

KINGTON AREA NEIGHBOURHOOD PLANNING GROUP

Minutes of a Meeting held on 13th October 2015 at the Old Police Station, Kington

Present: M.Fitton (Chair)

M.Lloyd (Huntington)

J.Jones (Kington Rural)

R.Bradbury, R. Cotterill, S. Williams, R. Widdowson (Kington Town)

In Attendance: Eight members of the public

Apologies for Absence: E.Rolls

Minutes of the Meeting held on 8th September 2015

Agreed as correct

Matters arising from the Minutes

RB apologised for the delay in producing a colour print version of the Rural questionnaire.

Herefordshire Local Plan (Core Strategy) 2011-2031

MF reported that following the Examination in public, Herefordshire Council had made amendments and the whole had been approved by the Inspector. Herefordshire Council is scheduled to consider and approve the amended document on October 16th.

MF drew attention to the Inspector's confirmation that our Neighbourhood Plan is expected to identify sites in the town for 200 dwellings during the Plan period, and considered this to be an appropriate number. The Inspector acknowledged that there are infrastructure deficiencies, particularly the sewage capacity, that will need to be improved before any more than a small amount of development could occur, and that the town is in a rural area within a highly sensitive landscape.

The rural areas around Kington also have a target, Lower Hergest being the sole settlement identified within the Neighbourhood Plan Area with a capacity for new housing (target of 15).

The Core Strategy assigns an important role to Neighbourhood Plans in assisting the LPA to meet the overall target set for Herefordshire.

Progress report of the four consultants appointed on grant money.

Sam Rosilli, appointed by Locality to assess the potential of possible housing sites has produced a draft report and will complete his work within the next few days.

Mark Owen has more work to do before producing a detailed assessment of the characteristics of Kington Town that will form the basis of design criteria for any future developments.

Lewis Goldwater has nearly completed documenting the 'greenspaces' in all 3 parishes as well as other land that has national and local designations. He has produced maps showing all the relevant places.

Carly Tinkler has completed most of the landscape assessments of the whole area as well as delineating the fringe sensitivity of the Town; her work will be displayed on maps as well as in a written report.

Consideration of possible housing sites and allocations.

MF introduced and explained the documentation produced by Sam Rosilli.
(map of sites labelled K1 to K20, and a list of allocations is attached to the Minutes)

K4 has possible vehicular access problems.

K7 the Market, has been excluded as a site with potential during the Plan period as all sites must be known to be available during the period

K8 the Chapel and its curtilage together gave the capacity stated (document to be corrected)

K9 an access problem resolution of which would require the consent of the owner of a roadway not currently in public ownership

K6 and K10, north and south of the river within the town both have some history of past attempts of development as well as being in flood zones and designations; the recommendation is for a maximum of 15 dwellings on specific areas of each site.

K11 and K14, small numbers suggested, although if they could be allocated elsewhere it might be appropriate to identify Kingswood Road as the western boundary of the settlement area.

K12 and K13 together had been suggested by a joint meeting of the consultants as possibly suitable for a while area development that if sensitively developed could be acceptable.

K16 was assessed as being too far from the town and access to it would require agreement with adjacent Temple Lane owners, possibly resulting in traffic problems on Kingswood Road.

K18 and K19 ..problems of proximity to the main A4110 road and the new waste site.

It is suggested that K16, K18 and K19 require further consideration and as with other sites advice from Herefordshire Council Transport Officers.

K17 was considered to be too far away.

K20 was assessed as requiring further consideration because of the distance from the town.

Three sites at Lower Hergest had been assessed but the proximity of the turkey farm (intensive livestock) produced problems; RK1 could possibly be considered further.

IT was agreed that Kington Rural and Lower Harpton parish Council should consider the matter and possibly suggest further sites that could be assessed.

After some discussion it was agreed sites for 200 dwellings must be selected where the least damage to the landscape setting of the town would occur and that careful assessment of all the factors and constraints will be needed.

It was **agreed** that further work be done to assess the possibility of a scheme embracing K12, K13 and K16. If capacity for 100+ dwellings on a combined whole site scheme it would produce some affordable housing if the government were to return to earlier quotas.

Town Character and Greenspaces: public meeting

MF reported that Mark Owen wished to consult people at a public meeting about their views of the physical structure of the town.

It was **agreed** that a date will be arranged for a public meeting and that Lewis Golding could also present his maps with green space identifications.

Now decided that 11TH November is suitable

Further work

It was **agreed** that a meeting be organised for a date before the end of the year for all Councillors in the three parishes together with some of the consultants to review the work completed on site assessments and the impact of developments on the landscape.

MF will liaise with the Chairs to find a suitable date.

Date of next meeting: TBA