affects or results in the loss of a community facility should be able to demonstrate either, that an alternative facility can be provided of equal size, quality or accessibility, or, that the facility is no longer needed, fit for purpose or viable.**

Policy Justification

9.12.1 The KANP seeks to support and develop community facilities for future generations to enjoy. Redevelopment of these facilities for non-community uses will only be permitted where there is no longer a proven need for the existing use and alternative provision is available elsewhere in the town and the two rural parishes.

9.12.2 The rural parish of Huntington is well served by a number of community facilities including the Village Hall, Church and the Chapel.

9.12.3 Kington Town has a number of community facilities, which are listed in Appendix 4.

10 COMMUNITY PROJECTS

During consultations residents of the Kington Area made suggestions for a wide variety of projects that would enhance the community in different ways. There was general support for many of them which are listed below. Although they are aspirations that at the present time and cannot be treated as planning policies but there is a wish that they be recorded in the context of this Neighbourhood Plan.

The Town and Parish Councils will work with Herefordshire Council, Dwr Cymru Welsh Water etc. to deliver the following improvements to the infrastructure: list of pedestrian/cycleways, school capacity increase, waste-water treatment, water supply network and community facilities. Funding for these proposals will be through developer contributions, CIL, grants etc.

Any money arising from Community Infrastructure Levies will be used to maintain and enhance existing community facilities and fund new community projects.

There is support for:

a. a safe, shared pedestrian and cycle pathway between the two roundabouts on the A44 to provide access to the Community Allotments

b. a safe shared pedestrian and cycle pathway between Hergest and Kington Town centre

c. a safe shared pedestrian and cycle crossing of the A44 into the Hatton Gardens estate

d. a safe shared pedestrian and cycle pathway to the Kington Medical Practice (Surgery) alongside the A4111 from its junction with the A44

e. a dedicated bus shelter at Headbrook

f. improved pedestrian security in Kington High Street

g. provision of pedestrian crossings to improve safe routes to school

h. a more frequent bus service to Hergest.

11 REVIEW AND MONITORING THE PLAN

11.1 The Plan covers the period until 2031. Within this period there may be further changes for example:

- Changing Demographics
- Changes to National Planning Policies
- Changes in economic forecasts and delivery of housing and employment developments
- Changes to the needs of the rural economy.

11.2 These and other unforeseen developments may make it necessary for this Plan to be reviewed. It is proposed to hold a formal review in 2022, to ensure that the details of the Plan, particularly in terms of housing and the economy, are still relevant and that the plan continues to serve the best interests of the Plan area.

End of Plan

Appendices Follow

APPENDICES

Appendix 1. Listed Buildings

Lower Harpton (1)
Dunfield House

Kington Rural (9)
Apostles Farmhouse
Empton Farmhouse
Granary at Hergest Court
Hergest Court
Lilwall Farmhouse
Mahollam Cottages
Parkstile Mill
The Pound Farmhouse
Upper House

Huntington (12)
Barn & Outbuilding at Penlan Farmhouse
Church of St.Thomas of Canterbury
Goffs Endowed Day School & Huntingdon
United Reformed Church
Huntington Post Office & Outbuilding
K6 Telephone Kiosk by the Post Office
Lower House Farmhouse
Middle Hengoed Farmhouse
Outbuilding at Great Penllan Farmhouse
Rear Outbuilding at Burnt Hengoed Farm
Penlan Farmhouse & Outbuilding
Remains of Huntington Castle

Kington Town (140)
10, 11 & 12, Duke Street
10, Bridge Street
10, High Street
11,12 & 13, Bridge Street
11, the Square
13, High Street
14 & 15, Bridge Street
14 & 15, New Market Street
15, High Street
16, Bridge Street
17 & 17a, Bridge Street
17, 18 & 19, Duke Street
18, Bridge Street
18, Church Street
19, Bridge Street
19, Crooked Well
19, Headbrook
19, High Street
2 & 3, Duke Street
2, High Street
20-23, Crooked Well

Kington Town cont'd
21 & 22, Church Street
21 & 22, Duke Street
22 & 23, High Street
22-25, Mill Street
23, Church Street
23, Duke Street
24 & 25, Duke Street
25, Church Street
26, Church Street
27 & 28, Church Street
29, Church Street
29, High Street
3, Bridge Street
3, HIGH STREET
30 & 31, High Street
32 & 33, Church Street
32, High Street
33, High Street
34 & 35, Church Street
34 & 35, Duke Street
34 & 35, High Street
36, 37 & 38, Duke Street
36, High Street
39 & 40, High Street
39, Bridge Street
39, Duke Street
4 & 5, Bridge Street
4, High Street
40 & 41, Duke Street
40-44, Bridge Street
43, High Street
44 & 45, High Street
46 & 46b, Duke Street
46 & 47, High Street
47, 47a & 47b, Duke Street
47, 48 & 49, Bridge Street
48, High Street
49 & 50, High Street
5 & 5a, Baynham's Yard
5 & 6, High Street
51, 51a, 52 & 53, High Street
53, Bridge Street
54, High Street
6, 7 & 8, Church Street
6, Bridge Street
7, 8 & 9, Duke Street
7, Bridge Street
7, High Street
8 & 9, Bridge Street
8, High Street
9, High Street
9, the Wych
Albion House

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

The Vine Vaults Public House
The Wych House
The Wych
Toll House
Townsend Cottage
War Memorial
Warehouse at Arrow Lodge Mill
Wattle Cottage
Westfield
White Pheasant Restaurant
Ye Olde House

Appendix 2. Kington Town Profile (Census 2011)

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

Population – 3,200 – it was 2597 in 2011
25% over 65 years of age (21% for county as a whole)
10% employed in production including manufacturing (14% for county as a whole)
27% commute over 6 miles (27% for county as a whole)
22% walk or cycle to work (20% for county as a whole)

Appendix 3. Key Building Features

Source Characterisation Study OHA Architecture

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

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

Appendix 4. Key Features of Kington Town

including lists of Facilities, Key Views and Landscape Features
Source: OHA Character Appraisal-Kington Town 2015

Facilities

Churches
Library
Doctors Surgery
Council Offices (Old Police Station)
Market Hall
Car Parks
Police & Fire Stations
Sports Centre
Markwick Hall
Huntington VH
Kingswood VH
Museum

External Views

There are numerous view around Kington, that contribute to the Town's character as follows :

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

Internal Views

There are numerous internal views: the following were identified as the main views that contribute to the Town's character:

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

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

Landscape Features

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

- The Town sits within a valley alongside the River Arrow and the Back Brook,

and is surrounded by an undulating landscape, with surrounding hills and woodlands

- Open fields and spaces alongside the River Arrow
- Trees
- Kington Town By-pass.

Appendix 5. Natural Environment Assets

Sites of Special Scientific Interest (SSSI)

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

Ancient Woodlands

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

Special Wildlife Sites (SWS)

River Arrow
Land at Lower Harpton;
Herrock Hill;
Bradnor Hill & Holywell Wood;
Hindwell Brook (border);
Little Brampton & Scar (border);
Tinkers Wood;
Rushock Common;
Land at Rushock Farm;
Pools near Titley (border);
Land near Hunton Bridge (border);
Disused railway, Kington to Leominster;
Land at Floodgates;
Land at Rhue Ville;
Hergest Ridge;
Park Wood;
Lyonshall Park Wood (border);
Land at Mill Farm;
Piers Grove Wood and adjoining field;
Land at Rodds Farm x3;
Rodds, Penrhos, Ox Pasture & Green Woods;

Land at Millbank Wood x2;
Land at Breward.
Pond near Hergest Court;
Castle Twts;
Land near Lower Way Farm;
Land at Lilwall Farm x2;
Land at Sunset;
Fields at Pound Farm;
Fields at Birches Farm;
Land at Chickward x 3;
Old Marl Pit; River Arrow;
Marsh near Burnt Hengoed;
Land at Lodge Farm x2; Hell Wood;
Land near Park Stile Mill;
Huntington Churchyard and Environs;
Gladestry Brook;
Land near Bank Farm x4;
Land near Lower Rabber

Appendix 6. Parks and Gardens

Registered Parks and Gardens:

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

Unregistered Parks and Gardens:

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

Appendix 7. Scheduled Ancient Monuments (SAMs)

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

Appendix 8. KANP Housing Delivery Position as at April 2016
Housing Completions KANP: April 2016

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

April 2016 Housing Commitments KANP

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

Appendix 9. Location for Growth: Kington Town

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

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

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

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

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

K1 – Land of Greenfield Drive, 2 dwellings

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

K5 – Site off Victoria Road,10 dwellings

K6 – Land south of Elizabeth Road, 20 dwellings

K8 – Old Wesleyan Chapel, Crabtree Lane, 10 dwellings

K9 – Field adjacent to Mill Street, 15 dwellings

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

K12& K13 – Land South of Kington 100 dwellings

K15 – Land off Kingswood Road 5 dwellings

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

K6- Land south of Elizabeth Road.
The Environment Agency and Balfour Beatty strongly advised that the land is clearly within Flood Zone 2 and there would need to be extensive specialist examinations of the area to assess the flood risks. Residents would have difficulties obtaining house insurance

K20 Land to the south of Hergest Road.
The site is just outside the Parish Boundary of the Town, lying within Kington Rural.

K15 Land off Kingswood Road
Strongly advised to retain it as a greenfield on landscape grounds and to provide a buffer to the eastern edge of K12 and K13 sites (Land South of Kington)

The loss of estimated numbers of dwellings from the 3 sites to be made up from a recalculation of the windfall projections until 2031 at 2 per year, and a correction of the numbers that have already been permitted or completed since 2011.
(See further details in Housing Audit Trail, Appendix 12))

Appendix 10. Housing sites audit trail.

KINGTON Area Neighbourhood Plan: Housing Sites: audit trail

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

(i) Land to the north of Headbrook, capacity 30
(ii) Cattle Market, capacity 35
(iii) Site off Victoria Rd, capacity 5
(iv) Land to the rear of Oxford Arms, capacity 9

Of these 4 sites, only the Cattle Market had been assessed as without issues; SC concluded that this had led Herefordshire Council to require the NDP to identify sites to meet the Core Strategy target of 200 dwelling within the Plan period.

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

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

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

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

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

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

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

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

6. October 2015 The Inspector's report resulted in KG1: a target of "around 200 homes". The Core Strategy text elaborated the difficulties: "Sites within the confines of the Town are constrained in terms of flooding. Developing peripheral sites will require compromise in terms of the effect upon the landscape. Choice of sites should seek those with least impact and where the provision of significant landscape and townscape mitigation measures can best be achieved". 4.4.3. There is also acknowledgement of infrastructure constraints. These requirements informed subsequent decisions in the NDP process.

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

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

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

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

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

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

Kington Town (capacity in brackets)

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

These sites could deliver 48 dwellings

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

- K6 Land south of Elizabeth Rd; flood risks need further investigation (30)
- K7 Cattle Market; discussions needed with owners re long-term prospects (25)
- K9 Field adjacent to Mill Street; access needs further investigation (12)
- K10 Land to the north of Headbrook; would result in loss of green space and have landscape impact on the Town. (24)
- K12 and K13 and K15 Land to the east of Kingswood Rd. Consider whether the 3 sites could be linked and effectively designed through a masterplan to deliver an extension to Kington; issues of landscape impact (146)
- K16 Land adjacent to Temple Lane development; possible access problems and distance from the Town. (27)
- K18 and K19 Land to the east and to the west of A4111; proximity to Household Waste site could be problematic. (15 + 64)

Kington Rural & Lower Harpton: Hergest

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

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

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

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

13. 30.11.15 KTC meeting Min 215-15

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

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

(ii) For further investigation K6 (15), K9 (12 one-storey for elderly/disabled), K10 (15), K12(20), K13 (45) all with lower density than capacity = 107

Total = 140

(iii) To exclude:

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

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

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

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

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

SC agreed that consultants' suggestions should be explored further.

