

Kington Neighbourhood Plan: Site Identification and Assessment

Kington Neighbourhood Plan Group

October 2015
Final Draft Report

<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
Researcher(s)	Sam Rosillo	Senior Planner	Draft report submitted to Neighbourhood Plan Group	Sam Rosillo	21/09/2015
			Updates to report following receipt of comments from Neighbourhood Plan Group		08/10/2015
	Matthew Stopforth	Planner	Prepared draft report	Matthew Stopforth	21/09/2015
	Emma van der Velde	Landscape Architect	Prepared draft report	Emma van der Velde	21/09/2015
Project Manager / Technical Specialist	Una McGaughrin	Principal Planner	Reviewed draft report	Una McGaughrin	21/09/2015
	Adam King	Associate Landscape Architect	Reviewed landscape input into the draft report.	Adam King	21/09/2015
Director/QA	Alan Houghton	Head of Planning and Regeneration North	Reviewed draft report	Alan Houghton	21/09/2015
Qualifying Body	Rosalind Bradbury	Representatives from Kington Neighbourhood Plan Group	Reviewed draft report	Rosalind Bradbury	02/10/2015
	Martin Fitton			Martin Fitton	
Technical Specialist	Una McGaughrin	Principal Planner	Reviewed final draft report	Una McGaughrin	08/10/2015
Project Coordinator	Robert Kyle	Neighbourhood Planning Project Coordinator	Approved final draft report	Robert Kyle	08/10/2015

Limitations

AECOM Infrastructure & Environment UK Limited ("AECOM") has prepared this Report for the sole use the Kington Neighbourhood Plan Group ("Client") in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

Where the conclusions and recommendations contained in this Report are based upon information provided by others it is upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period July 2015 to October 2015 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

Copyright

© This Report is the copyright of AECOM Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Table of Contents

Glossary.....	1-i
Executive Summary.....	1-ii
1 Introduction.....	1-1
Housing Needs Assessment in Neighbourhood Planning	1-1
2 Planning policy context.....	2-5
Introduction	2-5
Herefordshire Council development plan	2-5
Herefordshire Council emerging Local Plan	2-9
Strategic Housing Land Availability Assessment.....	2-13
Site completions and current planning permissions	2-13
3 Methodology.....	3-14
Introduction	3-14
Site identification process undertaken by the Kington Neighbourhood Plan Group	3-14
Site appraisal process undertaken by AECOM	3-19
4 Site Assessment	4-23
Sites for assessment	4-23
Findings.....	4-26
5 Summary and Conclusions.....	5-59
Emerging Core Strategy Policy KG1	5-60
Recommendations for next steps	5-61
Appendix 1 – Map showing SHLAA sites in Kington	5-62
Appendix 2 – Site Assessment Pro Formas	5-63

Glossary

Word	Definition
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Conservation Area	An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
Historic Environment Record	The Historic Environment Record (HER) is a collection of information about the nature and location of archaeological sites.
Listed buildings	A listed building is a building or structure which is considered to be of 'special architectural or historic interest.' This includes a wide variety of structures and buildings ranging from cathedrals to walls and historic telephone boxes as well as residential properties.
Localism Act	The Localism Act 2011 is an Act of Parliament that changes the powers of local government in England. The aim of the act is to facilitate the devolution of decision-making powers from central government control to individuals and communities.
Priority Habitat	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Registered Parks and Gardens	The Register of Historic Parks and Gardens of special historic interest in England provides a listing and classification system for historic parks and gardens similar to that used for listed buildings. The register is managed by Historic England under the provisions of the National Heritage Act 1983
Scheduled Monument	A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport.
Tree preservation order	A Tree Preservation Order or TPO is a part of town and country planning in the United Kingdom. A TPO is made by a Local Planning Authority (usually a local council) to protect specific trees or a particular area, group or woodland from deliberate damage and destruction.

Executive Summary

The 2011 Localism Act introduced Neighbourhood Planning, allowing Parishes or Neighbourhood Forums across England to develop and adopt development plans for their neighbourhood area.

This report provides technical support for the Kington Neighbourhood Plan Group (which comprises Kington Town Council, Kington Rural and Lower Harpton group Parish Council and Huntington Parish Council) in respect of site identification and assessment for the emerging Neighbourhood Development Plan (NDP).

The emerging Local Plan for Herefordshire Council incorporates the Core Strategy which provides the strategic planning framework for the County's future development needs up to 2031. The emerging Core Strategy identifies a need for 200 homes in the town of Kington over the plan period. In addition to this, the emerging plan establishes a requirement for 317 homes in the Kington Rural Housing Market Area. Within the Neighbourhood Plan area, there is one settlement (Hergest) identified in the Core Strategy Housing Background Paper that is within the Kington Rural Housing Market area. The other settlements in the Housing Market Area that could accommodate new development over the plan period are located outside of the Neighbourhood Plan area. The Local Planning Authority have advised the group that a total of 15 dwellings are required to be planned for in the rural areas located in the Neighbourhood Plan area.

Herefordshire Council will not be allocating sites in the Neighbourhood Plan area. Therefore, the Neighbourhood Plan Group are required to identify and allocate sites within their Neighbourhood Plan.

The background to the technical support is that the group requires support in identifying the sites that may be suitable for housing development in the Neighbourhood Plan area with a particular focus on those sites that are located in the town of Kington.

The assessment has concluded that some of the sites that have been identified have development potential and it is recommended that these are taken forward for further consideration. The report recommends that key issues relating to some of the sites should be explored further with the Local Planning Authority prior to making a decision on whether to allocate. As much information as possible has been provided to support the recommendations as to the development potential of the sites

The assessment has considered 23 sites (20 in Kington and 3 in Kington Rural). The sites put forward in Kington have been identified by the group during earlier stages in the NDP making process. The sites in Kington Rural have been identified by the group and AECOM. Sites have been assessed for their development potential, including physical and environmental constraints, planning policy and ownership/likelihood of the site being available for development.

The assessment concludes that out of the 20 sites assessed in Kington, 9 have potential to be given further consideration through a site allocation. These are:

- K1 – Land north of Greenfield Drive (2 dwellings)
- K2 – Land to the west of Greenfield Drive (2 dwellings)
- K3 – Land at the corner of Llewellyn Road and Garden Close (2 dwellings)

- K4 – Land to rear of Oxford Arms (10 dwellings)
- K5 – Site off Victoria Road (10 dwellings)
- K8 – Old Wesleyan Chapel, Crabtree Lane (9 dwellings)
- K11 – Land south of Newburn Lane (6 dwellings)
- K14 – Land west of Kingswood Road (5 dwellings)
- K20 – Land to the east of Hergest Road (2 dwellings)

The assessment concludes that a further 10 sites require further consideration by the group prior to making a decision on whether to allocate. These are:

- K6 – Land south of Elizabeth Road – Discuss flood risk issues further with Local Planning Authority prior to deciding on whether to allocate site.
- K7 – Cattle Market – Explore whether site could be available in the long term with cattle market owners.
- K9 – Field adjacent to Mill Street – Discuss access issues with Local Planning Authority in order to make a decision on whether to allocate the site.
- K10 – Land to the north of Headbrook – Further consideration (through discussion with the Local Planning Authority) should be given to access and the impact of new housing development in terms of loss of open green space and the landscape character of the area.
- K12 – Land east of Kingswood Road (1), K13 – Land east of Kingswood Road (2) and K15 Land to the rear of properties on the eastern side of Kingswood Road – Consider whether these three sites could be effectively designed through a masterplan in order to deliver an extension to Kington. Issues relating to impact on the landscape character would be a key consideration for this location in bringing forward a masterplan for this area.
- K16 – Land adjacent to Temple Lane development – The site could be appropriate for development if it is carefully designed and acceptable access to the site can be delivered. This should be considered further by the group in discussion with the Local Planning Authority prior to deciding whether to allocate.
- K18 – Land East of Hereford Road, A4111 and K19 – Land West of Hereford Road, A4111 - Further consideration (in discussion with the Local Planning Authority) should be given to the impact of allocating these sites when considered in the context of the proximity of the household waste site that is currently being constructed adjacent to the site.

The assessment concluded that out of the three sites in Hergest (Kington Rural), site KR1 (Land north of Arrow View, Hergest) is potentially appropriate for allocation. However, further consideration (in discussion with the Local Planning Authority) should be given to the impact of allocating the site in terms of the current status of the priority habitat and whether the proximity of the site to the turkey farm sheds would be likely to result in significant adverse environmental impacts if site is used for residential purposes (in line with Policy E16 of the Herefordshire UDP).

1 Introduction

Housing Needs Assessment in Neighbourhood Planning

1. The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or neighbourhood forums across England to develop and adopt development plans for their neighbourhood area. The plan then becomes part of the statutory development plan and is used to make decisions on planning proposals.
2. The National Planning Practice Guidance¹ (PPG) provides advice on the Neighbourhood Planning system including key stages to be followed in the production of a Neighbourhood Development Plan (NDP).
3. This report provides technical support for the Kington Neighbourhood Plan Group (referred to as the 'group' throughout this report and comprises Kington Town Council, Kington Rural and Lower Harpton group Parish Council and Huntington Parish Council) in respect of site identification and assessment for the emerging NDP.
4. The Kington, Kington Rural & Lower Harpton and Huntington Neighbourhood Area was approved by Herefordshire Council in November 2013. The Neighbourhood Area includes the town of Kington and a series of smaller settlements including Huntington, Kingswood and Hergest. The boundaries of the Neighbourhood area are shown on the Herefordshire Council website².
5. The emerging Local Plan for Herefordshire Council incorporates the Core Strategy which provides the strategic planning framework for the County's future development needs up to 2031. The emerging Core Strategy identifies a need for 200 homes in the town of Kington over the plan period. In addition to this, the emerging plan establishes a requirement for 317 homes in the Kington Rural Housing Market Area. Within the Neighbourhood Plan area, there is one settlement (Hergest) identified in the Core Strategy Housing Background Paper that is within the Kington Rural Housing Market area. The other settlements in the Housing Market Area that could accommodate new development over the plan period are located outside of the Neighbourhood Plan area.
6. The background to the technical support is that the group requires support in identifying the sites that may be suitable for housing development in the Neighbourhood Plan Area with a particular focus on those sites that are located in the town of Kington.
7. It was agreed with the group that the support would consist of:
 - A review of the methodology undertaken by the group in identifying sites prior to the commencement of the technical support.
 - A review of additional sites with potential for redevelopment in the Neighbourhood Plan Area.

¹ National Planning Practice Guidance (2014) . Available from <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/> [Accessed 07/09/2015]

² Kington, Kington Rural & Lower Harpton and Huntington Neighbourhood Area is available from: https://www.herefordshire.gov.uk/media/7231472/Kington_and_Kington_Rural_Huntington.pdf [Accessed 07/09/2015]

- A review of the Local Planning Authority policy context – Herefordshire Council.
 - Advice on the next steps towards including specific sites in the NDP.
8. This report has been produced by AECOM but has involved significant input from the group. An initial meeting with Forum members and walk around the area to explore the issues and visit sites was held in July 2015.
 9. In addition to AECOM's work, the group has also had support from a number of other consultants relating to the identification of sites. This has included: a Landscape Sensitivity Assessment of areas outside of Kington Town; a Characterisation Appraisal of Kington and the potential sites for allocation; and identification of Local Green Space in the Neighbourhood Plan Area. Where appropriate, this work has informed the preparation of this report.
 10. Following completion of the draft report in mid-September 2015, a draft was issued to the Group for comment. Detailed comments were received on the report and where appropriate, these have been taken into consideration in preparing a final report.

Site Identification in the Kington Neighbourhood Development Plan

11. There are a number of ways in which a NDP can identify sites and apply site-specific policies.
12. The usual way is that sites are allocated for a particular land use, e.g. housing or employment, and the amount of development the site is expected to deliver will be specified in the plan, together with principles for development, such as access arrangements and design principles. This includes site assembly, where several sites are brought together to make better use of the land, and improvements to existing sites and buildings. The NDP must be able to demonstrate that the sites are suitable, available and viable³ for the use proposed. These sites then form part of the Local Planning Authority's housing or employment land supply in the Local Plan.
13. For the purposes of this report, an *allocation* refers to identifying sites for development to meet the neighbourhood's needs, e.g housing or employment.
14. It is important to note that identifying a site in a plan as a potential development opportunity does not mean that the site will be developed. It is simply recognizing that there is potential for a particular site or building to be developed over the lifetime of the plan and a recommendation of the factors to be considered if development / re-development is proposed.
15. Herefordshire Council will not be preparing a separate site allocations document. The intention is for sites to be allocated within the NDPs produced by the Parish Councils. Therefore, there is a requirement for the group to allocate sites within their NDP.
16. Any site allocation or policy included in the NDP will need to be supported by an evidence base – a set of documents which provide the justification for the proposed allocations or policies. Allocations or policies will also need to be in compliance with the current development plan for Herefordshire. The allocations or policies will also need to consider planning policy and guidance set out in the emerging Herefordshire Local Plan.
17. One of the benefits of allocating land for development in the NDP (as well as tackling development needs in the area) is that money raised through development of sites can be used

³ National Planning Practice Guidance ID 3. Available from:

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>
[Accessed 07/09/2015]

towards funding the infrastructure identified in the NDP as required to address the demands of development. More information on the community infrastructure levy can be found in the Government's planning practice guidance⁴.

Neighbourhood Planning powers open to the Kington Neighbourhood Plan Group

18. There are a number of tools communities can use to nominate sites or assets for community use. These include nominating sites as a Neighbourhood Development Order which includes Community Right to Build. Communities can also nominate buildings or sites as Assets of Community Value. These are explained below and are options the group may wish to explore further.