15. 14.12.15 Meeting of KTC Min 311-15

Re-considered list of potential sites, together with reports of consultants' suggestions re K12 and K13 and K15. Noted that further advice needed from professional consultants. Concerns raised re K4 (2 plots) because of vehicular access: need for further discussion. Concerns raised again on K6 and K10. Both in Flood Zone 2, except for small areas on both, climate change needs to be noted as a long-term factor; sites are either side of River Arrow that is a landscape feature and there are biodiversity issues.

16. 4.01.16 KTC Meeting Min 004-16

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

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

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

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

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

(Report of meeting in Consultation Statement.)

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

20. 18.4.17 KTC meeting.

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

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

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

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

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

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

Recommended:

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

23. 2.10.17 KTC Meeting Min 290-17

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

The exclusions result in 'loss' of 41

H.C. now state completions and permissions = 40

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

This total numbers 141 + 40 + 26 =207

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

24. 4.12.17 KTC Meeting Min 323-17

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

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

K1 Land on Greenfield Drive

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

K3 (5) Site off Victoria Rd

K4 (8) Old Wesleyan Chapel , Crabtree Lane

K5 (9) Field adjacent to Mill Street

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

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

Kington Rural & Lower Harpton: Hergest

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

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

Consultants Reports (see separate file)

- AECOM (2015) **Kington Neighbourhood Plan: Site Options and Assessment.**
  - **Final Report**

- AECOM (2016) **Draft Masterplan and Development Principles for Land South of Kington.**

- CARLY TINKLER CML!. (2015) **Landscape Sensitivity and Capacity Assessment**

10 maps – included at end of map section.

- CARLY TINKLER CMLI (2017) **Landscape Review of Town Settlement Boundary & Local Green Spaces**

- OWEN HICKS ARCHITECTURE (2015) **Character Appraisal - Kington**

- LEWIS GOLDWATER (2015) **Summary Descriptions of Green Spaces**

Questionnaires (see separate file)

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

Maps

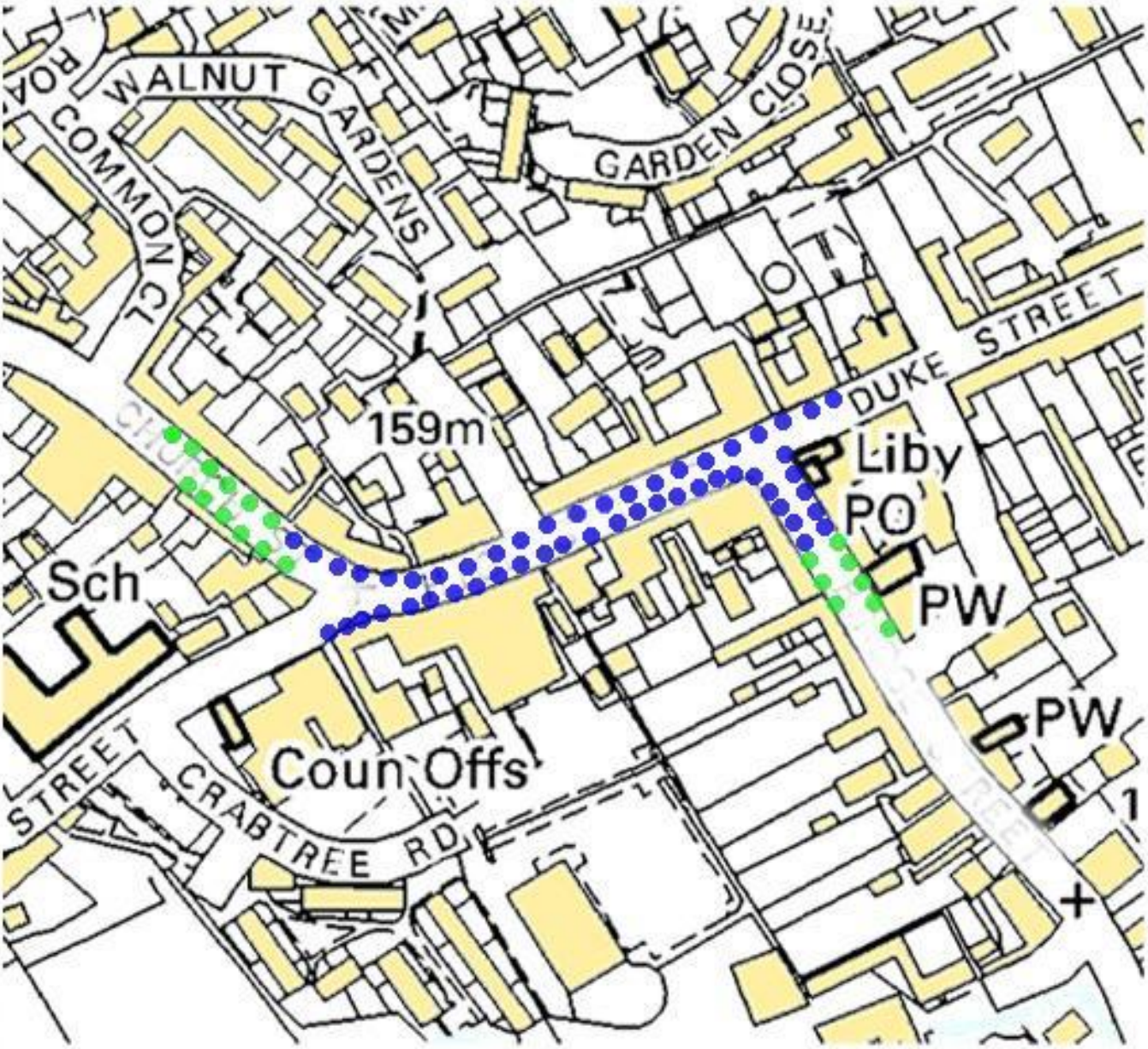
- Central Shopping Area Kington Town. (UDP 2007 and proposed extension 2017)
- Kington Local Enhancement Zones and Strategic Corridors (Herefordshire Council Green Infrastructure Study)
- Kington Town Conservation Area
- Flood Risk Zones for Hergest Road and Arrow View (Environment Agency 2016)
- Flood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

Maps contained in:

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

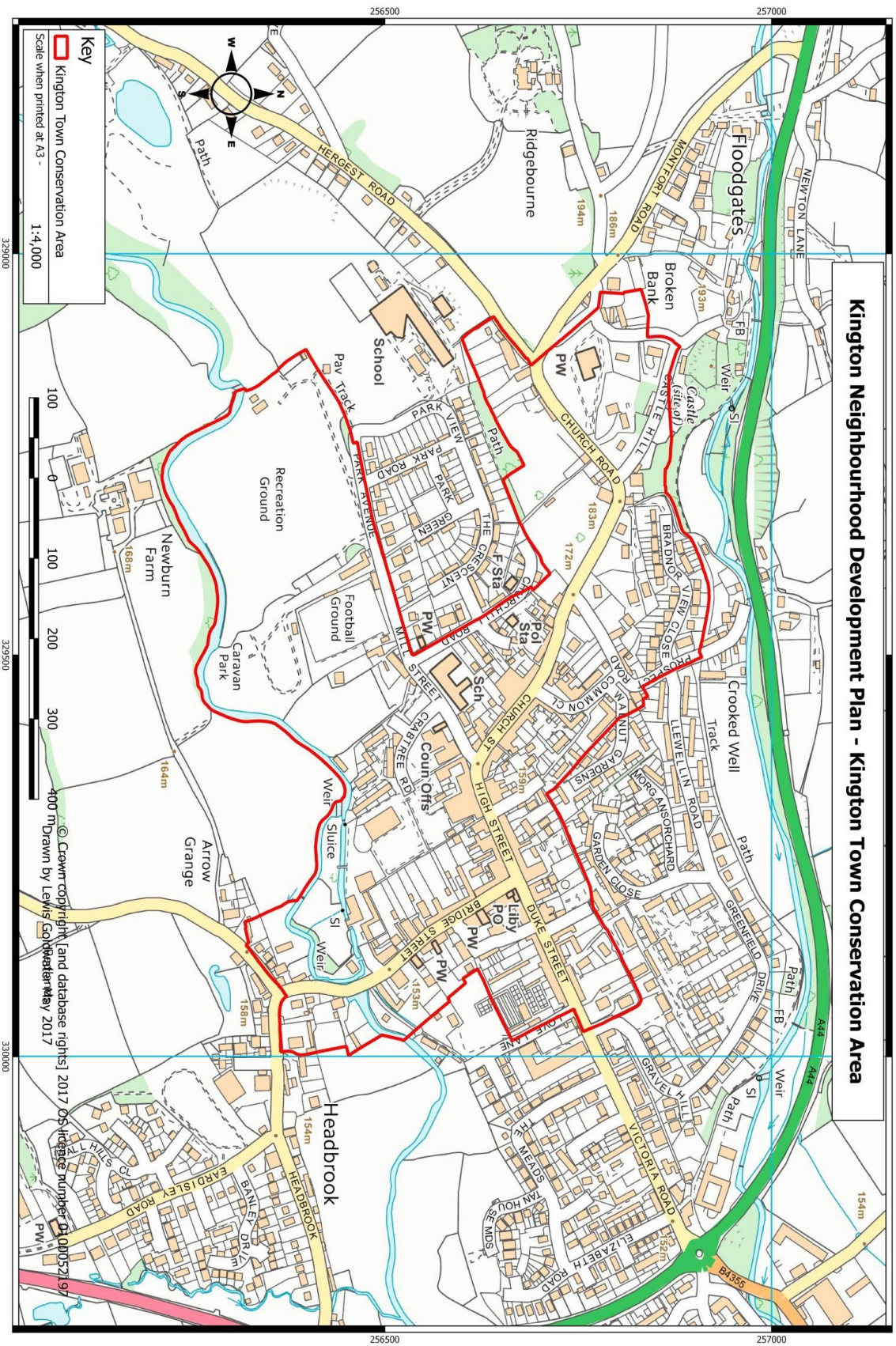
- Overall Sensitivity - Agricultural **Built Form Sensitivity & Capacity Assessment** (C.Tinkler 2015)
- **Overall Sensitivity – Energy Production** (C.Tinkler 2015)
- Biodiversity (C.Tinkler 2015)
- Existing and Proposed Development (C.Tinkler 2015)
- Historic Landscape / Heritage / Culture (C.Tinkler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

Central Shopping Area



Primary Shopping Centre - taken from Inset Map KING 2 in the Herefordshire Unitary Development Plan 2007

Proposed Extention to Primary Shopping Frontage 2017


Kington Neighbourhood Development Plan - Kington Town Conservation Area
Key
Kington Town Conservation Area
Scale when printed at A3 - 1:4,000
100 0 100 200 300 400 m
Drawn by Lewis Goldwater May 2017
© Crown copyright [and database rights] 2017 OS licence number 0100052197
256500
257000
329000
329500
330000
Floodgates
Ridgebourne
Broken Bank
School
Recreation Ground
Newburn Farm
Football Ground
Caravan Park
Arrow Grange
Headbrook
Crooked Well
Castle (site of)
HERGEST ROAD
MONTFORT ROAD
NEWTON LANE
CHURCH ROAD
CASTLE HILL
PARK VIEW
PARK ROAD
PARK AVENUE
THE CRESCENT
CHURCHILL ROAD
MILL STREET
CHURCH ST
CRABTREE RD
HIGH STREET
BRIDGE STREET
DUKE STREET
LOVE LANE
BRADNOR VIEW CLOSE
PROSPECT ROAD
COMMON CL
WALNUT GARDENS
LLEWELLIN ROAD
MORGANSORCHARD
GARDEN CLOSE
GREENFIELD DRIVE
GRAVEL HILL
VICTORIA ROAD
ELIZABETH ROAD
THE MEADS
TAN HOUSE MDS
HEADBROOK
EARDISLEY ROAD
BANLEY DRIVE
HALL HILLS CL
A44
B4355
Path
Track
Weir
Sluice
Pav
F Sta
Pol Sta
Sch
Coun Offs
Liby
PO
PW
FB
SI
194m
186m
193m
183m
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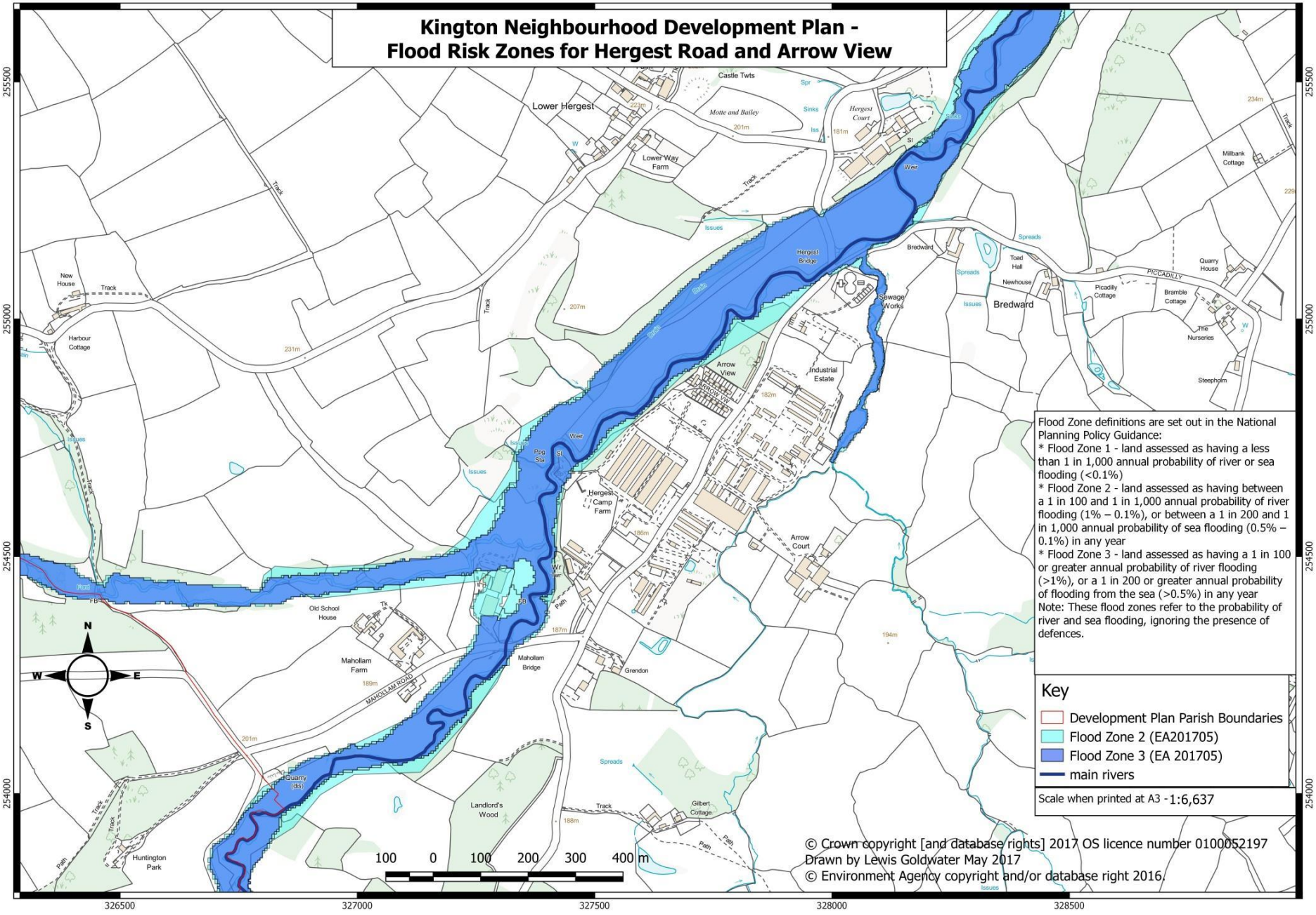
164m
168m
158m
154m
153m
152m

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



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

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

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

Key

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

Scale when printed at A3 - 1:6,637

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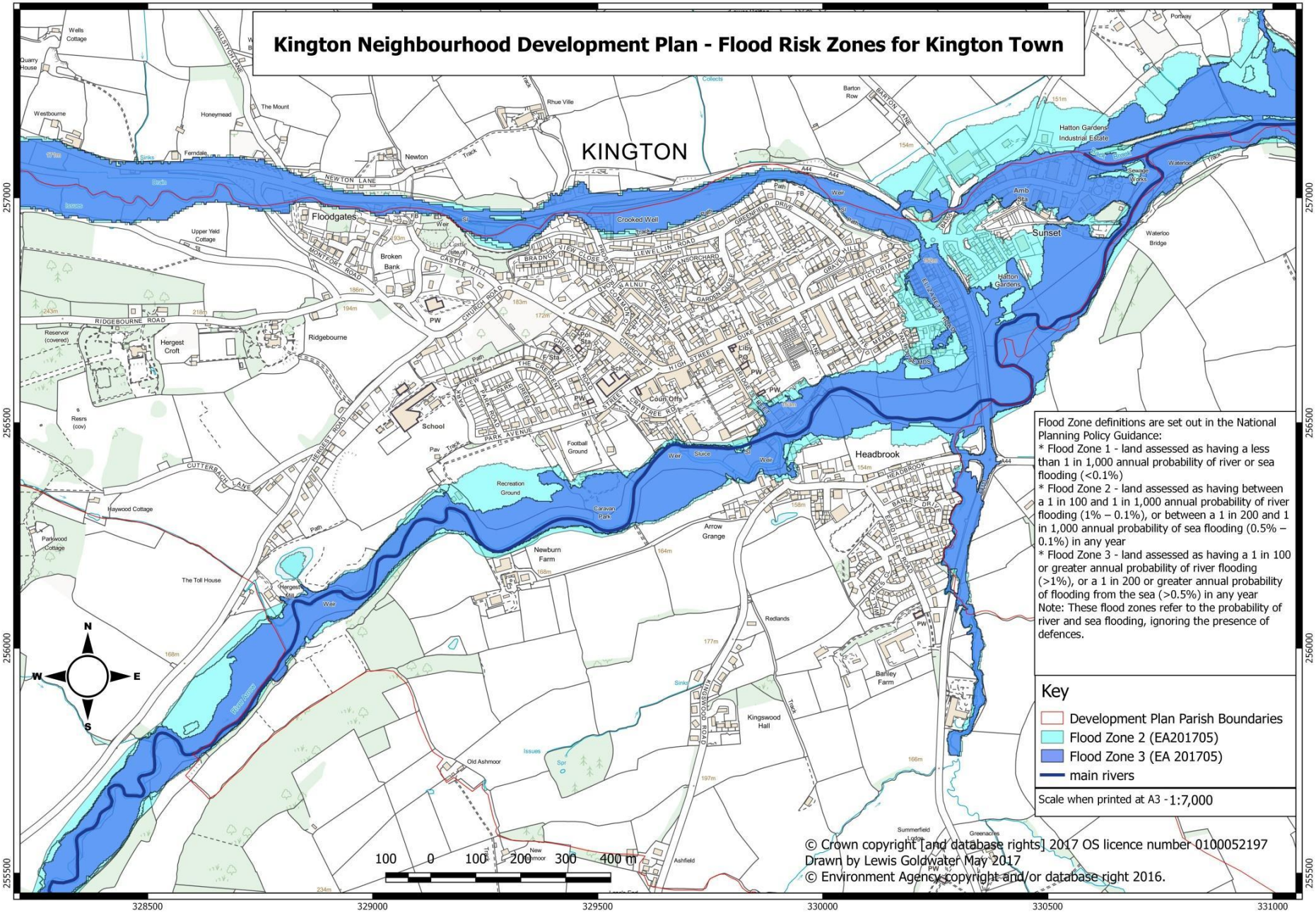
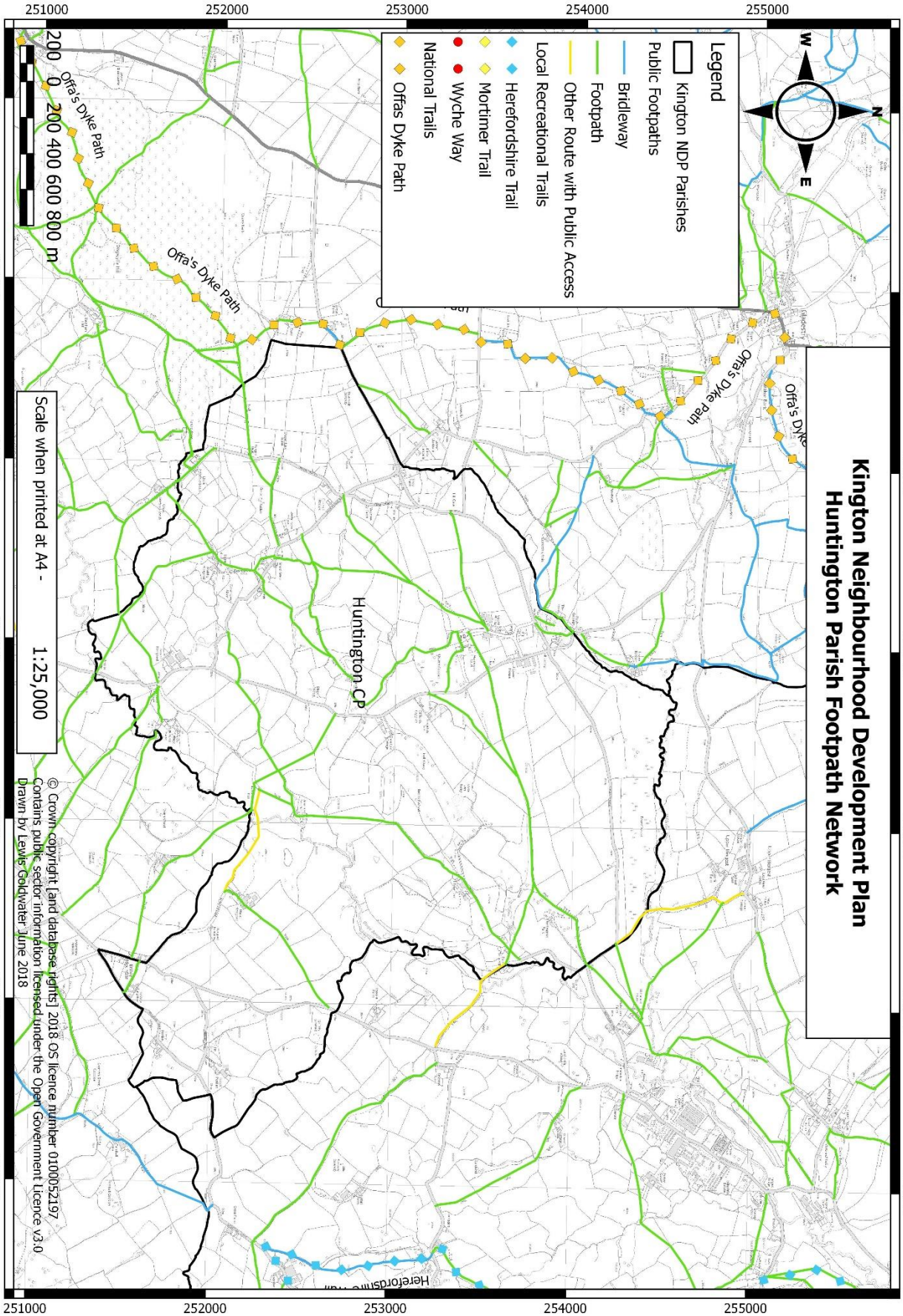
Kington Neighbourhood Development Plan - Flood Risk Zones for Kington Town