Asset of community value

19. In England, an asset of community value (ACV) is land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011.
20. This new right means communities can ask the council to list certain assets as being of value to the community. If an asset is listed and then comes up for sale, the new right will give communities that want it 6 months to put together a bid to buy it. This gives communities an increased chance to save valued buildings, community facilities, open space and other facilities. Specific examples include:
 - Health centres, surgeries and hospitals;
 - Parks and open green spaces;
 - Sports grounds;
 - Nurseries and children's centres;
 - Theatres and cinemas;
 - Swimming pools and lidos;
 - Community centres / youth centres;
 - Village shops; and
 - Village pubs.
21. Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value. The operational property of statutory undertakers such as Network Rail would not be possible as an ACV.
22. It should be noted that while a NDP can put forward assets of community value, it is not a guaranteed protection. The best way to ensure protection of the asset is to nominate Assets of Community Value to the Council, which if approved, would be placed on a list and the community would have an opportunity to buy the asset if it is put up for sale. There is a good summary of this on several local council websites, e.g. Community right to bid for assets of community value which has a link to the DCLG guidance.

⁴ National Planning Practice Guidance (2014). Available from: <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/spending-the-levy/> Paragraph 073 Reference ID 25-073-20140612 [Accessed 07/09/2015]

Neighbourhood Development Order (NDO)⁵

23. A Neighbourhood Development Order can grant planning permission for specified developments in a neighbourhood area. Once established there would be no need for anyone to apply to the council for planning permission if it is for the type of development covered by the order. A Neighbourhood Development Order can:
- apply to a specific site, sites, or wider geographical area;
 - grant planning permission for a certain type or types of development; and/or
 - grant planning permission outright or subject to conditions.
24. A Neighbourhood Development Order can be used to permit:
- building operations (e.g. structural alterations, construction, demolition or other works carried out by a builder);
 - material changes of use of land and buildings; and/or
 - engineering operations.
25. A Community Right to Build Order is a form of Neighbourhood Development Order that can be used to grant planning permission for small scale development for community benefit on a specific site or sites in a neighbourhood area.
26. A Community Right to Build Order can be used for example to approve the building of homes, shops, businesses, affordable housing for rent or sale, community facilities or playgrounds. Where the community organisation wishes to develop the land itself (subject to acquiring the land if appropriate), then the resulting assets can only be disposed of, improved or developed in a manner which the organisation considers benefits the local community or a section of it.
27. The legislation also provides a mechanism that enables housing developed using a Community Right to Build Order to be retained as housing that is affordable in perpetuity.
28. It could be useful for NDOs to be linked to the NDP for the area. For example, the plan could identify the need for a new gym and a broad location where it would be appropriate. The NDO could then apply a planning permission to a particular site or existing building where the facility will be built.

⁵ National Planning Practice Guidance (2014). Available from: <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/what-is-a-neighbourhood-development-order/> [Accessed 07/09/2015]

2 Planning policy context

Introduction

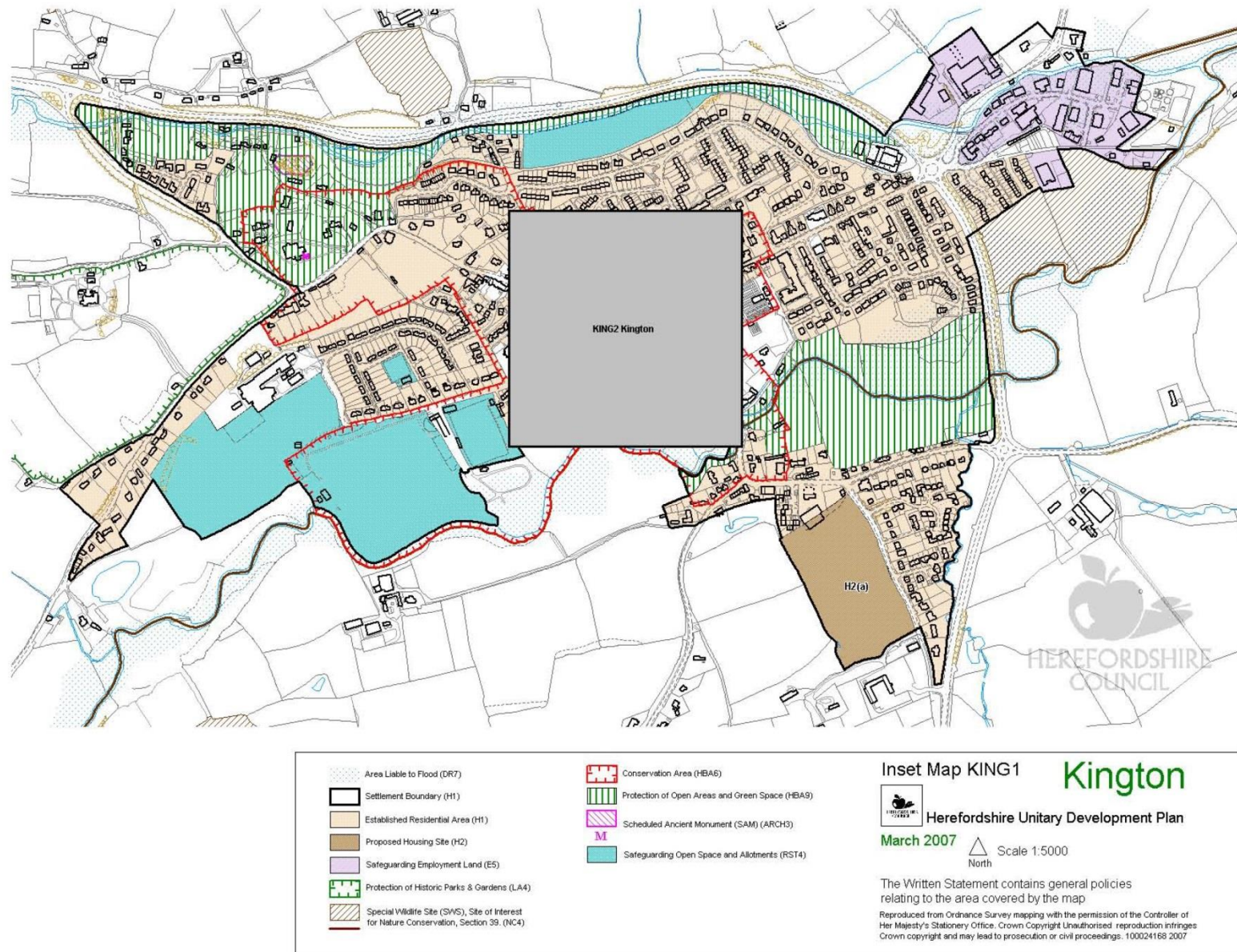
29. This section provides an outline of the planning policy context for the Kington, Kington Rural & Lower Harpton and Huntington Neighbourhood Area including an indication of the current and emerging planning policy that is of relevance to the NDP.

Herefordshire Council development plan

30. The Herefordshire Unitary Development Plan (UDP) was adopted on 23 March 2007 and guides development within the county until the adoption of the Local Plan - Core Strategy. Most of the UDP policies have now been 'saved' until they are superseded by other emerging Development Plan Documents in the Local Plan. The UDP is the current development plan for Herefordshire Council and is used to determine planning applications. The policies that are of specific relevance to the Kington, Kington Rural & Lower Harpton and Huntington Neighbourhood Area are set out below.

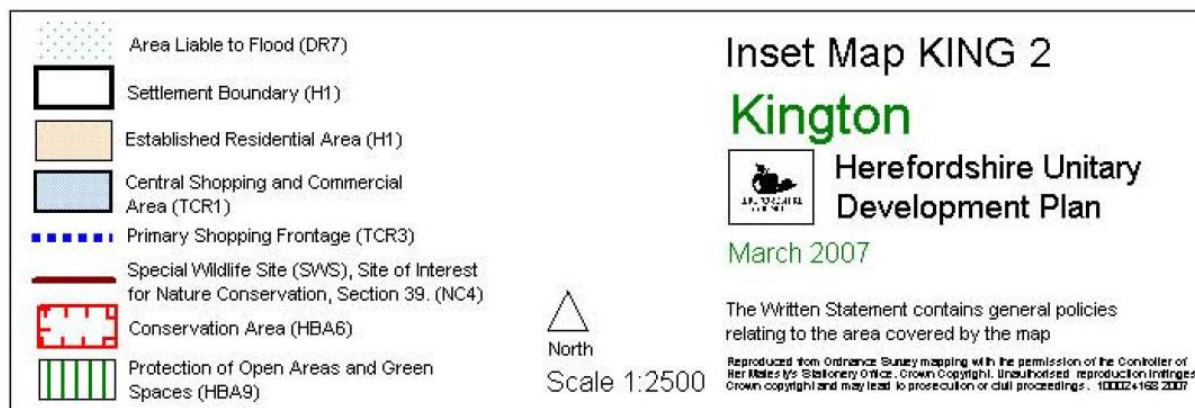
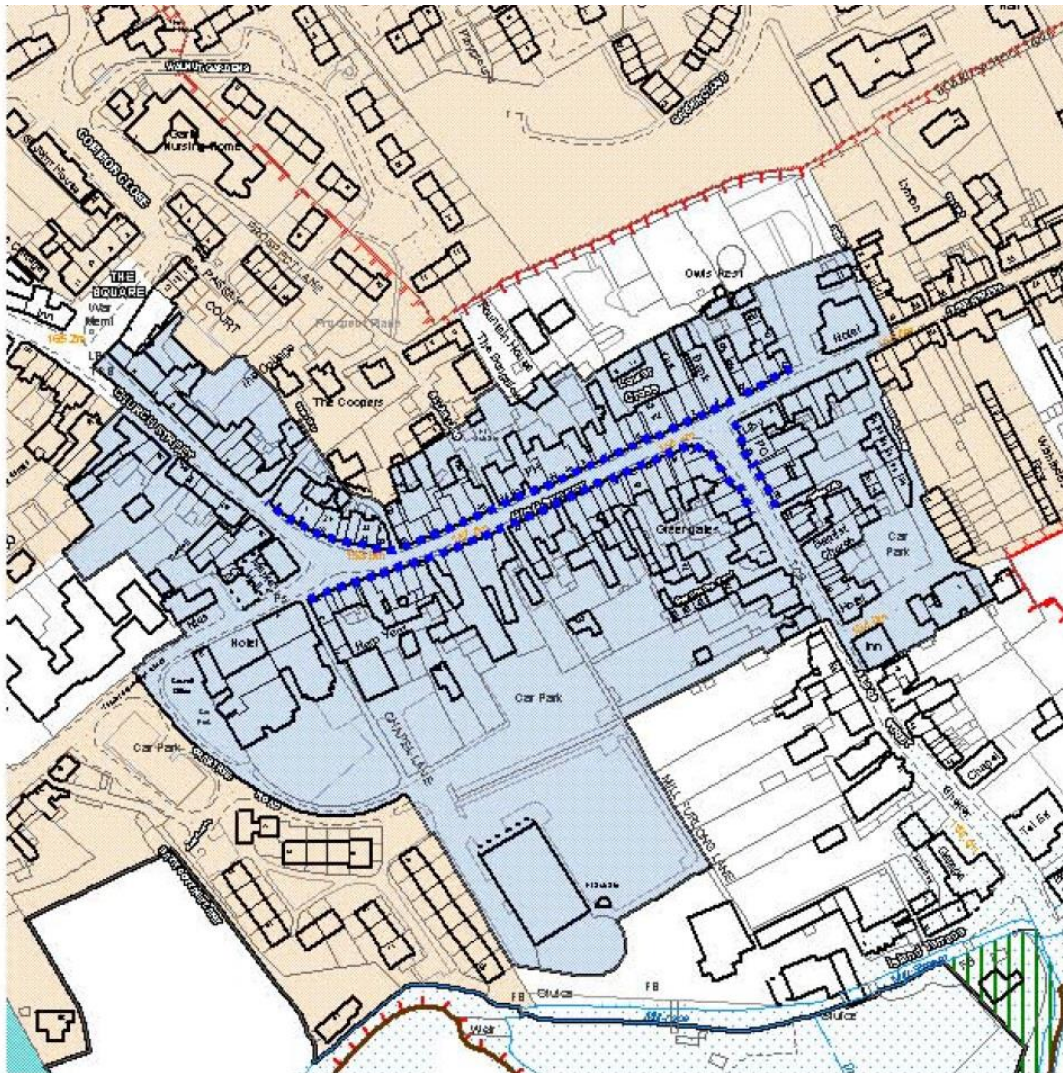
Kington Town

31. **Figures 1 and 2** show the planning policies that are of relevance to the town of Kington. The wording for each of these policies is set out below in *italics*:
- H1 (Hereford and the market towns: settlement boundaries and established residential areas) - *The provision of housing in Hereford and the market towns of Leominster, Ross-on-Wye, Ledbury, Bromyard and Kington will be restricted to within the defined settlement boundaries. Within these boundaries, the established residential areas should remain primarily residential in character and other uses proposed should be compatible with this primary use and appropriate for the site. Residential development will be permitted within these areas where compatible with the housing design and other policies of the Plan.*
 - H2 (Hereford and the market towns: housing land allocations) – Land west of Old Eardisley Road is allocated by this policy for housing. This site has subsequently been developed.
 - E5 (Safeguarding employment land and buildings) – *Proposals which would result in the loss of existing, permitted or proposed employment land and buildings to non-employment uses will only be permitted where: there would be substantial benefits to residential or other amenity in allowing alternative forms of development, and the site or premises concerned can be shown to be unsuitable for other employment uses, including consideration of mitigation measures. Where such proposals are permitted, an alternative site should be found for the relocation of any existing businesses; or in the case of proposals incorporating elements of retail use, this is restricted to a minor or incidental activity associated with an otherwise acceptable Part B or other employment generating use.*