Kington Neighbourhood Development Plan
Huntington Parish Footpath Network
Legend
Kington NDP Parishes
Public Footpaths
Bridleway
Footpath
Other Route with Public Access
Local Recreational Trails
Herefordshire Trail
Mortimer Trail
Wyche Way
National Trails
Offas Dyke Path
Offa's Dyke Path
Huntington CP
Scale when printed at A4 - 1:25,000
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Drawn by Lewis Goldwater June 2018
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252000
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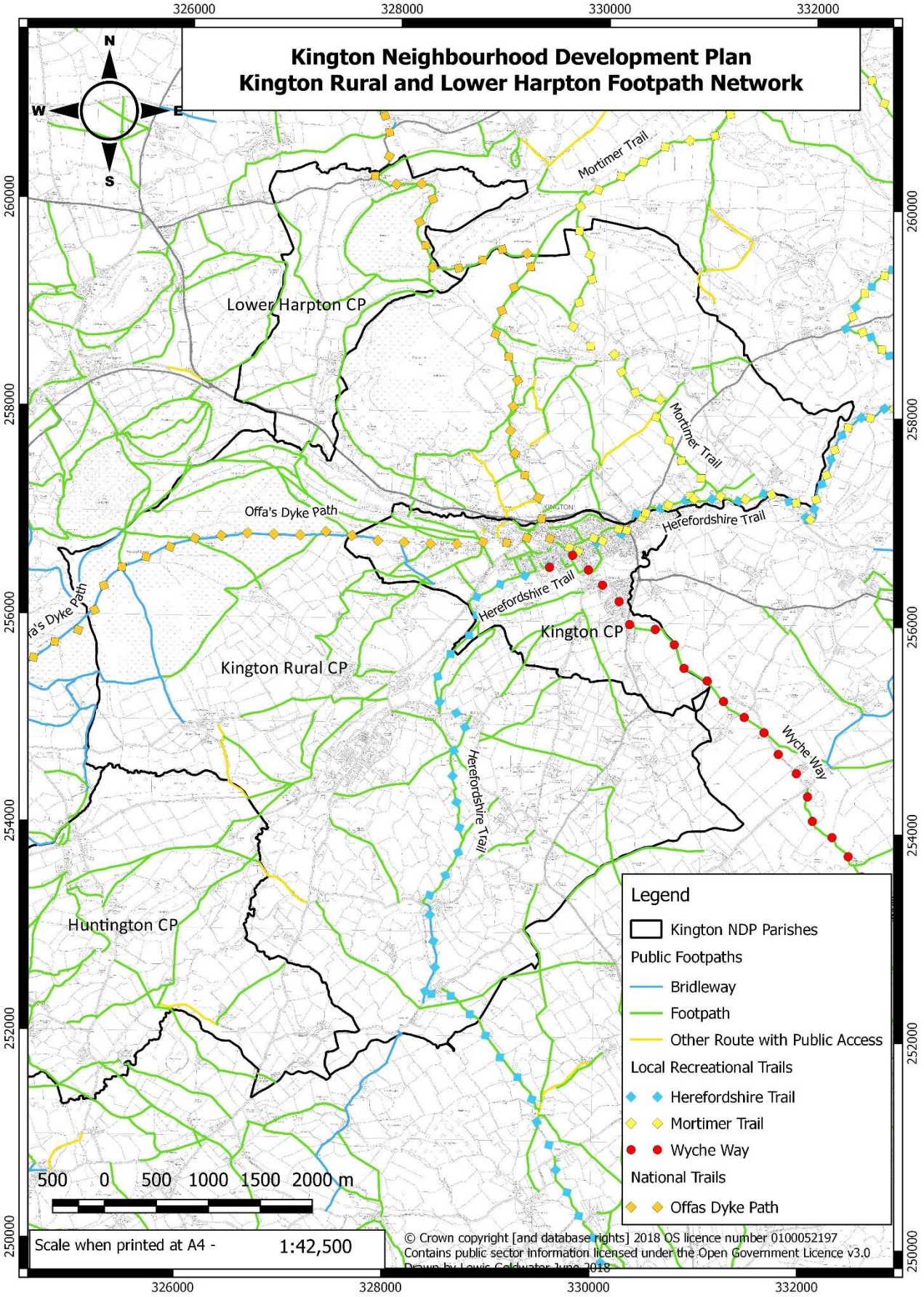
Kington Neighbourhood Development Plan
Kington Rural and Lower Harpton Footpath Network
N
S
E
W
326000
328000
330000
332000
260000
258000
256000
254000
252000
250000
Lower Harpton CP
Kington Rural CP
Kington CP
Huntington CP
Mortimer Trail
Offa's Dyke Path
Herefordshire Trail
Wyche Way
500 0 500 1000 1500 2000 m
Scale when printed at A4 - 1:42,500
Legend
Kington NDP Parishes
Public Footpaths
Bridleway
Footpath
Other Route with Public Access
Local Recreational Trails
Herefordshire Trail
Mortimer Trail
Wyche Way
National Trails
Offas Dyke Path
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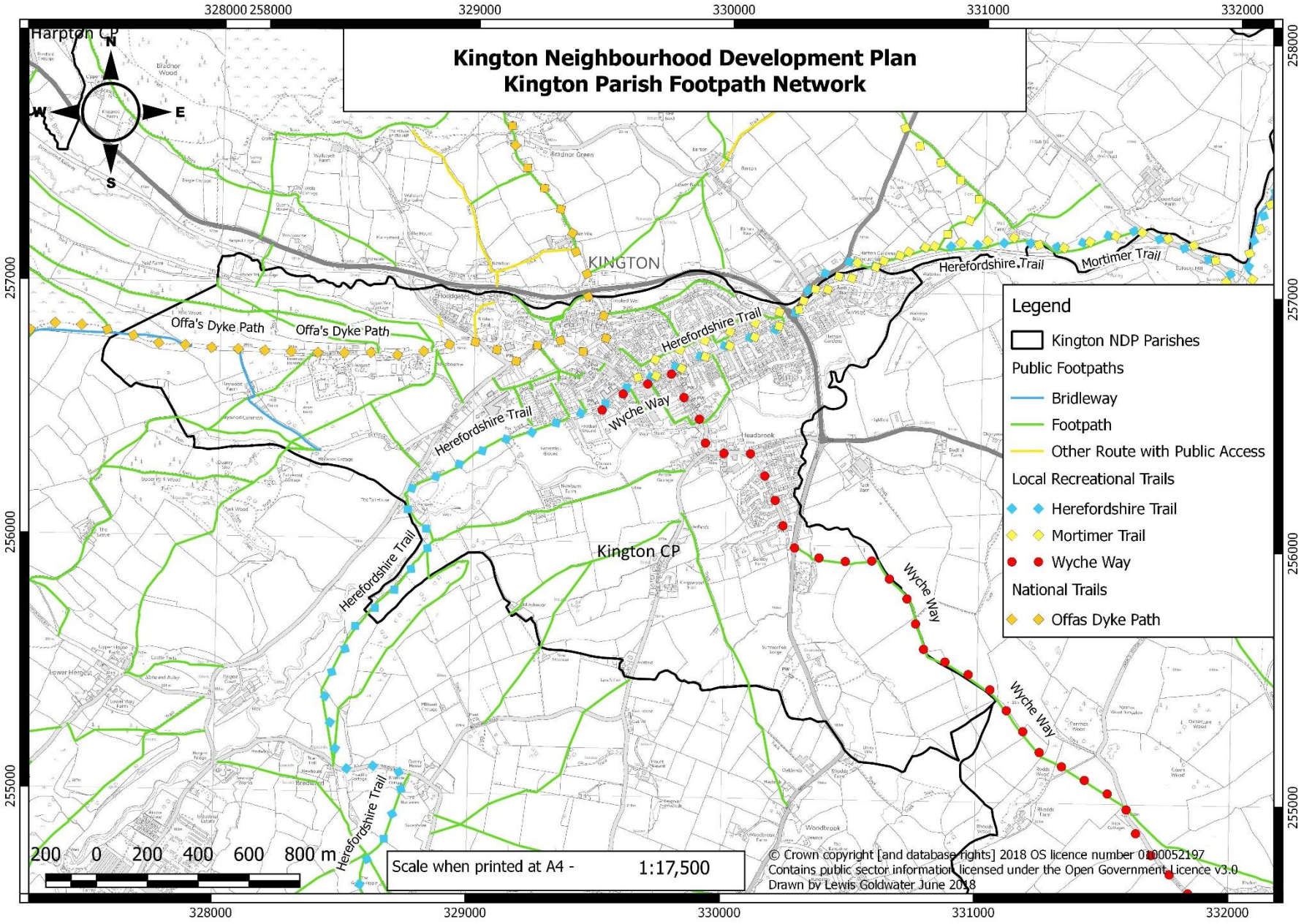
Kington Neighbourhood Development Plan
Kington Parish Footpath Network
328000 258000
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330000
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332000
257000