Figure 1 – Inset Map KING1 (Source: Herefordshire UDP⁶)

⁶ Herefordshire UDP (2007) Inset Map KING1. Available from: <https://www.herefordshire.gov.uk/media/5749176/Kington.pdf> [Accessed 07/09/2015]

Figure 2 – Inset Map KING2 (Source: Herefordshire UDP⁷)



⁷ Herefordshire UDP (2007) Inset Map KING2. Available from: <https://www.herefordshire.gov.uk/media/5749176/Kington.pdf> [Accessed 07/09/2015]

- LA4 (Protection of historic parks and gardens) – *Development which would destroy, damage or otherwise adversely affect the historic structure, character, appearance, features or setting (including the designed visual envelope) of a registered park or garden will not be permitted. Development proposals that would affect an historic park or garden should be accompanied by an historic landscape appraisal report and a restoration scheme, which may include or comprise a management plan, commensurate to the scale of the proposal that affects them. Unregistered parks and gardens recognised and identified by the Council as currently of local importance will be afforded similar protection.*
- NC4 (Sites of local importance) – *There is a Site of Interest for Nature Conservation located towards the north east of Kington. Development proposals which could directly or indirectly affect a Special Wildlife Site, Site of Importance to Nature Conservation, Local Nature Reserve, a Regionally Important Geological/Geomorphological Site or a site subject to an agreement under section 39 of the Wildlife and Countryside Act will not be permitted unless it can be demonstrated that there would be no harm to the substantive nature conservation value of the site, or that appropriate mitigation and compensatory measures can be taken in accordance with policy NC7, or that the reasons for the development clearly outweigh the need to safeguard the nature conservation value of the site.*
- HBA6 (New development within conservation areas) – *Development within conservation areas will not be permitted unless it preserves or enhances its character or appearance.*
- HBA9 (Protection of open areas and green spaces) – *Proposals which would result in the loss of important open areas or green spaces which contribute to the distinctive spatial character, form and pattern of a settlement or neighbourhood will not be permitted.*
- ARCH3 (Scheduled Ancient Monuments⁸) – *Development proposals and works which may adversely affect the integrity, character or setting of Scheduled Ancient Monuments will not be permitted.*
- RST4 (Safeguarding existing recreational open space) – *Development proposals that would result in the loss of public or private open spaces with recreational value, or facilities that help meet the recreational needs of the community will not be permitted unless: 1) there is a clear excess of outdoor playing space provision and/or open space in the area taking account of the wider recreational value of such provision; or 2) alternative provision of at least equivalent community benefit is provided in a convenient and accessible location (without reducing the developer's obligation to provide new open space within the development). The development of playing fields which have not been shown to be surplus to requirements will not be permitted unless the development is ancillary and without prejudice to their continued recreational use, only affects land incapable of forming a pitch, or can be justified in terms of overall benefit to sport or criterion 2 above. Development within parks and public gardens should be limited to that which is complementary to the main uses of the open space. Change of use from public to private open space will be permitted only where it secures enhanced provision for the community.*
- DR7 (Flood risk) – *Proposals for development in flood risk areas will need to be accompanied by a flood risk assessment. Additionally and within high risk areas (zone 3) as defined on the proposals map or as reviewed by other justified data, proposals will need to demonstrate through a sequential test that there are no reasonable alternative locations available on land of a lower flood risk, taking account of other environmental considerations.*
- TCR1 (Central shopping and commercial areas) – *The central shopping and commercial areas of Hereford and the market towns will be retained and protected as the prime focus for*

⁸ Scheduled Ancient Monuments have been renamed Scheduled Monuments since the UDP was published.

retail, leisure and commercial activity in order to ensure the continued vitality and viability of these city and town centres.

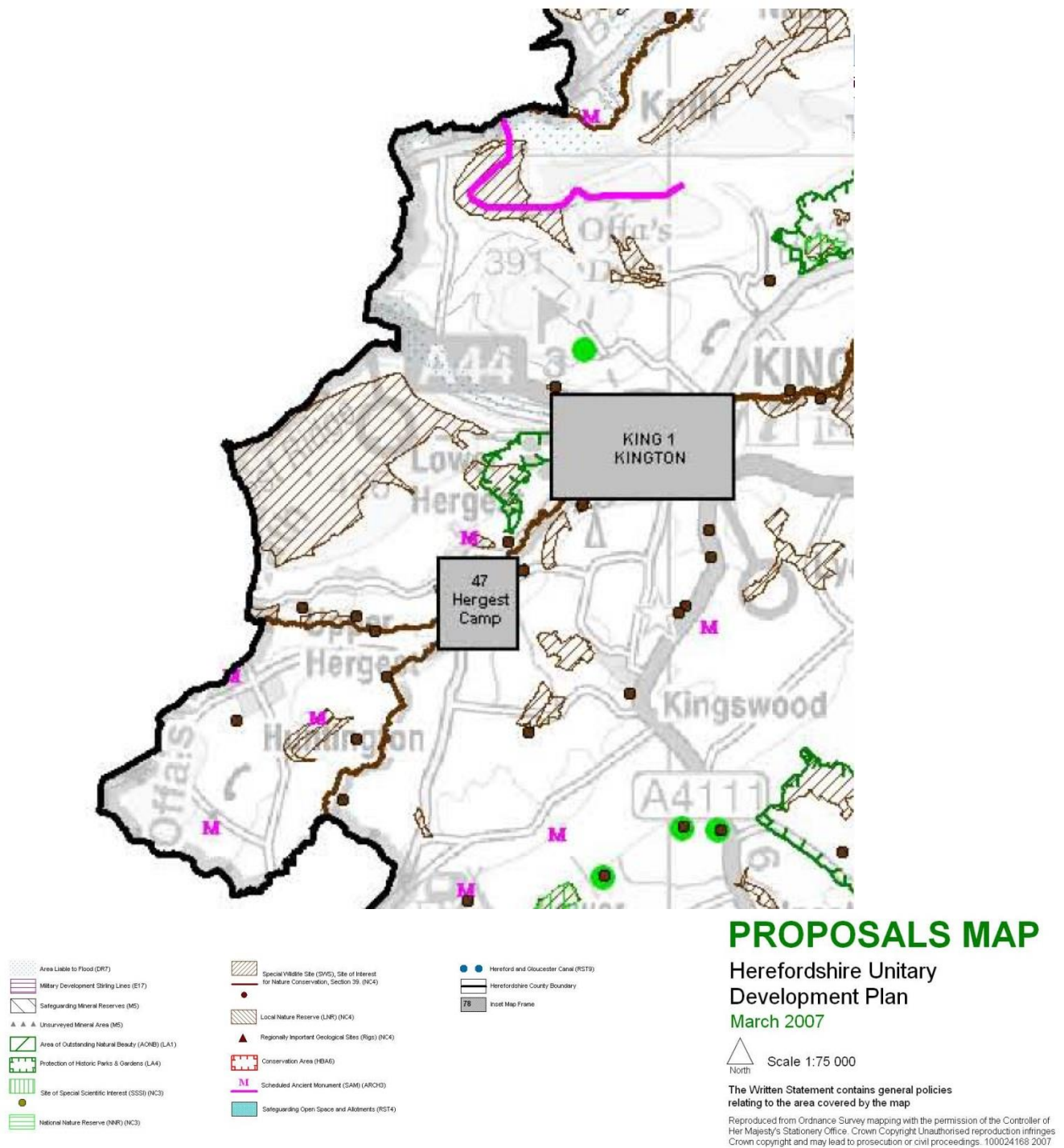
- TCR3 (Primary shopping frontages) – *The retail trading character of each of the primary shopping frontages in Hereford and the market towns (excluding Bromyard) will be protected. These frontages should continue to be dominated by shops (Class A1).*

Wider Neighbourhood Area

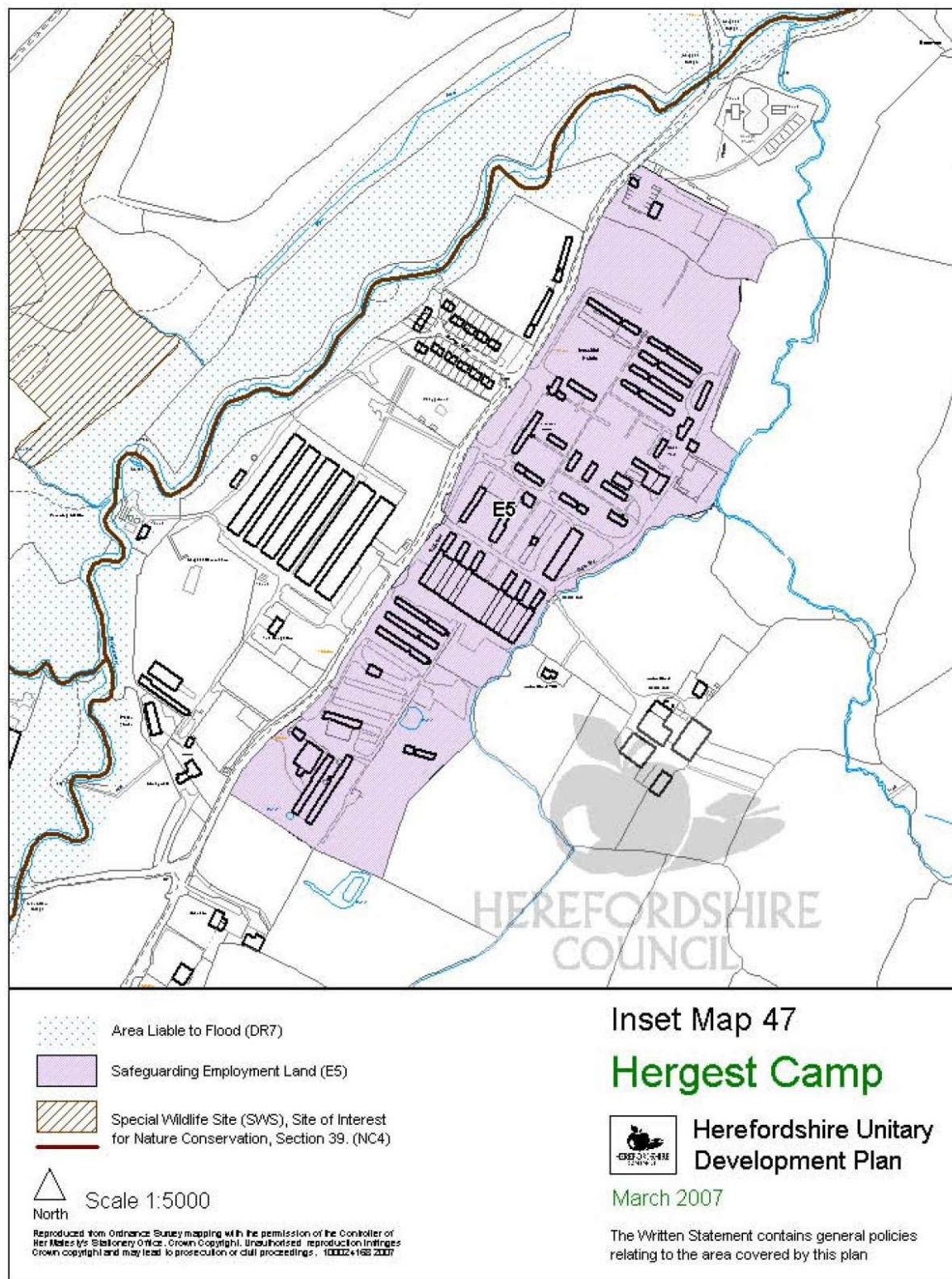
32. **Figure 3** shows the planning policies relating to the wider Neighbourhood Area (i.e. those areas outside of Kington Town. The figure shows that there are a number of scheduled ancient monuments (policy ARCH3) and sites of local importance (policy NC4) located within the area. An area covered by policy A4 (Protection of historic parks and gardens) also extends from the west of Kington town.
33. **Figure 4** relates to the Hergest Camp (located south west of Kington town) and shows that a large area of the site is safeguarded employment land.

Herefordshire Council emerging Local Plan

34. The Council is preparing a Local Plan to guide development in the county over the next 20 years. The Local Plan will be made up of a number of documents including the Core Strategy. This document sets the overall strategic planning framework for the county up to 2031. It does not allocate sites, but proposes broad strategic directions for growth. Site allocations and more detailed policies will follow in the Hereford Area Plan, and NDPs produced by Parish Councils.
35. The emerging Herefordshire Council Local Plan Core Strategy 2011 – 2031 was submitted to the Secretary of State for Communities and Local Government under Regulation 22 of The Town and County Planning (Local Planning) (England) Regulations 2012, on 23rd September 2014 for independent examination. Public hearing sessions were held from the 10th to the 25th February 2015. Consultation regarding the five year housing land supply document and the 2012 household projections implications document were held across March 2015. A six week period of consultation took place on plan modifications, starting from the 20th March to 1st May 2015. At the time of writing, comments have been received by the Council and adoption of the plan is imminent.
36. Policy KG1 (Development in Kington) in the emerging plan highlights that *'Kington will accommodate around 200 new homes during the plan period with the location of sites being identified through a Neighbourhood Development Plan or other Development Plan Document.'* The supporting text for this policy goes on to say that *'Sites within the existing confines of the town are constrained in terms of flooding. Developing peripheral sites will require compromise in terms of 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. Phasing may be necessary where this is required to enable time to overcome current infrastructure constraints.'*

Figure 3 – Wider proposals map (Source: Herefordshire UDP⁹)

⁹ Herefordshire UDP (2007) Wider proposals map. Available from: <https://www.herefordshire.gov.uk/media/5790109/ProposalsMap.pdf> [Accessed 07/09/2015]

Figure 4 – Hergest Camp proposals map (Source: Herefordshire UDP¹⁰)

¹⁰ Herefordshire UDP (2007) Wider proposals map. Available from: https://www.herefordshire.gov.uk/media/5757792/Hergest_Camp.pdf [Accessed 07/09/2015]

37. Policy KG1 goes on to outline that development proposals will be encouraged where they:

- deliver affordable housing in accordance with the requirements of Policy H1 (Affordable housing – thresholds and targets)¹¹;
- 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;
- maintain and where necessary enhance the character of Kington, in particular the features that contribute to its Conservation Area, its 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.

38. In addition, Policy RA1 (Rural housing Strategy) in the emerging plan identifies the number of new homes that are required over the plan period within the Rural Housing Market Areas (HMA) throughout Herefordshire. The target required for the Kington Rural Housing Market area is 317. The group have discussed with the Local Planning Authority (LPA) the fair share proportion of this requirement that should be developed in the neighbourhood area. The LPA have advised the group that a total of 15 dwellings are required to be planned for in the rural areas located in the neighbourhood area, with a focus on Hergest.

39. Policy LD1 (Landscape and Townscape) highlights the need for development proposals to be in accordance with landscape management objectives and townscape assessments and to demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas. The Urban Fringe Sensitivity Analysis prepared by Herefordshire Council in January 2010¹² classifies the level of landscape sensitivity on the edges

¹¹ Policy H1 identifies a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas.

¹² Urban Fringe Sensitivity Analysis (2010) Available from <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/urban-fringe-sensitivity-analysis> [Accessed 07/09/2015]

of Kington and concludes that the majority of areas within and around Kington are of high landscape sensitivity¹³.

40. Policy SD3 (Sustainable water management and water resources) highlights that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. Large parts of Kington are affected located in flood zones 2 and 3¹⁴, which predominantly relates to the River Arrow.

Strategic Housing Land Availability Assessment

41. The latest Strategic Housing Land Availability Assessment (SHLAA) was published by Herefordshire Council in March 2012¹⁵. The SHLAA assessed the potential availability of land for housing across Herefordshire up to the end of the plan period. The group has considered the findings of the latest SHLAA in identifying potential sites for inclusion in the plan. Further details relating to the approach taken by the group are set out in the next section of this report.
42. Herefordshire Council is revising the methodology for the preparation of the (SHLAA). The Council recently consulted on this methodology with the next step being to undertake a review of the potential availability of sites across Herefordshire.

Site completions and current planning permissions

43. Since the start of the plan period (2011) there have been a total of 10 dwellings built in Kington. Herefordshire Council has confirmed that planning permission is currently in place for 23 dwellings within Kington¹⁶. Planning permission is currently in place for the change of use from residential to alternative uses, which will lead to the loss of 4 dwellings. If all these planning permissions are implemented, there would be a net increase of 19 dwellings in Kington.

¹³ Key characteristics of landscape are very vulnerable to change and/or have significant value as a landscape resource.

¹⁴ Definitions relating to Flood Zones 2 and 3 are provided on the Environment Agency website. Available from: <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>. [Accessed 07/09/2015]

¹⁵ Herefordshire Council Strategic Housing Land Availability Assessment Second Review 2012. Available from: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment> [Accessed 07/07/2015]

¹⁶ This list of planning permission is predominantly comprised of individual dwellings across Kington, but includes the planning permission that exists on site K8.

3 Methodology

Introduction

45. This section of the report provides an indication of the approach taken by the group to identify sites across the neighbourhood area with a particular focus on Kington. The approach taken by AECOM in assessing the sites is also set out in this section.

Site identification process undertaken by the Kington Neighbourhood Plan Group

Stage 1 – review of Strategic Housing Land Availability Assessment

46. As an initial task, the group reviewed the sites that were identified in the 2012 SHLAA in order to understand which sites are available in Kington and the wider neighbourhood area. **Table 1** below provides a summary of the sites that are located within Kington and the surrounding areas that were assessed in the SHLAA and provides an indication as to whether they were identified as being potentially suitable, achievable and available (or otherwise) within the SHLAA. The plan in **Appendix 1** shows the location of the SHLAA sites.

Table 1: SHLAA sites identified in Kington

Site Name and Reference	Site identified in SHLAA as being likely to come forward in plan period?	Key issues relating to suitability, achievability and availability identified in the SHLAA	Site identified in the SHLAA
Field at Headcorn – HLAAA/008/001	No	Development would have significant landscape impact, sloping site, access would be difficult due to bend in lane.	N/A
Rear of houses adjoining 20 Mill Street – HLAA/016/001	No	Site is mainly within the flood plain and has high historic environment value which would result in closely restricted development.	N/A
Portway, Sunset – HLAA/017/001	No	Site is within a floodplain and well beyond the edge of the town.	N/A
Newburn Farm – HLAA/045/001	No	Site too remote from town and located in high ground in relation to setting of town. Landscape of high sensitivity.	N/A
Land west of Kingswood Road – HLAA/045/002	No	Residential development would be very prominent on a site which rises up away from the town.	N/A
Land to the east of	No	Elevated site with significant landscape	N/A

Site Name and Reference	Site identified in SHLAA as being likely to come forward in plan period?	Key issues relating to suitability, achievability and availability identified in the SHLAA	Site capacity identified in the SHLAA
Redlands, Kingswood Road – HLAA/045/004		impact. Site is well beyond built up area of town.	
Land adjacent to Kington Bypass – HLAA/261/001	No	Open countryside beyond the edge of town. Site is in flood zones 2 and 3 and access could be an issue.	N/A
Land to the north of Headbrook – HLAA/263/001	Yes (16-20 years)	There are issues relating to landscape/access/flood zone. Smaller area outside flood zone to rear of Headbrook may be acceptable but there is no suitable existing access.	30
Arrow Mills – K/12	No	Listed building on site neglected. Unlikely to be achievable due to high development cost, flood risk and poor access	N/A
Cattle Market – K/15	Yes (1-5 years)	Close to town center in residential area.	35
Land south of supermarket – K/2	No	Whilst site would be visually improved by an attractive housing scheme, land assembly means this site is unlikely to be achieved. The site is also constrained by flood risk and poor access.	N/A
Land rear of Park Road – K/7	No	Land assembly will impact upon the achievability of this site.	N/A
Site off Victoria Road – K/8	Yes (1-5 years)	Site in flood zone 2	5
Lady Hawkins School Playing Field – NKA8	No	Playing fields should be retained for schools and community use.	N/A
Land to west of school playing fields, land south of Hergest Road – O/K/002	No	Site quite remote from built up area of town. Access would be very difficult, poor visibility to west and narrow access road.	N/A
Land to south of Church Road – O/K/003	No	Access to this steeply sloping site is difficult. In addition, it is an important visual open space within a Conservation Area and some of the trees are protected by Tree Preservation Orders (TPO).	N/A
Land off Kingswood Road – O/K/008	No	Land steeply sloping and constrained by poor access.	N/A
Land to rear of Oxford Arms – O/K/011	Yes (1-5 years)	Access is a major issue for the site and advice would be required from the highways engineer.	9
Land to south of Hatton Gardens –	No	Site located in flood zones 2 and 3 and is identified as a site of conservation	N/A

Site Name and Reference	Site identified in SHLAA as being likely to come forward in plan period?	Key issues relating to suitability, achievability and availability identified in the SHLAA	Site capacity identified in the SHLAA
O/K/018		interest. Site has a landscape impact and access may also be an issue.	
Land to north of Birchfields – O/K/019	No	Site has poor relationship to the built form and its landscape contribution. Site is also constrained by flood risk.	N/A
Land to east of Newburn Farm – O/K/031	No	Significant landscape impact and large part of the site is within flood risk zones 2 and 3	N/A
Land at Love Lane – O/K/032	No	Many constraints relating to landscape impact and access. Site is also within flood zone 3.	N/A
Land to south of River Arrow – O/K/033	No	Open countryside with a highly sensitive landscape and well beyond the edge of the town centre. Site is within a zone of important prospects of historic Kington and the development of the site would be to the detriment of the landscape character of the area.	N/A
Land adjacent to Tack Barn – O/K/034	No	Open countryside with a highly sensitive landscape and well beyond the edge of the town centre. Site is within a zone of important prospects of historic Kington and the development of the site would be to the detriment of the landscape character of the area.	N/A
Land east of A4111 – P122	No	Extensive area of open countryside, significant landscape impact.	N/A
Land to the west of Kington Recreation Ground – P535/1	No	Playing fields and public open space. Important footpath links to countryside.	N/A
Land south of Mountford Road – P535/2	No	Development would have major landscape impact.	N/A

47. Towards the middle of 2014, the Kington Town Council part of the steering committee undertook site visits to all of the sites identified in the SHLAA that were located in Kington in order to verify the findings of the SHLAA and ensure they were reflective of the current position. The group concluded that the findings of the SHLAA remained valid, although in a number of cases, they felt as though some development may be possible on some of the site. During the subsequent Examination in Public of the Core Strategy in response to the suitability of sites in Kington, Herefordshire Council's chief planner highlighted that development of some of the sites not previously identified as suitable could come forward if suitable mitigation were to be put forward.

48. Following this exercise, the group added the following sites to its schedule of sites to be included in this site assessment exercise:
- Site K4 – Land to rear of Oxford Arms (SHLAA reference O/K/011)
 - Site K5 – Site off Victoria Road (SHLAA reference K/8)
 - Site K7 - Cattle Market (SHLAA reference K/15)
 - Site K10 – Land to the north of Headbrook (SHLAA reference HLAA/263/001)

Stage 2 – Landowner discussions/public consultation

49. The group then engaged with known landowners in the area and asked them to identify any land that they would like to see included within the NDP as site allocations. Following this, a public consultation event was held in order to publicise the list of sites that had been identified through the SHLAA and discussions with landowners. This was done in November 2014 through a 'planning for real' exercise where members of the public were invited to come along to view the potential sites, amongst other issues relating to the emerging NDP. During the event, attendees were also invited to identify any further sites that could potentially be available for new development in the future. The consultation event was advertised in the local paper (The Chronicle), which is delivered to all households in Kington free of charge. The paper was also delivered to all households in the rural parishes of the neighbourhood area to ensure that the event was publicised as widely as possible.
50. In preparing the update of the SHLAA, Herefordshire Council have also requested on their website¹⁷ that landowners contact Parish Council's directly if they own a site that they would like to be considered for inclusion in the NDP.
51. **Table 2** below provides a summary of sites that were identified during stage 2, along with additional information provided by the group.

Table 2: Summary of sites considered during stage 2

Site Name	Further details
Site K1 – Land north of Greenfield Drive	Site identified by landowner and is currently for sale.
Site K9 – Field adjacent to Mill Street	Site identified by landowner. Site not identified as being deliverable in the plan period in the SHLAA (reference HLAA/016/001).
Site K11 – Land south of Newburn Lane	Site identified by landowner. Site not identified as being deliverable in the plan period in the SHLAA (reference HLAA/045/002).
Sites K12 and K13 – Land east of Kingswood Road	Site identified by landowner. Site not identified as being deliverable in the plan period in the SHLAA (references HLAA/008/001 and HLAA/045/004).
Site K14 – Land west	Site identified by landowner. Site not identified as being deliverable

¹⁷ Herefordshire Council SHLAA Call for Sites (2013). Available from: <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/herefordshire-strategic-housing-land-availability-assessment> [Accessed 08/09/2015]

Site Name	Further details
of Kingswood Road	in the plan period in the SHLAA (reference HLAA/045/002).
Site K15 – Land to the rear of properties on the eastern side of Kingswood Road	Site identified by landowner.
Site K19 – Land West of Hereford Road, A4111	Site identified by landowner.
Site K20 – Land to the west of Hergest Road	Site identified by landowner.

Stage 3 – Identification of additional smaller sites

52. Following the consultation event, a sub group was formed in order to work together in taking forward the site identification/selection process for the neighbourhood area. Part of the remit of this sub group was to identify any further smaller sites around Kington that had not been identified as part of stages 1 and 2. The smaller sites that were identified by the sub group are set out below in **Table 3**, along with additional information provided by the group.

Table 3: Identification of additional smaller sites

Site Name	Further details
Site K2 – Land to the west of Greenfield Drive	Site identified by housing site sub group. Land owned by Stonewater Housing Association.
Site K3 – Land at the corner of Llewellyn Road and Garden Close	Site identified by housing site sub group. Land owned by Stonewater Housing Association and garages used by tenants.
Site K6 – Land south of Elizabeth Road	Site identified by housing site sub group. Site is within Flood Zone 2 and 3.
Site K8 – Old Wesleyan Chapel, Crabtree Lane	Site identified by housing site sub group. Planning permission exists for 9 flats on the site.

Site Name	Further details
Site K17 – Land to the rear of properties on the western side of Kingswood Road	Site identified by housing site sub group. Site not identified as being deliverable in the plan period in the SHLAA (reference HLAA/045/001)
Site K16 – Land adjacent to Temple Lane development	Suggested by member of housing site sub group.
Site K18 – Land East of Hereford Road, A4111	Site identified by housing site sub group.