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255000
N
S
E
W
Harpton CP
KINGTON
Kington CP
Offa's Dyke Path
Offa's Dyke Path
Herefordshire Trail
Herefordshire Trail
Herefordshire Trail
Herefordshire Trail
Herefordshire Trail
Wyche Way
Wyche Way
Wyche Way
Wyche Way
Mortimer Trail
Legend
Kington NDP Parishes
Public Footpaths
Bridleway
Footpath
Other Route with Public Access
Local Recreational Trails
Herefordshire Trail
Mortimer Trail
Wyche Way
National Trails
Offas Dyke Path
200 0 200 400 600 800 m
Scale when printed at A4 - 1:17,500
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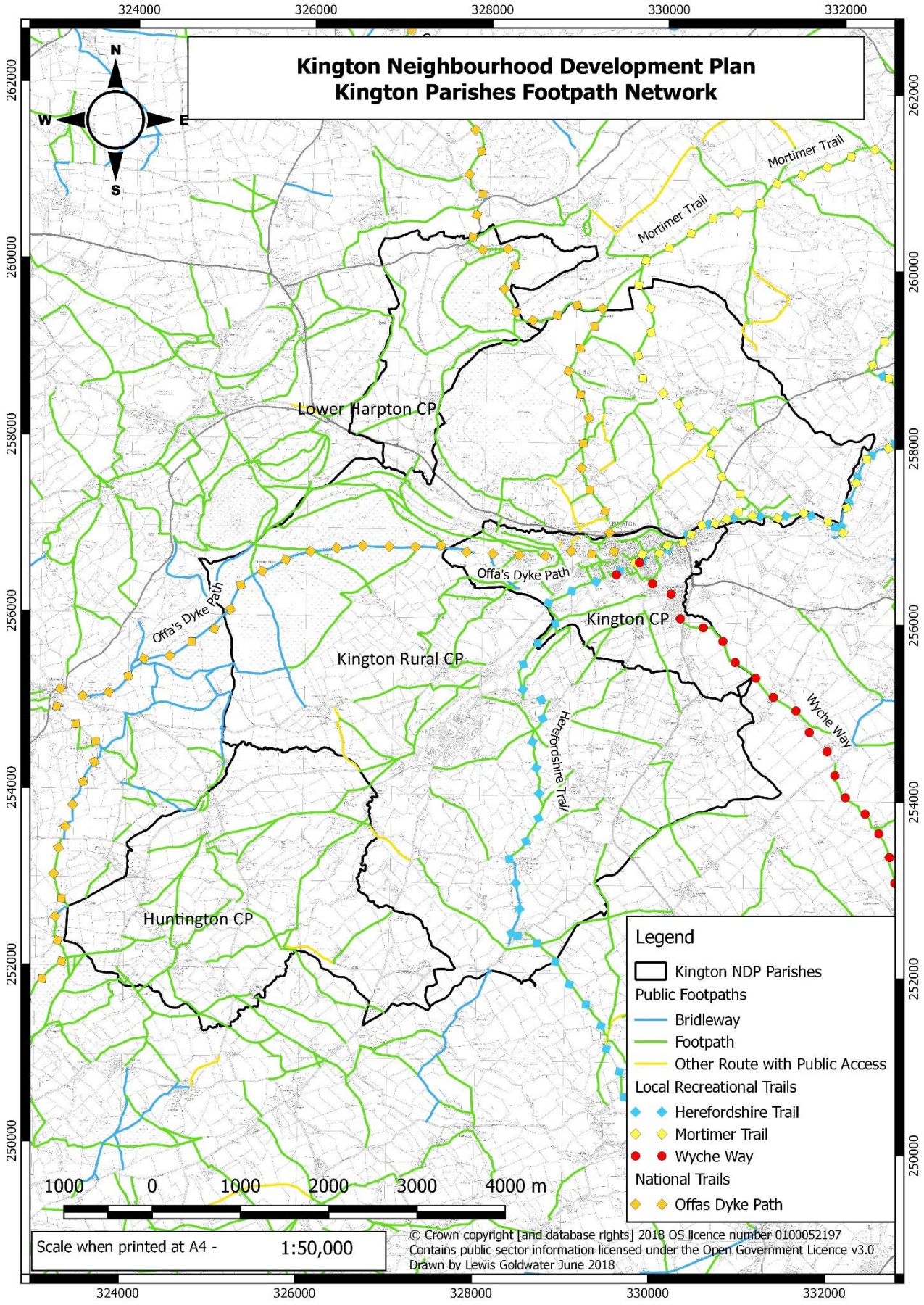
Kington Neighbourhood Development Plan
Kington Parishes Footpath Network
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260000
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256000
254000
252000
250000
Mortimer Trail
Mortimer Trail
Lower Harpton CP
Offa's Dyke Path
Offa's Dyke Path
Kington CP
Kington Rural CP
Wyche Way
Herefordshire Trail
Huntington CP
Legend
Kington NDP Parishes
Public Footpaths
Bridleway
Footpath
Other Route with Public Access
Local Recreational Trails
Herefordshire Trail
Mortimer Trail
Wyche Way
National Trails
Offas Dyke Path
1000 0 1000 2000 3000 4000 m
Scale when printed at A4 - 1:50,000
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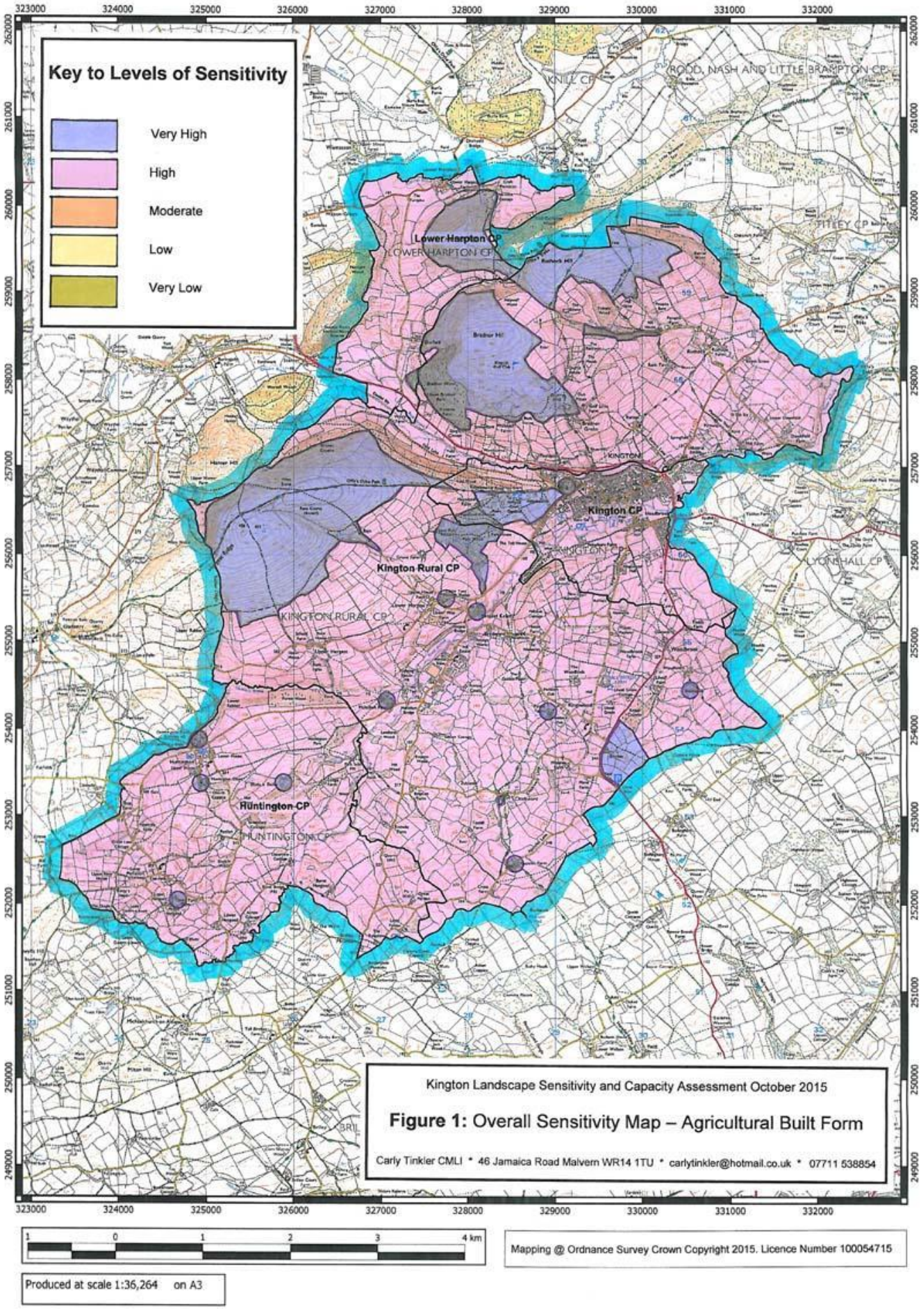
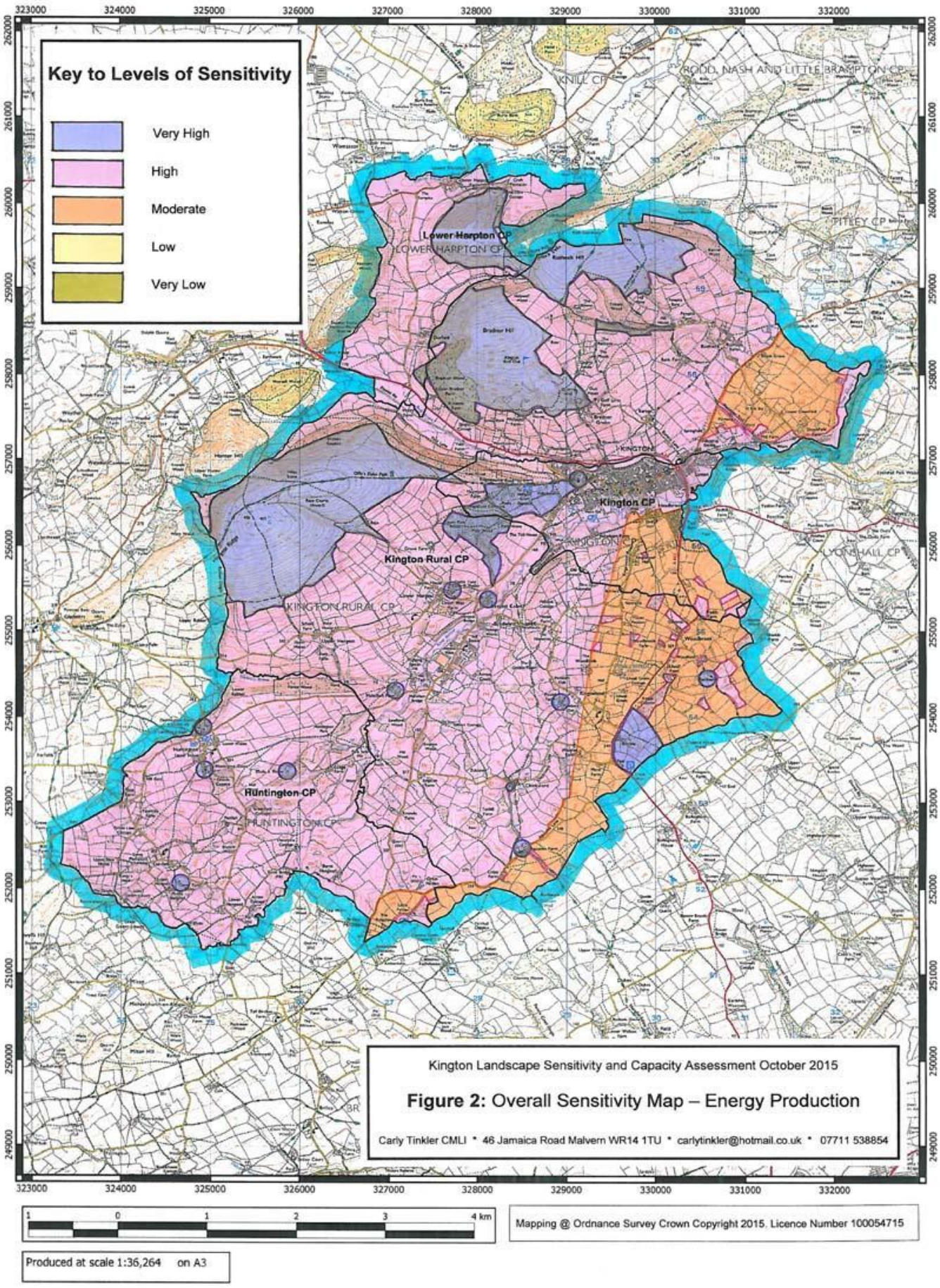
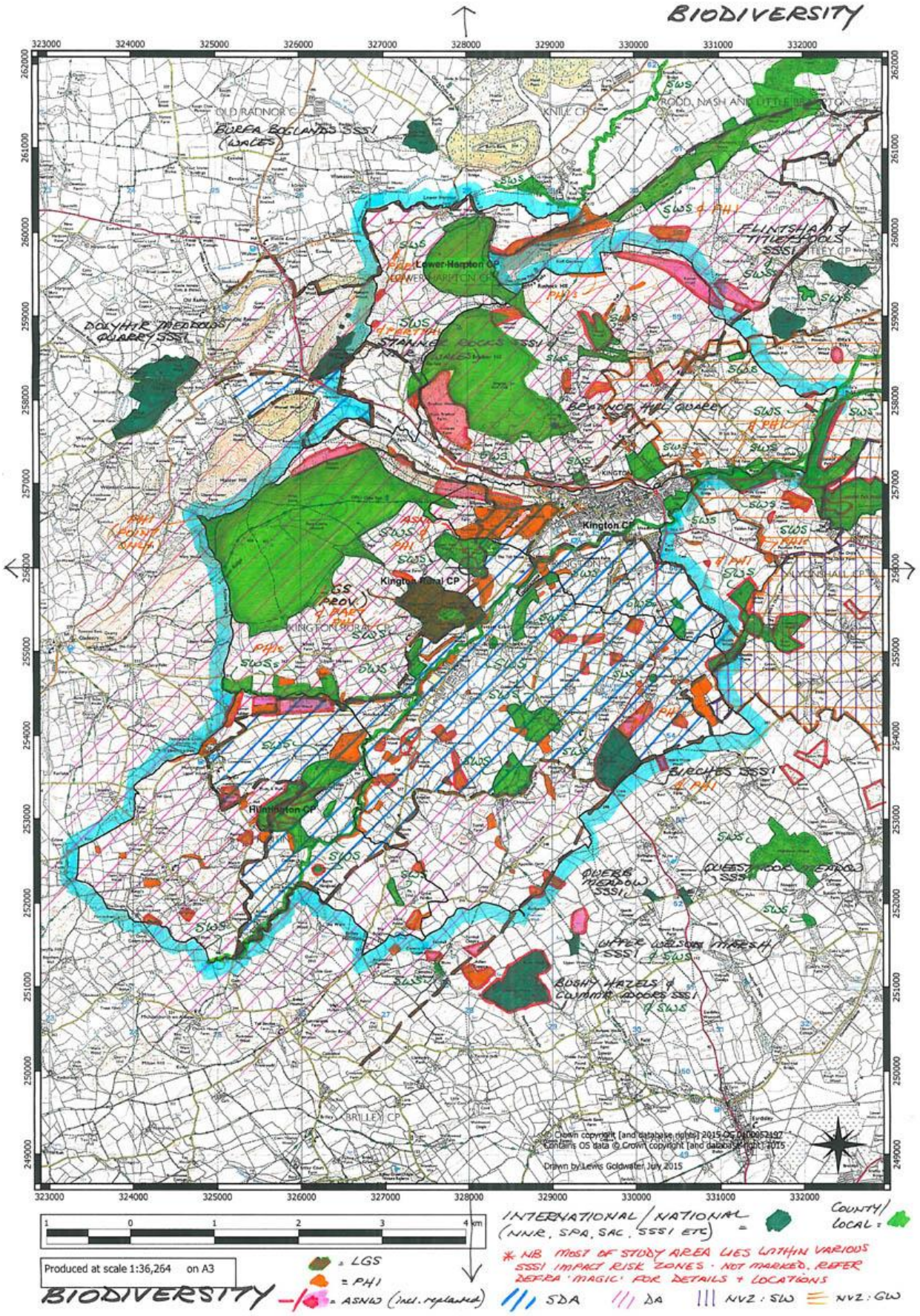


Agricultural **Built Form Sensitivity & Capacity Assessment**

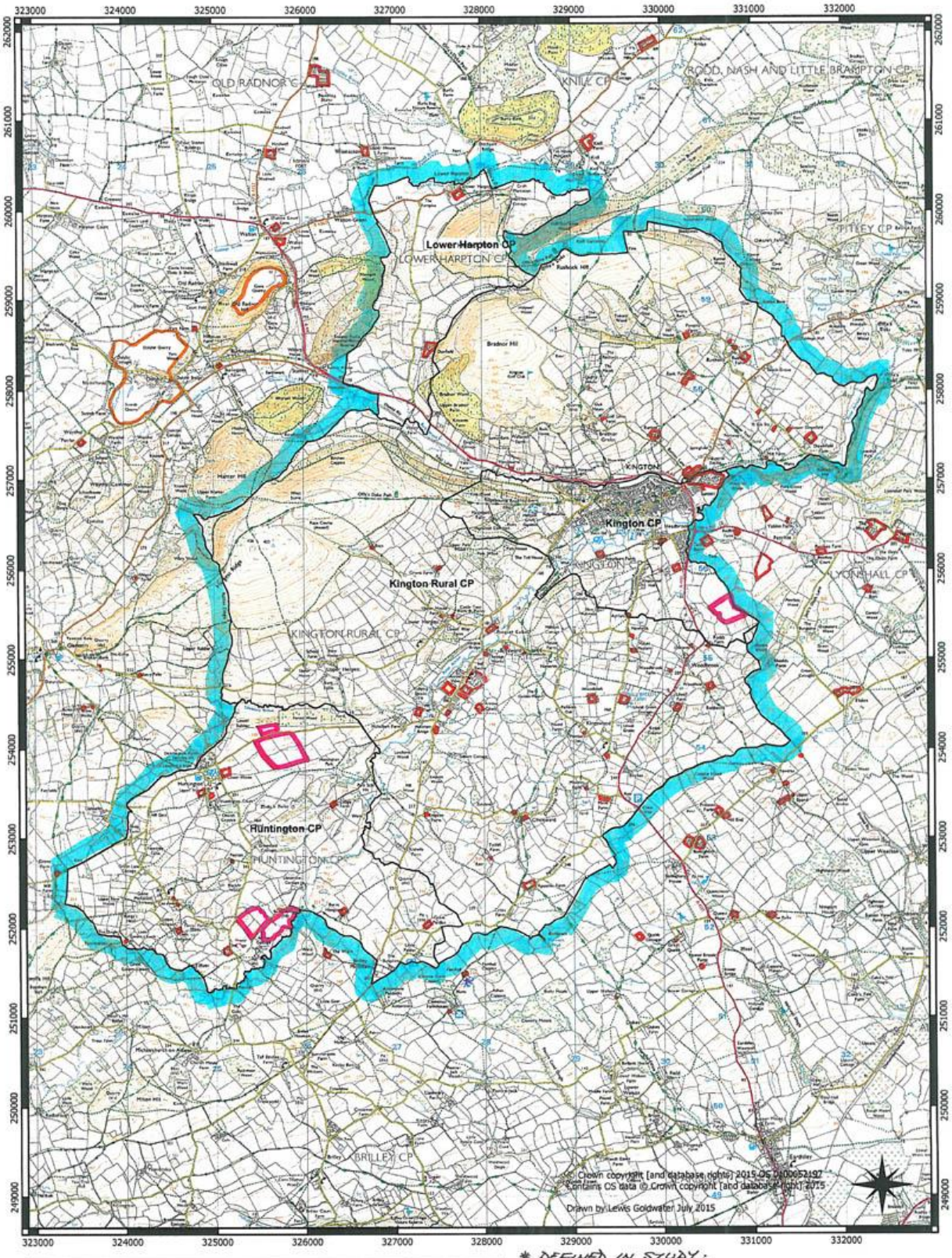
Energy Production



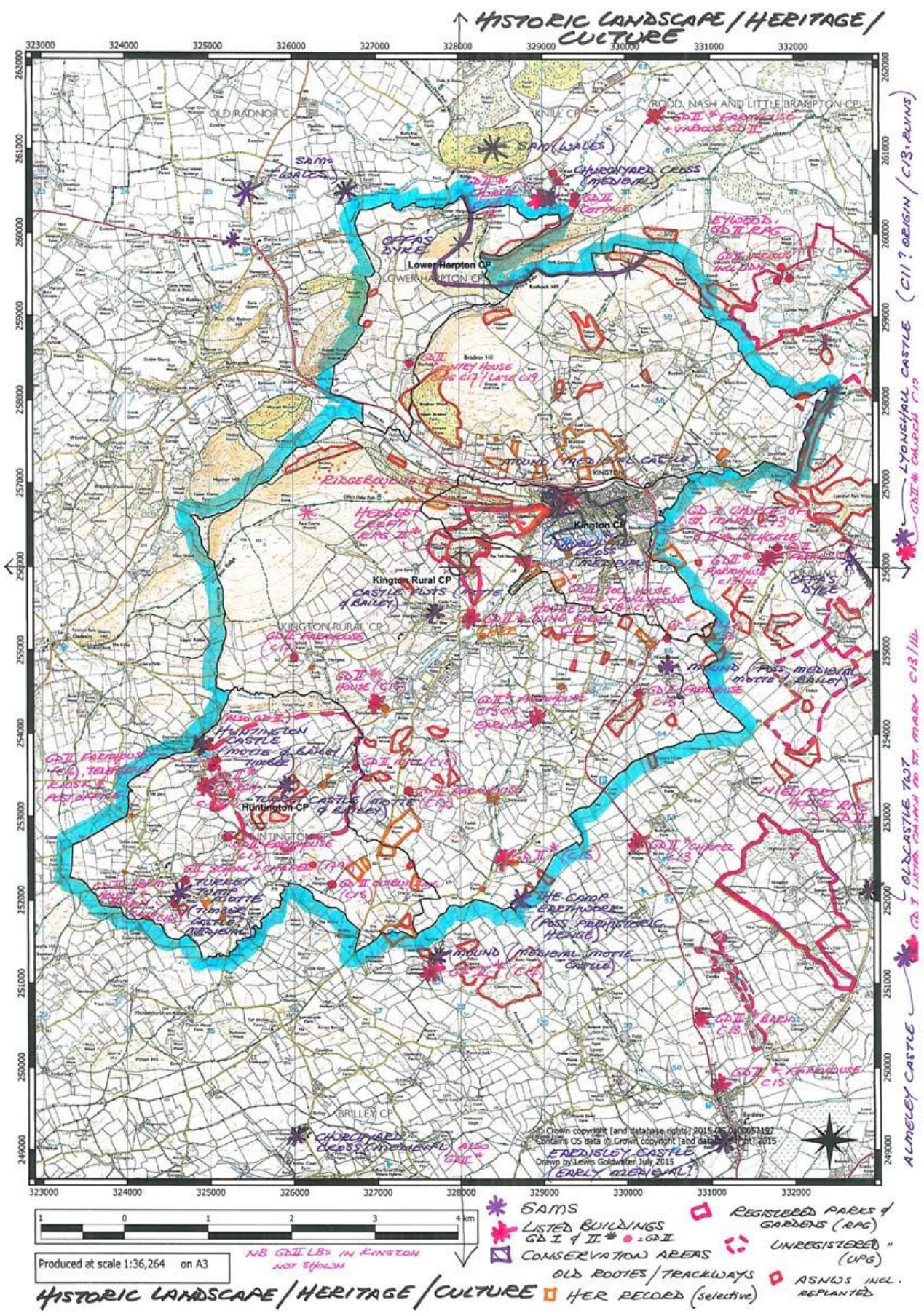
Landscape Sensitivity and Capacity Assessment
Maps referred to in Carly Tinklers report.



EXISTING & PROPOSED DEVELOPMENT *



EXISTING & PROPOSED DEVELOPMENT *


HISTORIC LANDSCAPE / HERITAGE / CULTURE
OLD RADNOR C
KNILL CP
RODD, NASH AND LITTLE BRAMPTON CP
SAM (WALES)
CHURCHYARD CROSS (MEDIEVAL)
OFFA'S DYKE
Lower Harpton CP
LOWER HARPTON CP
EYWOOD, GD II RPG
MOUND (MEDIEVAL CASTLE)
RIDGEBOURNE
Kington CP
Kington Rural CP
CASTLE FWTS (MOTTE & BAILEY)
KINGTON RURAL CP
HUNTINGTON CASTLE (MOTTE & BAILEY) TIMBER
Huntington CP
TURRET TUMP MOTTE (TIMBER CASTLE MEDIEVAL)
THE CAMP EARTHWORK (POSS PREHISTORIC HENGE)
MOUND (MEDIEVAL MOTTE CASTLE)
BRILLEY CP
CHURCHYARD CROSS (MEDIEVAL)
EARDISLEY CASTLE (EARLY MEDIEVAL?)
LYONSHALL CASTLE (C11? ORIGIN / C13: RUINS)
OLDCASTLE TWT
ALMELEY CASTLE
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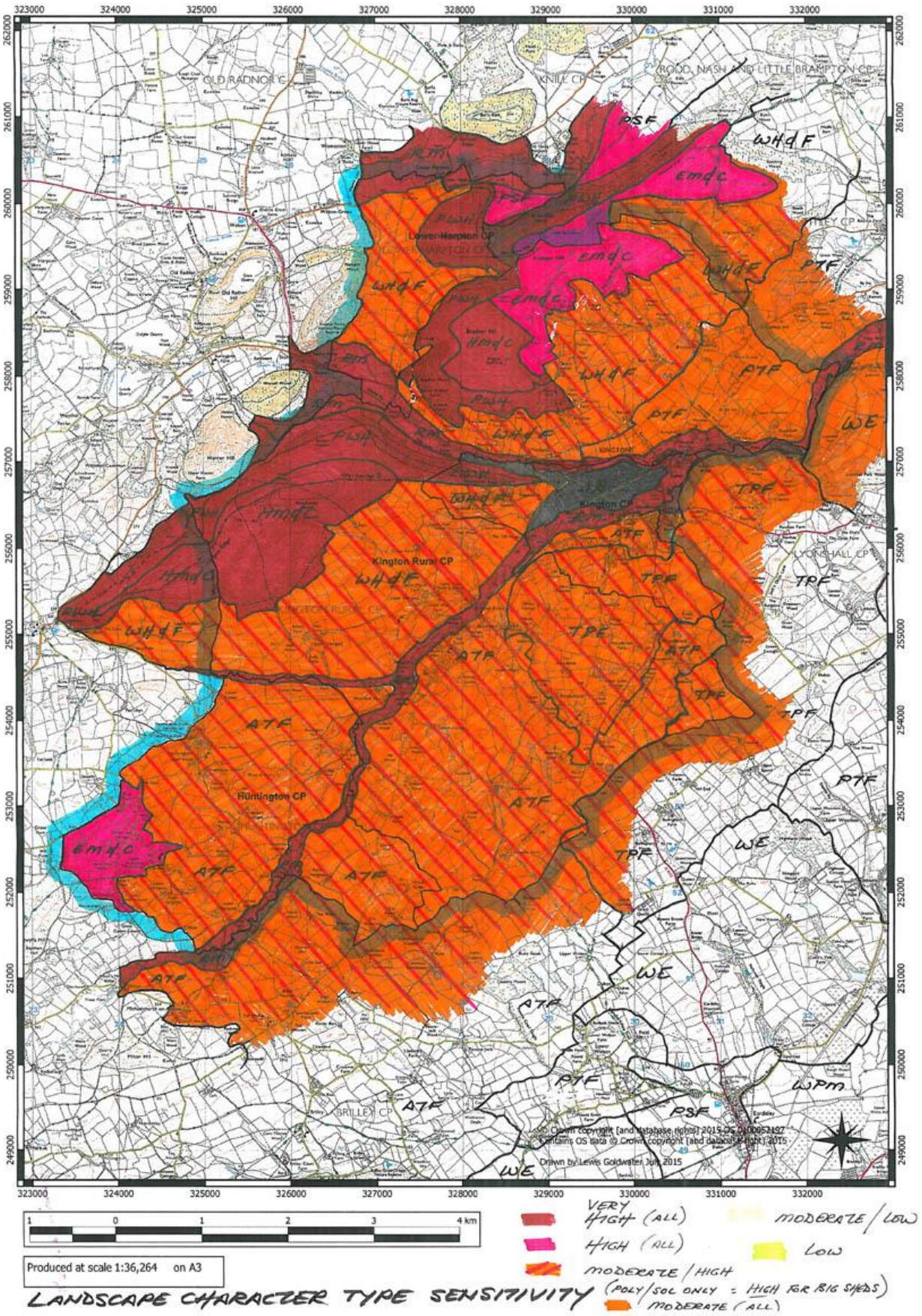
Contains OS data © Crown copyright [and database right] 2015
Drawn by Lewis Goldwater July 2015
Produced at scale 1:36,264 on A3
NB GD II LBs IN KINGTON NOT SHOWN
SAMS
LISTED BUILDINGS GD I & II* = GD II
CONSERVATION AREAS
OLD ROUTES / TRACKWAYS
HER RECORD (selective)
REGISTERED PARKS & GARDENS (RPG)
UNREGISTERED " (UPG)
ASNWS INCL. REPLANTED
HISTORIC LANDSCAPE / HERITAGE / CULTURE