53. The outcome of the site identification process was a list of sites to be assessed as part of AECOM's work.

Site identification process for the rural parts of the neighbourhood area

54. Although the bulk of housing required in the neighbourhood area is located within the town of Kington, there is a requirement for 15 dwellings in the rural parts of the neighbourhood area. Discussions that the group has had with the Local Planning Authority have established that this new housing should be located in Hergest. The group have identified one specific site within Hergest (Site KR1) and have requested that AECOM advise on additional potential land that could be developed in Hergest.

Site appraisal process undertaken by AECOM

55. The approach undertaken to the site appraisal is based primarily on the Government's PPG (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHLAA as part of a local authority's evidence base for a Local Plan. Although a NDP is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing is still appropriate. This includes an assessment of whether a site is suitable, available and achievable. In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Review of site identification process

56. As an initial task, AECOM undertook a critical review of the process undertaken by the group in identifying sites for assessment (presented above). This review concluded that the group undertook a thorough process in identifying sites for assessment in Kington which is reflective of advice provided in the PPG.

Task 2: Site visits

57. A site visit to the Neighbourhood Area was undertaken by a member of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the

ground’ to support the site appraisal. It was also an opportunity to gain an opportunity to better understand the context and nature of Kington and the surrounding areas.

Task 3: Development of site appraisal pro-forma

58. For each of the sites, a site appraisal pro-forma was completed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised. The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:
- Background details on the site;
 - Existing land uses;
 - Surrounding land uses;
 - Site characteristics;
 - Site planning history;
 - Suitability;
 - Accessibility;
 - Environmental considerations¹⁸;
 - Community facilities and services;
 - Heritage considerations;
 - Flood risk;
 - Existing infrastructure; and
 - Suitability for a potential community facility.
59. In undertaking the appraisal, proximity rules were used in order to assess each site in relation to environmental considerations, community facilities and services, heritage considerations and flood risk. In calculating the distances, a Geographic Information System (GIS) was used. The data used to develop the GIS was obtained through a mixture of publicly available data, data gathered by other consultants working on the project and data purchased from Hoople Ltd (a private company that provide GIS services on behalf of Herefordshire Council).
60. In assessing each sites proximity to community facilities and services and the Hatton Gardens Industrial Estate, distances were measured a network analysis. This involved measuring the distance from the edge of each site to community facilities and services and the Hatton Gardens Industrial Estate via roads, cycleways and footpaths. For the remaining factors, proximity was measured using straight line distances from the edge of each site.

¹⁸ Important Green Space – the proximity to important green space has been calculated based on sites allocated under Policy HBA9 (Protection of open areas and green space) and Policy RST4 (Safeguarding open space and allotments) in the Herefordshire Council Development Plan (see section 2 above).

Task 3.1: Preliminary Landscape Sensitivity Assessment

61. In addition, an assessment of the landscape sensitivity of each site has been undertaken. Each site has been visited by a landscape architect in order to ensure that landscape sensitivity issues are fully considered as part of the recommendations presented in this report. Sensitivity is taken to mean the sensitivity of the landscape itself and its ability to absorb change without significant detriment to positive landscape characteristics. It is a combination of the sensitivity of the landscape resource, including landscape as a physical resource, its historical features and elements and the visual sensitivity of the landscape, such as views and visibility. It also incorporates landscape value denoted by landscape related designations.
62. The factors that have been considered in undertaking the landscape sensitivity assessment include:
- Topographical features and context;
 - Key landscape characteristics / features;
 - Landscape condition;
 - Functional and visual relationship with its surroundings;
 - Intervisibility¹⁹ and key views in and out;
 - Visual characteristics;
 - Visual detractors;
 - Tranquillity;
 - Amenity value including the presence of Public Rights of Way (PRoW); and
 - Potential receptors within and outside each site.
63. For each site, the key landscape sensitivity issues are noted in **Appendix 2** along with potential mitigation measures that could be incorporated on a site if it is taken forward into the NDP.

Task 4: Recommended site allocations

64. Following the appraisal of each of the proposed site allocations, a recommendation has been made in relation to whether each site should be proposed for allocation within the NDP. Section 4 presents a summary of the findings of the site appraisal along with any further actions for the group in relation to taking each site forward.

Common elements relating to sites

65. The following elements are common to the sites considered:
- None of the sites are within or adjacent to the Green Belt. The closest area of Green Belt is located north of Worcester which is around 51km from Kington Town and Hergest.
 - None of the sites are within or adjacent to an Area of Outstanding Natural Beauty (AONB). The closest AONB (Brecon Beacons) is located around 15km from Kington Town and Hergest.

¹⁹ Definition: Intervisibility – the ability at which a given object/area can be seen and identified by the unaided eye (line of sight)

- None of the sites are within close proximity to sites designated as being of European Importance (Special Area of Conservation (SAC) and RAMSAR). To summarise, the sites in Kington Town and Hergest are located around:
 - 7km or greater from the nearest SAC; and
 - 45km or greater from the nearest RAMSAR.
- None of the sites are within or adjacent to a Local Nature Reserve (LNR). The closest LNR is located around 11km from Kington Town and Hergest.
- All sites are located within a Site of Special Scientific Importance (SSSI) Impact Risk Zone relating to either: the Birches SSSI or the Flintsham & Titley Pools SSSI. For residential development of 50 plus units or 10 plus units outside existing settlements/urban areas, the Local Planning Authority would need to consult with Natural England.
- The National Planning Policy Framework sets out the need for Local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. The NPPF highlights that where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality (paragraph 12). Best and most versatile agricultural land is land in grades 1, 2 and 3a of the Agricultural Land Classification. The data used for this assessment does not differentiate between grade 3a and 3b. Where a site has grade 3 agricultural land, an application for planning approval would need to demonstrate which of this land is grade 3a.
- The NPPF states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”* The proximity of Historic Environment Record Monuments and Events to each site has been established as part of this work.
- The town centre boundary is set out in Policy TCR1 of Herefordshire Council’s development plan.
- In terms of the potential housing development capacity of each site, the density set out in emerging Core Strategy Policy KG1 (Development in Kington) of 35 dwellings per hectare has been applied, unless otherwise stated. The following calculations have been used to take account of likely infrastructure requirements for each site:
 - For sites up to 0.4ha, 100% of site area is developable
 - For sites 0.4-2ha, up to 90% of the site area is developable
 - for sites over 2ha, up to 75% of the site area is developable

4 Site Assessment

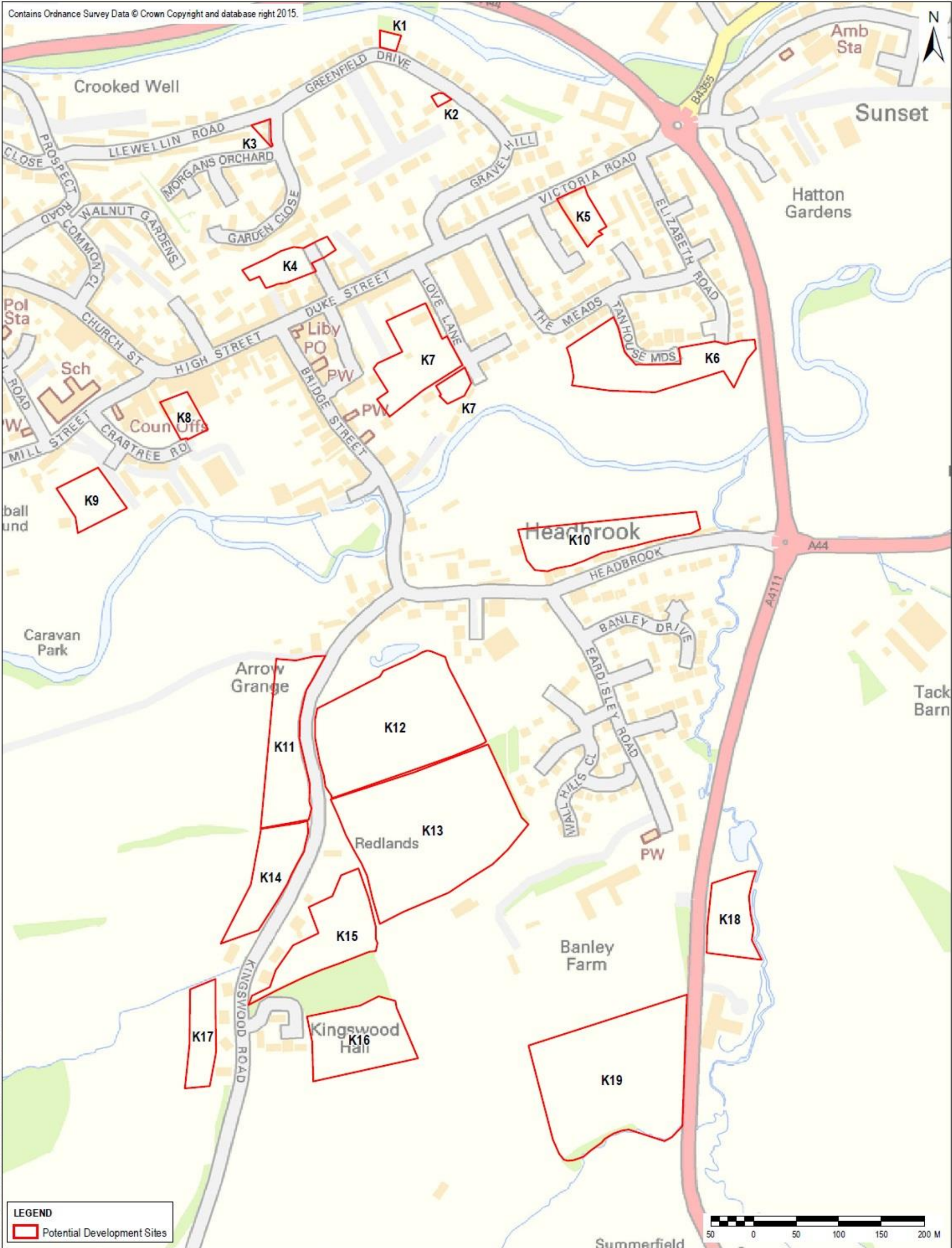
Sites for assessment

66. The sites that have been assessed by AECOM as part of this work are set out in **Table 4** below. **Figure 5 and 6** show the location of each site.

Table 4: Sites for Assessment

Sites in Kington Town	
Site K1 – Land north of Greenfield Drive	Site K11 – Land south of Newburn Lane
Site K2 – Land to the west of Greenfield Drive	Sites K12 - Land east of Kingswood Road (1)
Site K3 – Land at the corner of Llewellyn Road and Garden Close	Sites K13 - Land east of Kingswood Road (2)
Site K4 – Land to rear of Oxford Arms	Site K14 – Land west of Kingswood Road
Site K5 – Site off Victoria Road	Site K15 – Land to the rear of properties on the eastern side of Kingswood Road
Site K6 – Land south of Elizabeth Road	Site K16 – Land adjacent to Temple Lane development
Site K7 - Cattle Market	Site K17 – Land to the rear of properties on the western side of Kingswood Road
Site K8 – Old Wesleyan Chapel, Crabtree Lane	Site K18 – Land East of Hereford Road, A4111
Site K9 – Field adjacent to Mill Street	Site K19 – Land West of Hereford Road, A4111
Site K10 – Land to the north of Headbrook	Site K20 – Land to the East of Hergest Road
Sites in Kington Rural	
Site KR1 – Land north of Arrow View, Hergest	Site KR2 – Land south of Hergest
KR3 – Land south of Arrow View, Hergest	

Figure 5 – Potential Development Sites (1)




Project Title/Drawing Title <
--

Figure 6 – Potential Development Sites (2)



Findings

67. For each site, a complete site pro forma is provided in **Appendix 2**, which sets out a full assessment of the key factors. A summary of the information presented in **Appendix 2** is provided below along with a recommendation for each site, details on ownership, a site description, planning history and any next steps for the group to pursue.