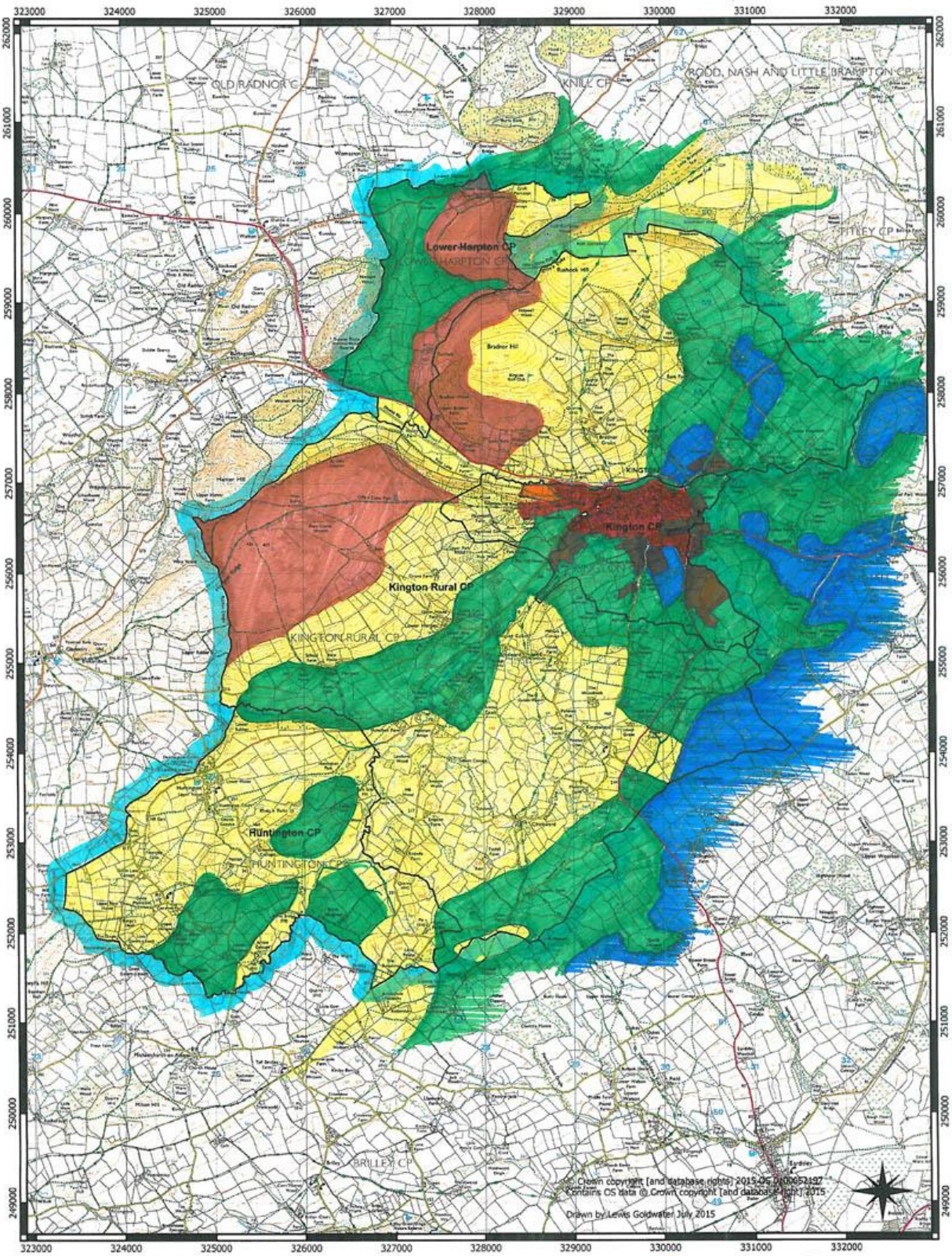
WELSH BORDER
LANDSCAPE CHARACTER
WALES
NCA 98
NCA 100
HEREFORDSHIRE LOWLANDS
Lower Harpton CP
Kington Rural CP
Kington CP
Huntington CP
Produced at scale 1:36,264 on A3
LANDSCAPE CHARACTER
NCAs
LCTs
SIGNIFICANT VEGETATION
CANDIDATE MARCHES AONB (APPROX TO E)
MOORLAND (SEE MAGIC)
ASNWS
NWST

LANDSCAPE CHARACTER TYPE SENSITIVITY



LANDSCAPE CHARACTER TYPE SENSITIVITY

OTHER

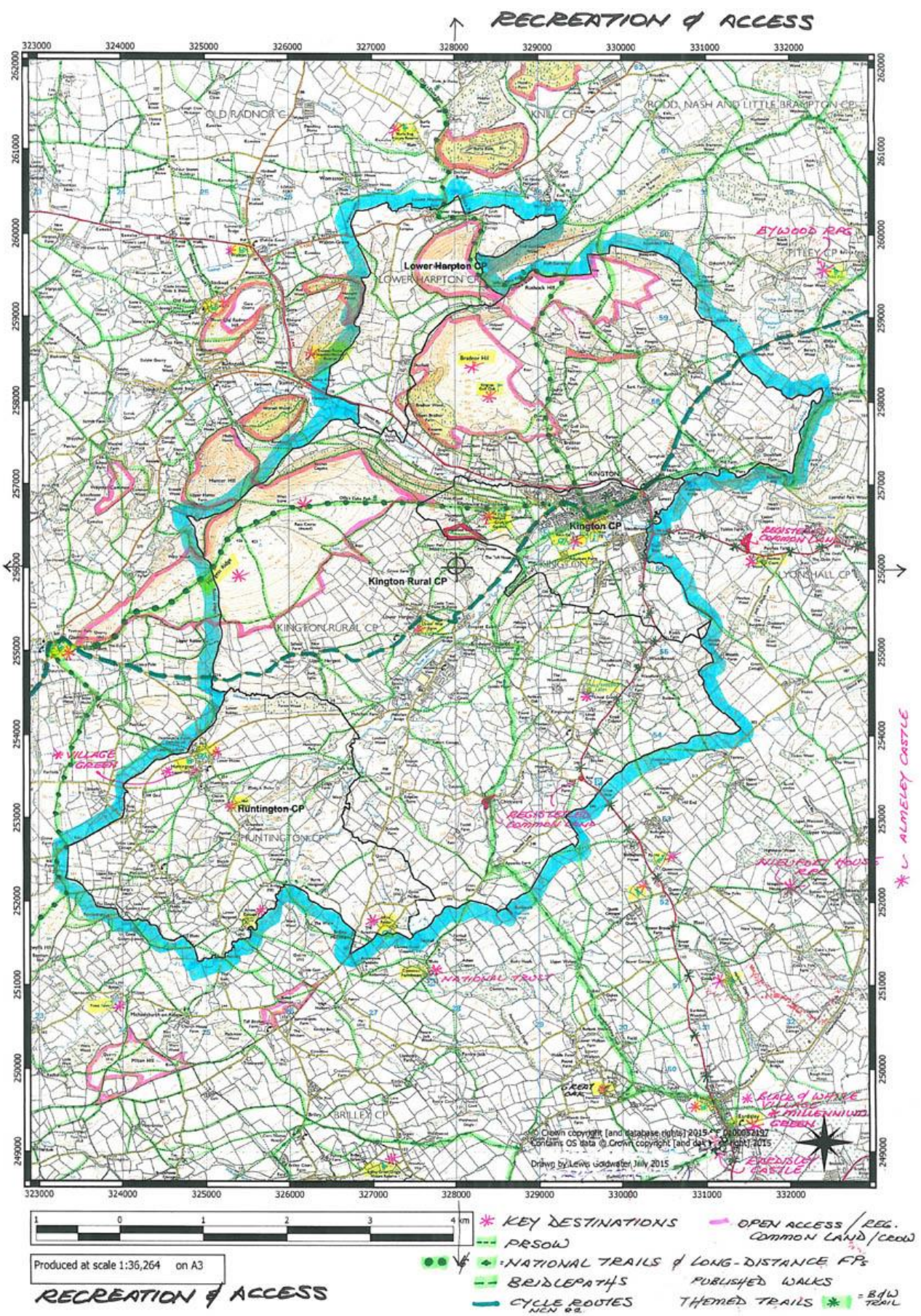


1 0 1 2 3 4 km

Produced at scale 1:36,264 on A3

OTHER:

: ALC : VERY POOR : URBAN
: GOOD TO MODERATE
: VERY GOOD : POOR
: SHLAA SITES (NOT TOWN CENTRE) : NO POTENTIAL : SIGNIFICANT CONSTRS.


RECREATION & ACCESS
OLD RADNOR C
KNILL CP
RODD, NASH AND LITTLE BRAMPTON CP
EYWOOD RPG
PITLEY CP
Lower Harpton CP
LOWER HARPTON CP
KINGTON
Kington CP
Kington Rural CP
KINGTON RURAL CP
REGISTERED COMMON LAND
YONSHALL CP
VILLAGE GREEN
Huntington CP
HUNTINGTON CP
REGISTERED COMMON LAND
NIEUPORT HOUSE RPG
ALMELEY CASTLE
NATIONAL TRUST
GREAT OAK
BRILLEY CP
BLACK & WHITE VILLAGE
MILLENNIUM GREEN
EARDISLEY CASTLE
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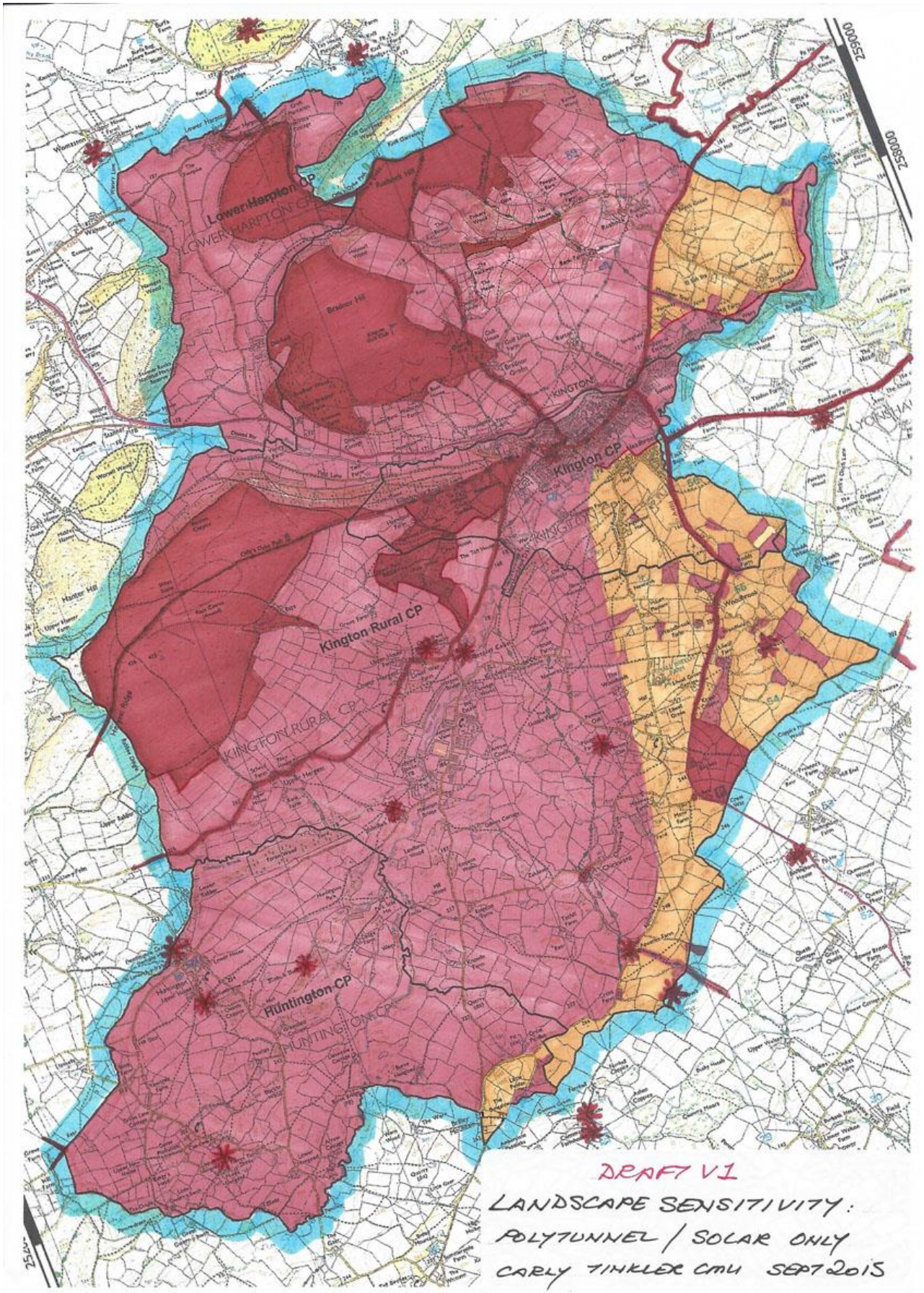
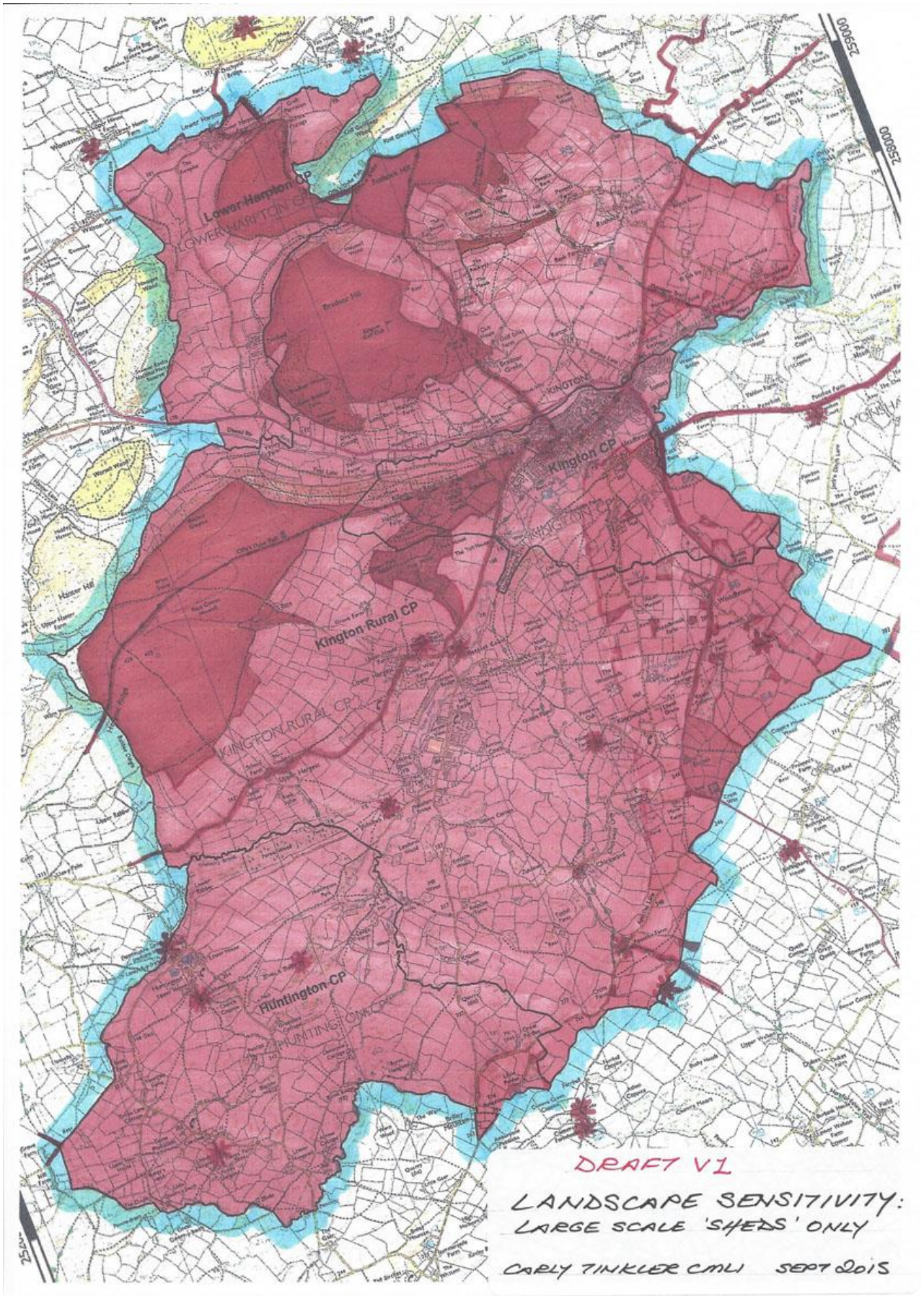
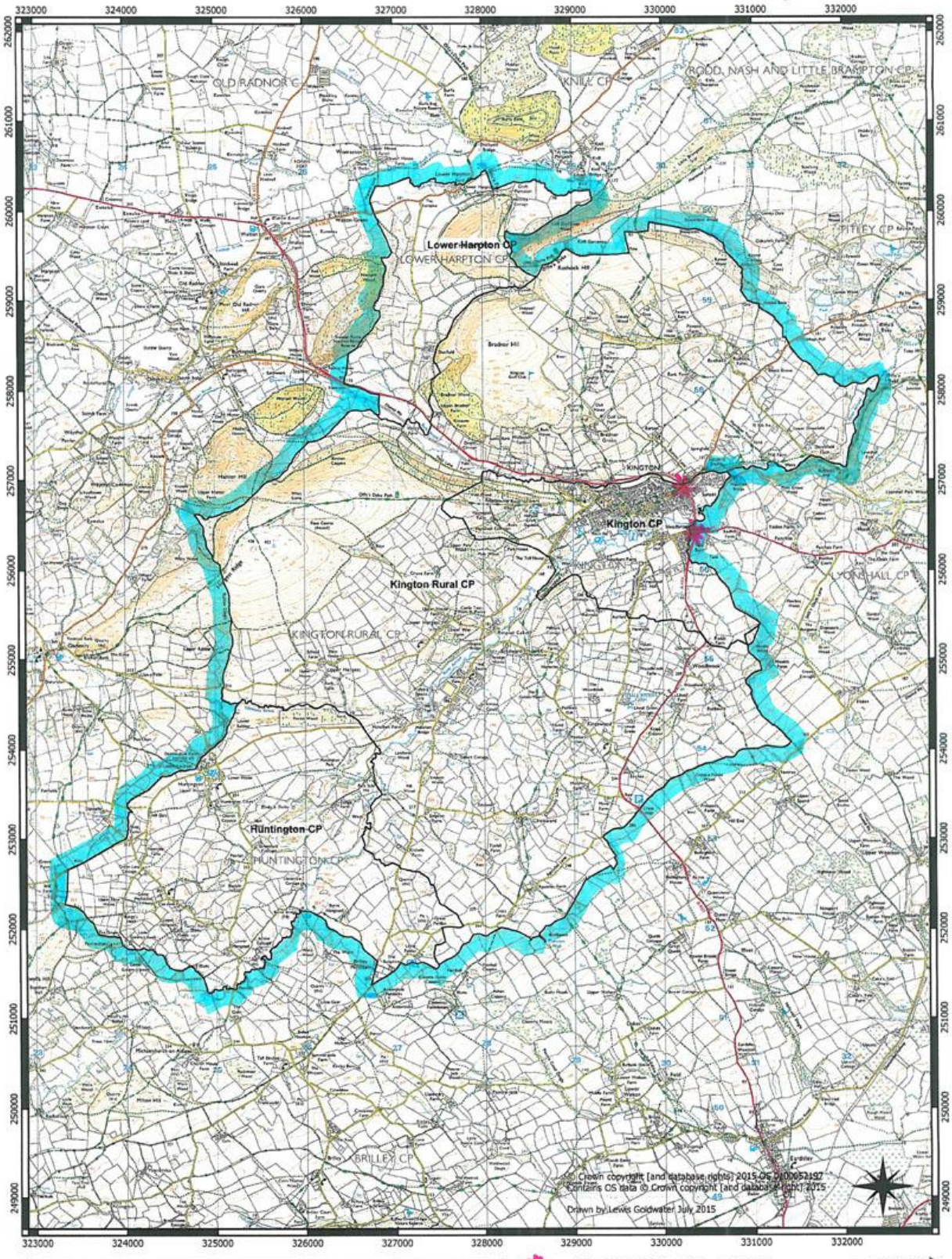
Contains OS data © Crown copyright [and database right] 2015
Drawn by Lewis Goldwater July 2015
KEY DESTINATIONS
PRSOW
NATIONAL TRAILS & LONG-DISTANCE FPs
BRIDLEPATHS
CYCLE ROUTES
OPEN ACCESS / REG. COMMON LAND / CROW
PUBLISHED WALKS
THEMED TRAILS
= B&W TRAIL
Produced at scale 1:36,264 on A3
RECREATION & ACCESS


Lower Harpton CP
Kington CP
Kington Rural CP
Huntington CP
DRAFT V1
LANDSCAPE SENSITIVITY:
POLYTUNNEL / SOLAR ONLY
CARLY TINKLER CMLI SEPT 2015


Lower Hampton CP
Kington CP
Kington Rural CP
Huntington CP
DRAFT V1
LANDSCAPE SENSITIVITY:
LARGE SCALE 'SHEDS' ONLY
CARLY TINKLER CMLI SEPT 2015

VIEWS & VISUAL AMENITY



1 0 1 2 3 4 km

Produced at scale 1:36,264 on A3

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

VIEWS AND VISUAL AMENITY

KINGTON AREA NEIGHBOURHOOD PLAN

Appendix 13 Glossary of Acronyms Used in the Main Document

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

End of Document