Site Name	
K1 – Land north of Greenfield Drive	
	
Site Area	0.04ha
Ownership	At the time of writing the site was for sale. The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is on land north of Greenfield Drive which is currently vacant overgrown green space surrounded by residential properties to the east, west and south, with land to the north dense woodland and thick vegetation.
Planning History	<p>Planning History No previous applications.</p> <p>SHLAA N/A</p>
Site Development Potential	Yes – Recommendation: Allocate.
Explanation / justification for recommendation	The site is flat and available. It is well placed for existing amenities. The site is an infill site being actively marketed with no significant constraints identified at this stage. There is a priority habitat to the north, but with effective screening and mitigation, it is likely any potential impact could be overcome. The site has been identified by the landowner as a potential

	<p>housing site for Kington Neighbourhood Plan Group to consider.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> Site is in close proximity (24m) to a priority habitat (deciduous woodland). The group have highlighted that they believe the trees that comprise the deciduous woodland are remnants of previous vegetation on the whole area and do not comprise significant woodland. This would need to be explored further should an application come forward on the site. Site viability must be demonstrated before it is allocated (please refer to paragraph 80 78 of this report).
Potential housing development capacity	It is considered that 2 dwellings could be developed on the site.
Estimated development timeframe:	Site could potentially be developed in 1-5 years. The site is currently actively marketed by the landowner.
Next steps for the Group	N/A

Site Name K2 – Land to the west of Greenfield Drive



Site Area	0.02ha
Ownership	Site identified by housing site sub group, land owned by Stonewater Housing Association.
Site Description	Site is currently open green space to the corner of Greenfield Drive. The site is surrounded by residential properties to the south, with open space to the north and west.
Planning History	<p>Planning History No previous applications.</p> <p>SHLAA</p>

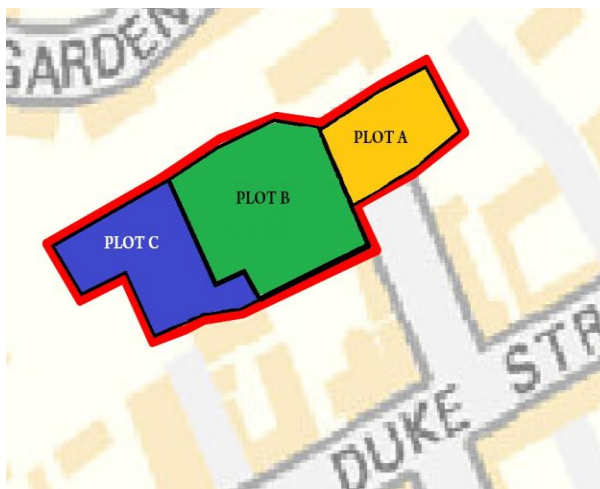
	N/A
Site Development Potential	Yes - Recommendation: Allocate (subject to availability)
Explanation / justification for recommendation	<p>The site is flat and well placed for existing amenities. It is within an existing residential area, and being on the corner, would need to be sensitively developed in keeping with neighbouring properties. The site lies close to existing open space. There is a priority habitat to the north, but is unlikely to be impacted due to the likelihood of development being of a small scale on this site. The site has been identified by housing site sub group. The land is owned by Stonewater Housing Association. Availability of the site is unclear at the time of writing.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • There is a priority habitat (Deciduous woodland) to the north (62m away). The impact on the priority habitat would need to be explored further should a planning application come forward on a site. • There is adjacent open space. Development could detract from the character if not sensitively designed. • Site viability must be demonstrated before it is allocated (please refer to paragraph 80 of this report).
Potential housing development capacity	The recommended housing capacity for the site is 2 dwellings.
Estimated development timeframe:	At this stage it appears the site could be delivered between 1-5 years due to few constraints.
Next steps for the Group	Establish site availability with landowner.

Site Name K3 - Land at the corner of Llewellyn Road and Garden Close



Site Area	0.04ha
Ownership	Stonewater Housing Association own the site and are willing to sell according to the Neighbourhood Group.

Site Description	The site is a mixture of greenfield land and a garage court at the corner of Llewellyn Road and Garden Close. The site is surrounded by residential properties to the south, with open space to the north and west.
Planning History	Planning History N/A SHLAA N/A
Site Development Potential	Yes - Recommendation: Allocate
Explanation / justification for recommendation	<p>The site is flat and available, 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. Stonewater Housing Association own the site and are willing to sell according to the Neighbourhood Group.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • Large tree on site. • Telephone pole on site. • Demolition required and potential relocation or loss of garages. • Site viability must be demonstrated before it is allocated (please refer to paragraph 80 of this report).
Potential housing development capacity	The recommended housing capacity for the site is 2 dwellings. Flats could also be appropriate on the site as there are existing flats nearby.
Estimated development timeframe:	The site could possibly be delivered between 1-5 years. Site would need to demolish existing garages before development commenced.
Next steps for the Group	Establish consequences of garage loss/relocation.

Site Name **K4 – Land to rear of Oxford Arms**


Site Area	0.3ha
Ownership	Part of the site (plot B) currently has planning permission for 4 dwellings. The availability of the remaining part of the site (plots A and C) is unclear at present and should be investigated further by the Neighbourhood Plan Group.
Site Description	The site is surrounded by residential properties to the south, with open space to the north and west. For the purposes of explaining the planning

	history, the site is split into three parcels of land, plots A, B and C (see plan above).
Planning History	<p>Plots A and C do not have any planning history.</p> <p>Plot B has the following planning history:</p> <p>Planning History Planning Application Number: N113545/F</p> <p>Full planning application for the proposed construction of 4 houses and garages – Refused May 2012, Highways concerns. Granted on Appeal March 2013.</p> <p>SHLAA O/K/011 – Development is suitable, similar sites have been developed nearby. Access is a major issue, would need advice of highways engineer.</p>
Site Development Potential	Yes - Recommendation: Allocate
Explanation / justification for recommendation	<p>The site is well placed for existing amenities and would be within the existing built up area. There are access issues regarding the site. There is extant permission for part of the site. There is a TPO on site (plot B) which will need to be investigated. Respect would need to be paid to the Conservation Area if the site is developed. Part of the site (plot B) currently has planning permission for 4 dwellings. The availability of the remaining part of the site is unclear at present and should be investigated further by the Neighbourhood Plan Group.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The site has had previous concerns relating to highways issues. These would need to be investigated further if development was to come forward on the site. • The site is in a Conservation Area. • The full availability of the site is unknown. • A HER Event (7 High Street Kington) is located on the site. The impact on this may need to be explored further in any future application that may come forward on the site. • Site viability must be demonstrated before it is allocated (please refer to paragraph 80 of this report).
Potential housing development capacity	<p>Based on the density figure set out in Policy KG1, 10.5 dwellings could be developed on the site.</p> <p>Plot B has planning permission for 4 dwellings.</p> <p>Therefore, it is recommended the housing capacity for the site is 10 dwellings i.e. an additional 6 to the existing permission.</p>
Estimated development timeframe:	The site could possibly be delivered between 1-5 years with extant permission on part of the site.
Next steps for the Group	Establish site availability for plots A and C.

Site Name **K5 – Site off Victoria Road**


Site Area	0.2ha
Ownership	At the time of writing the site was for sale. The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	Site is off Victoria Road, currently existing buildings and hard standing. The site is surrounded by residential properties to the south, with open space to the north and west.
Planning History	<p>Planning History Planning Application number: N102016/F Full planning permission for 10 residential units, one of the existing workshops to be converted in to 3 dwellings, remaining 7 dwellings will be new builds, the 3 terraced houses will be affordable. Approved with Conditions September 2010.</p> <p>SHLAA K/8 – Site is suitable for development but note flood zone 2.</p>
Site Development Potential	Yes - Recommendation: Allocate
Explanation / justification for recommendation	<p>The site is available and well placed in terms of existing amenities. It would 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. At the time of writing the site was for sale. The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The site is adjacent to Flood Zone 2 which may need to be investigated further if the site was to be taken forward for development. • Site viability must be demonstrated before it is allocated (please refer

	to paragraph 80 of this report).
Potential housing development capacity	Based on the density figure set out in Policy KG1, 7 dwellings could be developed on the site. However, it is considered that 10 dwellings could be developed on the site, which is consistent with the previous planning permission granted on the site. Therefore, the recommended housing capacity for the site is 10 dwellings.
Estimated development timeframe:	The site could possibly be delivered between 1-5 years due to few constraints and site being actively marketed.
Next steps for the Group	N/A

Site Name K6 - Land south of Elizabeth Road



Site Area	0.96ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	Site is an open field south of Elizabeth Road. The site is surrounded by residential properties to the north, with open space to the south.
Planning History	Planning History The site has no planning history. SHLAA N/A
Site Development Potential	Possibly - Recommendation: discuss flood risk issues further with Local Planning Authority prior to deciding on whether to allocate site.
Explanation / justification for recommendation	The site is relatively flat and well placed for existing amenities. It would need to be sensitively developed to ensure that development is in keeping with neighbouring properties, and possibly offer screening to the designated Open Space to the south. If developed, the site would be a 'natural' extension to the existing settlement. The site incorporates large

	<p>areas that are in flood zones 2 and 3. The appropriateness of development on this site would be subject to further discussions with the Local Planning Authority and/or the Environment Agency.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • Site is largely in either Flood Zone 2 or 3. The suitability for housing development would need to be investigated further. • Site is adjacent to designated Open Space. • Investigation needed as to whether there is significant infrastructure under the ground. • Site viability must be demonstrated before it is allocated (please refer to paragraph 80 of this report).
Potential housing development capacity	Based on the density figure set out in Policy KG1 (and applying the rule that 90% of the site is developable as set out in paragraph 65 of this report), 30 dwellings could be developed on the site.
Estimated development timeframe:	The site could possibly be delivered between 1-5 years but would need to address significant flood risk issues.
Next steps for the Group	Seek advice from the Local Planning Authority about development suitability due to flood risk issues.

Site Name **K7 – Cattle Market**



Site Area	0.79ha
Ownership	Site owned by Cattle Market.
Site Description	The site is actively used as a cattle market and car park in Central Kington.
Planning History	<p>Planning History N/A</p> <p>SHLAA K/15 – SHLAA recommends development, and that it would be a good site for housing due to being close to the town centre and in residential area. It states residential use would also remove 'bad neighbour' use.</p>

Site Development Potential	Possibly – Recommendation: Explore whether site could be available in the long term with cattle market owners
Explanation / justification for recommendation	<p>The site could possibly be delivered due to its good access, brownfield nature and location within the existing built up area of Kington. The site is in a conservation area so sensitive design would be needed. The lack of availability however is significant and whilst the site seems acceptable in principle for housing, it is only likely to be a long term aspiration at this stage.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> Site viability must be demonstrated before it is allocated (please refer to paragraph 80 of this report).
Potential housing development capacity	Based on the density figure set out in Policy KG1 (and applying the rule that 90% of the site is developable as set out in paragraph 65 of this report), 25 dwellings could be developed on the site.
Estimated development timeframe:	The availability of the site means it is unlikely to come forward in the short or medium term. The estimated time frame for development is 10-15 years.
Next steps for the Group	The availability of the site in the long term should be explored further with the Cattle Market owners.

Site Name **K8 – Old Wesleyan Chapel, Crabtree Lane**



Site Area	0.17ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open land including a vacant chapel off Crabtree Lane. The site is surrounded by residential properties to the south, with open space

	to the north and west.
Planning History	<p>Planning History</p> <p>Planning application number: N121452/F</p> <p>Full planning permission approved in 2013 for proposed replacement of extant planning permission DCNW2008/1741/F - proposed conversion into nine apartments, including stair tower. Planning permission expires in May 2016.</p> <p>SHLAA N/A</p>
Site Development Potential	Yes - Recommendation: Allocate
Explanation / justification for recommendation	<p>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 would need to be sensitively developed. The site contains a Listed Building which is a constraint and would need to be sensitively managed as part of any future planning application on the site. Planning permission is in place for nine apartments on the site.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The site contains a Listed Building. • The site is within a Conservation Area. • 2 HER Events (Archeological profile of Kington, Land between Crabtree Road and Harp Yard Chapel, Kington) are located on the site. The impact on these events may need to be explored further in any future application that may come forward on the site. • Site viability must be demonstrated before it is allocated (please refer to paragraph 80 of this report).
Potential housing development capacity	Site previously has planning permission for 9 apartments. It is considered that this could be delivered on the site.
Estimated development timeframe:	The site could possibly be delivered between 1-5 years as permission has previously been granted on the site, although further investigation will need to be done for contamination and ecological value.
Next steps for the Group	N/A

Site Name **K9 – Field adjacent to Mill Street**


Site Area	0.33ha
Ownership	Not known at this stage.
Site Description	The site is open land adjacent to Mill Street. The site is surrounded by residential properties to the south, with open space to the north and west.
Planning History	<p>Planning History The site has no previous applications.</p> <p>SHLAA HLAA/016/001 – The SHLAA highlighted that the site is mainly within the flood plain and has high historic environment value which would result in closely restricted development. (N.b – the SHLAA boundaries were larger than the proposed site. Therefore, site K9 is not within flood risk zones 2 or 3)²⁰</p>
Site Development Potential	Possibly - Recommendation: discuss access issues with Local Planning Authority in order to make a decision on whether to allocate the site.
Explanation / justification for recommendation	<p>The site is well placed for existing amenities in Kington, however a significant constraint is the lack of access. New access road(s) would be required if development was to come forward on the site. The site is in a Conservation Area so would need to be sensitively developed. The site also contains overhead telephone lines.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • Site access is poor and not appropriate in its current state to support new development. • The site is in a Conservation Area.

²⁰ Where the recommendations for a site are contrary to those made in the SHLAA, further detail is provided in the pro forma to explain how this conclusion has been reached.

	<ul style="list-style-type: none"> Site contains telephone lines.
Potential housing development capacity	Based on the density guidance outlined in emerging policy KG1 of the Core Strategy, the site could be developed for 12 dwellings.
Estimated development timeframe:	Provided access issues can be resolved on the site, it could come forward in the short to medium term.
Next steps for the Group	Discuss access issues with Local Planning Authority in order to make a decision on whether to allocate the site.

Site Name **K10 – Land to the north of Headbrook**



Site Area	0.77ha
Ownership	Neighbourhood Group has indicated that land owner would be willing to sell the land for residential development.
Site Description	The site is open land north of Headbrook. The site is surrounded by residential properties to the south, with open space to the north and west.
Planning History	<p>Planning History The site has no previous applications.</p> <p>The owner of the site is currently seeking pre-application advice from Herefordshire Council for constructing 60 dwellings on the site.</p> <p>SHLAA HLAA/263/001 – SHLAA states site not entirely developable. There are issues relating to landscape/access/flood zone. Smaller area outside flood zone to rear of Headbrook (Site K10) may be acceptable but there is no suitable existing access.</p>
Site Development Potential	Possibly - Recommendation: further consideration (through discussion with the Local Planning Authority) should be given to access and impact in terms of loss of open green space and the landscape character of the area.
Explanation / justification	The site is flat and well placed for existing amenities. It would also border

for recommendation	<p>existing development providing a 'natural extension'. The site however is currently protected by planning policy and designated as open green space. The landscape has a rural character contrasted by its central location within the urban context, forming a buffer between the two residential areas within the town. Development of the site would lead to the loss of this rural character. The site has no obvious access and this would need to be investigated further if the site came forward for development. Issues relating to access and impact in terms of loss of open green space and the landscape character of the area would need to be explored further with the local planning authority in reaching a decision as to whether to allocate the site.</p> <p>The Neighbourhood Group has indicated that land owner would be willing to sell the land for residential use.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The open nature of the area would be affected by large scale development. • There are access issues with the site. • The site is currently designated as open space. • The site includes Grade 3 agricultural land. • Site viability must be demonstrated before it is allocated (please refer to paragraph 80 of this report).
Potential housing development capacity	Based on the density figure set out in Policy KG1 (and applying the rule that 90% of the site is developable as set out in paragraph 65 of this report), 24 dwellings could be developed on the site.
Estimated development timeframe:	Site likely to come forward in the long term 10-15 years provided issues relating to access, open space and landscape character can be addressed.
Next steps for the Group	Contact Local Planning Authority to discuss issues raised in relation to access, landscape impact and loss of open space.

Site Name	K11 – Land south of Newburn Lane
------------------	---



Site Area	0.86ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open farmland located towards the south of Newburn Lane and adjacent to Kingswood Road.
Planning History	<p>Planning History The site has no previous applications.</p> <p>SHLAA HLAA/045/002 – SHLAA states site is unsuitable for residential development as it would be very prominent on this site which rises up away from town.</p>
Site Development Potential	Yes - Recommendation: Allocate
Explanation / justification for recommendation	<p>Development of the site would represent an extension to Kington as the site is located outside of the settlement boundary. It is considered that development of the site would be appropriate if the layout is consistent with the existing pattern of development along Kingswood Road (i.e. a single row of houses along Kingswood Road). The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider. If allocated, the group should also consider allocation of site K14 to ensure that a consistent layout of development can be delivered on Kingswood Road.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> There is a priority habitat (Woodland and Grassland located towards the east of the site) located around 10m from the site. The impact on the priority habitat would need to be explored further should a

	<p>planning application come forward on a site.</p> <ul style="list-style-type: none"> • The site contains an HER monument (Arrow Grange (Townsend Farm)). The impact on the HER monument should be investigated further should a planning application come forward on the site. • Strong intervisibility between the site and the centre of Kington, (direct views to church in the town centre), Bradnor Hill and Hergest Ridge. Although the site is contained by dense hedgerows it is exposed to high intervisibility from surrounding elevated landscapes. If site is developed, it is recommended that tree planting is used to mitigate development from exposed intervisibility.
Potential housing development capacity	<p>Based on the density figure set out in Policy KG1, 30 dwellings could be developed on the site. However, it is considered that if this site is brought forward, the density should be reflective of the existing layout of residential development on Kingswood Road.</p> <p>Therefore, the recommended housing capacity for the site is 6 dwellings.</p>
Estimated development timeframe:	Based on the information set out in this pro forma, the estimated development timeframe is 6-10 years. Sites in the Settlement Boundary of Kington should be prioritised.
Next steps for the Group	N/A.

Site Name **K12 - Land east of Kingswood Road (1)**



Site Area	2.1ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open farmland located adjacent to Kingswood Road towards the east. Site bounded to the south and west by open farmland. There is a property located north of the site on the opposite side of Newburn Lane


Planning History	<p>Planning History The site has no previous applications.</p> <p>SHLAA HLAA/008/001 – SHLAA states development would have significant landscape impact, sloping site, access would also be difficult due to bend in lane.</p>
Site Development Potential	Possibly - Recommendation: Consider whether site could be effectively designed through a masterplan in order to deliver an extension to Kington. Development of the site would have to mitigate landscape impact.
Explanation / justification for recommendation	<p>The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider. Although development of the site would entail a significant extension to Kington, the site could be appropriate if it is effectively designed through a masterplan in order to deliver an extension to the town. Development of the site would need to be effectively laid out, designed and landscaped.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The site is located in close proximity to an HER monument (Arrow Grange (Townsend Farm)). The impact on the HER monument should be investigated further should a planning application come forward on the site. • Part of a Priority Habitat (Woodland and Grassland) is located on the site (0.05% of the habitat). The impact on the Priority Habitat would need to be explored further should a planning application come forward on a site. • There is strong intervisibility between the site and the steeper land of Bradnor Hill to the north and elevated agricultural land and woodland to the east. There is fragmented intervisibility from the elevated land above the landscape impacted by mature trees and hedgerows.
Potential housing development capacity	Based on the density guidance outlined in emerging policy KG1 of the Core Strategy and applying the calculations outlined in paragraph 65, the site could be developed for 55 dwellings.
Estimated development timeframe:	The timeframe for the site coming forward would be dependent on infrastructure requirements for the site. It is estimated that the site is likely to come forward in the medium term (5-10 years).
Next steps for the Group	Consider whether the site could be delivered through an extension to Kington alongside sites K13 and K15.

Site Name	K13 - Land east of Kingswood Road (2)
------------------	--



Site Area	2.73ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open farmland located adjacent to Kingswood Road towards the east. Site bounded to the south and west by open farmland. There is a property located north of the site on the opposite side of Newburn Lane
Planning History	<p>Planning History The site has no previous applications.</p> <p>SHLAA HLAA/045/004 – SHLAA states site not suitable for development. Development on the elevated land would create significant landscape impact. Well beyond built up area of town.</p>
Site Development Potential	Possibly - Recommendation: Consider whether site could be effectively designed through a masterplan in order to deliver an extension to Kington. Development of the site would have to mitigate landscape impact.
Explanation / justification for recommendation	<p>The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider. Although development of the site would entail a significant extension to Kington, the site could be appropriate if it is effectively designed through a masterplan in order to deliver an extension to the town. Development of the site would need to be effectively laid out, designed and landscaped.</p> <p>Key issues relating to the site:</p>

	<ul style="list-style-type: none"> The site is 33m from a Priority Habitat (woodland to the south of the site). The impact on the Priority Habitat would need to be explored further should a planning application come forward on a site.
Potential housing development capacity	Based on the density guidance outlined in emerging policy KG1 of the Core Strategy and applying the calculations outlined in paragraph 65, the site could be developed for 72 dwellings.
Estimated development timeframe:	The timeframe for the site coming forward would be dependent on infrastructure requirements for the site. It is estimated that the site is likely to come forward in the medium term (5-10 years).
Next steps for the Group	Consider whether the site could be delivered through an extension to Kington alongside sites K12, K15.

Site Name K14 - Land west of Kingswood Road	
	
Site Area	0.6ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open farmland located adjacent to Kingswood Road towards the east. Site bounded to the south and west by open farmland. There is a property located north of the site on the opposite side of Newburn Lane
Planning History	<p>Planning History The site has no previous applications.</p> <p>SHLAA HLAA/045/002 – SHLAA states site not suitable for residential</p>

	development. It would be very prominent on this site which rises up away from town.
Site Development Potential	Yes - Recommendation: Allocate
Explanation / justification for recommendation	<p>Development of the site would represent an extension to Kington as the site is located outside of the settlement boundary. It is considered that development of the site would be appropriate if the layout is consistent with the existing pattern of development along Kingswood Road (i.e. a single row of houses along Kingswood Road). The site is been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider. If allocated, the group should also consider allocation of site K11 to ensure that a consistent layout of development can be delivered on Kingswood Road.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • There is a priority habitat (trees and grassland) located 67m from the site. Any impact on the priority habitat would need to be explored further should a planning application come forward on a site. • There is strong intervisibility between the site north to Bradnor Hill and west to Hergest Ridge, between the centre of Kington and higher levels on the site. Intervisibility is mitigated by dense unmanaged hedgerows on the northern boundary. Potential mitigation suggested is to develop the lower levels of the site and provide further screening on the northern boundary. If this is implemented, then the density of development would be reduced.
Potential housing development capacity	<p>Based on the density figure set out in Policy KG1, 21 dwellings could be developed on the site. However, it is considered that if this site is brought forward, the density should be reflective of the existing layout of residential development on Kingswood Road.</p> <p>Therefore, the recommended housing capacity for the site is 5 dwellings.</p>
Estimated development timeframe:	Based on the information set out in this pro forma, the estimated development timeframe is 6-10 years. Sites in the Settlement Boundary of Kington should be prioritised.
Next steps for the Group	N/A

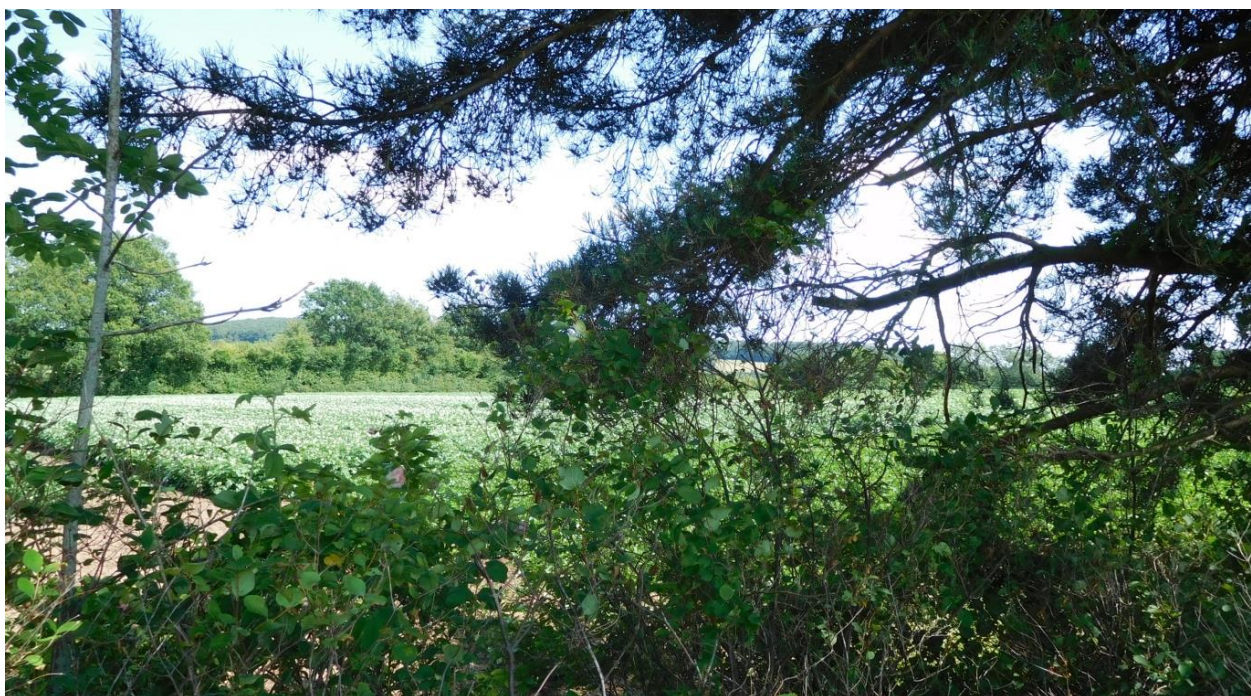
Site Name **K15 - Land to the rear of properties on the eastern side of Kingswood Road**



Site Area	0.82ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open farmland located to the rear of properties on the eastern side of Kingswood Road. Residential properties are located to the north and west of the site. Woodland is located to the south and open farmland to the east.
Planning History	<p>Planning History The site has no previous applications.</p> <p>SHLAA N/A</p>
Site Development Potential	Possibly - Recommendation: Consider whether site could be effectively designed through a masterplan in order to deliver an extension to Kington.
Explanation / justification for recommendation	<p>The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider. Although development of the site would entail a significant extension to Kington, the site could be appropriate if it is effectively designed through a masterplan in order to deliver an extension to the town. Development of the site would need to be effectively laid out, designed and landscaped.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> Development of this site would not be consistent with the character of existing development located along Kingswood Road.

	<ul style="list-style-type: none"> • There are a number of trees covered by TPOs located adjacent to the site. The presence of the TPOs would be a key issue for consideration. • A section of the site to the south is priority habitat (woodland), comprising around 3.45% of the site area. Any impact on the priority habitat would need to be explored should a planning application come forward on the site. • The entirety of the site is comprised of Grade 2 and 3 Agricultural Land.
Potential housing development capacity	Based on the density guidance outlined in emerging policy KG1 of the Core Strategy and applying the calculations outlined in paragraph 65, the site could be developed for 26 dwellings.
Estimated development timeframe:	The timeframe for the site coming forward would be dependent on infrastructure requirements for the site. It is estimated that the site is likely to come forward in the medium term (5-10 years).
Next steps for the Group	Consider whether the site could be delivered through an extension to Kington alongside sites K12 and K13.

Site Name **K16 - Land adjacent to Temple Lane development**



Site Area	0.85ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open farmland. Site located adjacent to the existing Temple Lane development, which consists of properties (bungalows, flats and houses) that were completed by Shropshire Housing Group in 2010. Woodland is located towards the north of the site with open farmland to the east and south.
Planning History	Planning History There is no planning history relating to the site.

	<p>Outline planning permission was granted in April 2007 on land immediately south of the existing Temple Lane development has for the erection of 2 dwellings and the demolition of 2 dwellings on an adjacent site (Planning Application Number) DCN070724/O.</p> <p>SHLAA N/A</p>
Site Development Potential	Possibly - Recommendation: the site could be appropriate for development if it is carefully designed and acceptable access to the site can be delivered.
Explanation / justification for recommendation	<p>Development of the site is considered to be appropriate if it forms an extension to the existing residential development adjacent to the site. Access to the site from the neighbouring development could be an issue due to the presence of two trees covered by TPOs and this should be investigated further. The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • There are two trees covered by TPOs located adjacent to the site. The presence of the TPOs would need to be considered when designing the layout and access of the site if it is brought forward for development. • It is unclear whether the current owners of the Temple Lane development would accept a new access to facilitate the delivery of this site • A section of the site to the north is priority habitat (woodland), comprising around 0.16% of the site area. Any impact on the priority habitat would need to be explored should a planning application come forward on a site. • The entirety of the site is comprised of Grade 2 and 3 Agricultural Land.
Potential housing development capacity	<p>Based on the density figure set out in Policy KG1 (and applying the rule that 90% of the site is developable as set out in paragraph 65 of this report), 27 dwellings could be developed on the site.</p> <p>If the type of development reflects that of Temple Lane and incorporates flats, then this scale of development could be incorporated on the site.</p>
Estimated development timeframe:	Based on the information set out in this pro forma, the estimated development timeframe is 6-10 years. Sites in the Settlement Boundary of Kington should be prioritised.
Next steps for the Group	Consider whether access can be established to the site without affecting the 2 trees covered by TPOs. Explore whether Temple Lane development owners would accept new access through existing development to the site. Discuss access requirements with Local Planning Authority.

Site Name	K17 - Land to the rear of properties on the western side of Kingswood Road
------------------	---



Site Area	0.37ha
Ownership	Site identified by housing site sub group. The aspirations of the landowner are currently unknown.
Site Description	The site is open farmland located to the rear of existing properties on Kingswood Road. Site bounded to the south and west by open farmland. There is a property located north of the site on the opposite side of Newburn Lane.
Planning History	<p>Planning History No previous planning applications on the site.</p> <p>SHLAA HLAA/045/001 – Site too remote from town and located in high ground in relation to setting of town. Landscape of high sensitivity.</p>
Site Development Potential	No - Recommendation: Do not allocate
Explanation / justification for recommendation	<p>The site is located to the rear of existing properties on Kingswood Road. It is considered that access would be an issue for the site as a new access point would need to be created in order to access new residential development. The development of the site would not integrate well with the existing layout of the development in this location. The site has strong intervisibility between the site north to Bradnor Hill and west to Hergest Ridge. The site has been identified by housing site sub group. The aspirations of the landowner are currently unknown.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> There is a priority habitat (Woodland on the opposite side of Kingswood Road) that is located 36m from the site. The impact on the priority habitat would need to be explored further should a

	<p>planning application come forward on the site.</p> <ul style="list-style-type: none"> • The entirety of the site is comprised of Grade 3 Agricultural Land. • A power line crosses the site.
Potential housing development capacity	Site not considered suitable for development.
Estimated development timeframe:	Site not considered suitable for development.
Next steps for the Group	N/A

Site Name **K18 – Land East of Hereford Road, A4111**



Site Area	0.48ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open land east of Hereford Road, A4111. Site located adjacent to Kington Medical Practice (located towards the south of the site). Farmland is located towards the east of the site. On the opposite side of the A411, a household waste site is currently being constructed.
Planning History	<p>Planning History</p> <p>No previous planning applications on the site.</p> <p>Planning permission was granted for a household waste facility off the A4111 in 2009 (planning application number: NW090875/N). The facility has been designed to be in a cutting (i.e. below the existing ground level) and also incorporates new planting towards the north, south and west of the site. Existing trees located to the east of the site will restrict views into the site from the A411.</p> <p>SHLAA N/A</p>
Site Development Potential	Possibly - Recommendation: Further consideration (in discussion)

	with the Local Planning Authority) should be given to the impact of allocating the site when considered in the context of: the proximity of the household waste site that is currently being constructed adjacent to the site; and access requirements to the adjacent A4111.
Explanation / justification for recommendation	<p>The site is located on the outskirts of the settlement boundary for Kington although development has occurred outside of the boundary in this area. This has led to an increased urban character in this area, and new development in site K18 would be consistent with this. However, A new household waste facility is currently being constructed on the opposite site of the A4111. Following a review of the plans for the site, the facility is unlikely to be visible from site K18 as existing trees located on the A4111 are to be retained. Acoustic fencing is also proposed to be used along the boundaries of the site. Any potential noise/air quality impacts that potential development on the site would be susceptible to would need to be explored further should a planning application come forward on the site. It is recommended that the compatibility of developing site K18 for housing when considered in the context of the proximity of the household waste site should be discussed further with the Local Planning Authority.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • There is a Local Wildlife Site (Land at Rodds Farm) 370m south of the site. There is a Priority Habitat (Deciduous Woodland) located 320m north east of the site. The impact of new development on these sites would need to be explored further should a planning application come forward on a site. • The site contains an HER monument (Enclosure, South of Track Barn). The impact on the HER monument should be investigated further should a planning application come forward on the site. • There is a public footpath running across the northern part of the site. The presence of the footpath would need to be considered further if this site is taken forward in terms of how it can be integrated into the layout of the site. • Current access onto the site is from A411 for farm vehicles. If the site were to be developed, access would be from the A4111 and a new access point would be required.
Potential housing development capacity	Based on the density figure set out in Policy KG1 (and applying the rule that 90% of the site is developable as set out in paragraph 65 of this report), 15 dwellings could be developed on the site.
Estimated development timeframe:	Based on the information set out in this pro forma, the estimated development timeframe is 6-10 years. Sites in the Settlement Boundary of Kington should be prioritised.
Next steps for the Group	Discuss appropriateness of the site when considered in the context of the adjacent household waste site and access onto the adjacent A4111.

Site Name	K19 – Land West of Hereford Road, A4111
------------------	--



Site Area	2.43ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is open land east of Hereford Road, A4111. Site located adjacent to Kington Medical Practice (located on the opposite side of the A411). Farmland is located towards the west and south of the site. A household waste site is currently being constructed north of the site.
Planning History	<p>Planning History Planning permission was granted in May 2015 for spreading soils generated from the construction of the adjacent household waste site onto the site and a neighbouring field (planning application number: P150487/N).</p> <p>Planning permission was granted for a household waste facility off the A4111 in 2009 (planning application number: NW090875/N). The facility has been designed to be in a cutting (i.e. below the existing ground level) and also incorporates new planting towards the north, south and west of the site. Existing trees located to the east of the site will restrict views into the site from the A411.</p> <p>SHLAA N/A</p>
Site Development Potential	Possibly - Recommendation: Further consideration (in discussion with the Local Planning Authority) should be given to the impact of allocating the site when considered in the context of: the proximity of the household waste site that is currently being constructed adjacent to the site; and access requirements to the adjacent A4111.


Explanation / justification for recommendation	<p>The site is located on the outskirts of the settlement boundary for Kington although development has occurred outside of the boundary in this area. This has led to an increased urban character in this area, and new development in site K19 would be consistent with this. However, A new household waste facility is currently being constructed north of the site. Following a review of the plans for the site, the facility is unlikely to be visible from site K18 as existing trees located on the A4111 are to be retained. Acoustic fencing is also proposed to be used along the boundaries of the site. Any potential noise/air quality impacts that potential development on the site would be susceptible to would need to be explored further should a planning application come forward on the site. It is recommended that the compatibility of developing site K18 for housing when considered in the context of the proximity of the household waste site should be discussed further with the Local Planning Authority.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The site is 206m from Local Wildlife Site (Land at Rodds Farm located south of the site). The site is 165m from Priority Habitat (Deciduous Woodland to the north west of the site). The site is 288m from an Ancient Woodland. The impact on these designations should be investigated further if a planning application comes forward on the site. • The site is located adjacent to three HER monuments (3x Ridge and Furrows relating to Summerfield Lodge). The impact on the HER monuments should be investigated further if a planning application comes forward on the site. • Current access onto the site is from A4111 for farm vehicles. This access will be retained as part of the proposed household waste site. If the site is developed for residential use, a new access may be required from the A4111 directly onto the site.
Potential housing development capacity	Based on the density figure set out in Policy KG1 (and applying the rule that 75% of the site is developable as set out in paragraph 65 of this report), 64 dwellings could be developed on the site.
Estimated development timeframe:	Based on the information set out in this pro forma, the estimated development timeframe is 6-10 years. Sites in the Settlement Boundary of Kington should be prioritised.
Next steps for the Group	Discuss appropriateness of the site when considered in the context of the adjacent household waste site and access onto the adjacent A4111.

Site Name	K20 – Land to the east of Hergest Road
------------------	---



Site Area	0.04 ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	Site surrounded by open farmland. A building is located to the north of the site.
Planning History	<p>Planning History No previous planning applications on the site.</p> <p>SHLAA N/A</p>
Site Development Potential	Yes - Recommendation: Allocate
Explanation / justification for recommendation	<p>The site sits outside the settlement boundary and as a result is quite a distance from a number of amenities. There is extensive vegetation on site as well as nearby priority habitats and wildlife site. The site would require ecological investigation. The site is very close to a listed building and development could affect its setting. Development would need to be sensitively designed. Potential development of the site could be appropriate if it is appropriately designed and in keeping with the pattern of development in this location (single dwellings along Hergest Road).</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The site is not located close to amenities, outside the settlement boundary. • There is a priority habitat that is located in close proximity and the impact on the priority habitat would need to be explored further should a planning application come forward on the site. • The site is within the setting of a Listed Building. • Due to the pond and dense vegetation, the ecological value would need to be explored further should a planning application come forward on a site.
Potential housing development capacity	Site considered appropriate for 2 dwellings.

Estimated development timeframe:	Site likely to come forward in short term.
Next steps for the Group	N/A

Site Name KR1 – Land north of Arrow View, Hergest	
	
Site Area	1.2 ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	Site located adjacent to existing Arrow View development. Arrow View industrial estate is located east of the site. There are turkey farming sheds located further south of the existing Arrow View development.
Planning History	<p>Planning History No previous planning applications on the site.</p> <p>SHLAA N/A</p>
Site Development Potential	Possibly – Recommendation: Further consideration (in discussion with the Local Planning Authority) should be given to the impact of allocating the site in terms of the current status of the priority habitat and whether the proximity of the site to turkey farm sheds would be likely to result in significant adverse environmental impact if site is used for residential purposes (in line with Policy E16 of the Herefordshire UDP).
Explanation / justification	The site is located adjacent to an existing residential development and


for recommendation	<p>employment site. The majority of the site is a priority habitat. Development of the site would lead to the loss of this priority habitat although a number of trees were felled on the site around 4/5 years ago and old army huts were removed. It is unclear whether the site has any ecological value given the removal of these trees. It is recommended that the group liaise with the Local Planning Authority in order to obtain their views in relation to allocation of the site with a particular focus on loss of the land identified as priority habitat.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • 95.42% of the site is a Priority Habitat (Deciduous Woodland). This is likely to be a significant constraint in terms of developing the site. • Proximity of site to existing turkey farm south of the site
Potential housing development capacity	Site suitable for the 15 dwellings that are required in Hergest.
Estimated development timeframe:	Site likely to come forward in the short to medium term.
Next steps for the Group	Further consideration (in discussion with the Local Planning Authority) should be given to the impact of allocating the site in terms of the current status of the priority habitat and whether the proximity of site to turkey farm sheds would likely result in significant adverse environmental impact if site is used for residential purposes (in line with Policy E16 of the Herefordshire UDP).

Site Name KR2 – Land south of Hergest



Site Area	0.88 ha
Ownership	Unclear. Site identified by AECOM as a potential development site.

Site Description	Site surrounded by farmland to the south and east. Arrow View Industrial Estate is located to the north. Site partly occupied by sheds that did not appear to be in use when the site was visited. A section of open farmland is located on the southern part of the site. The site is located in close proximity to turkey farming sheds towards the north.
Planning History	<p>Planning History</p> <p>Retrospective planning permission was granted on the site for the extension of an existing building in 2004 (Planning Application number: DCN040872/F).</p> <p>A planning application was withdrawn relating to the development a caretakers site office in 2000 (Planning Application number: DCN003481/O).</p> <p>The site is allocated as safeguarded employment land in the current development plan for Kington.</p> <p>SHLAA N/A</p>
Site Development Potential	No - Recommendation: Do not allocate
Explanation / justification for recommendation	<p>The site is located on land that is currently safeguarded employment land. It is considered that residential use of the site would not be consistent with current planning policy for the area.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • The site is allocated as safeguarded employment land in the current development plan for Kington. • The site is 171m from Local Wildlife Site (Gladestry Brook, north west of the site), 78m from a Priority Habitat (Deciduous Woodland , west of the site and 219m from an Ancient Woodland (south of the site). The impact on these sites would need to be explored should a planning application come forward on the site. • The site is located in close proximity to turkey farming sheds towards the north.
Potential housing development capacity	Site not considered suitable for development.
Estimated development timeframe:	Site not considered suitable for development.
Next steps for the Group	N/A

Site Name KR3 – Land south of Arrow View, Hergest	
	
Site Area	1.55ha
Ownership	The site has been identified by the landowner as a potential housing site for Kington Neighbourhood Plan Group to consider.
Site Description	The site is located in Hergest. Houses are located north of the site on the Arrow View development and the Arrow View Industrial Estate is located south east of the site. Turkey farming sheds are located south of the site.
Planning History	<p>Planning History No previous planning applications on the site.</p> <p>SHLAA N/A</p>
Site Development Potential	No - Recommendation: Do not allocate
Explanation / justification for recommendation	<p>The site is located on vacant land south of the Arrow View development and would represent an extension to this site. The impact of allocating the site on the priority habitat to the north of the site would need to be explored further should a planning application come forward. Turkey farming sheds are located south of the site and air quality would be a consideration for the site should a planning application come forward on the site. A new access onto the site would need to be created.</p> <p>Key issues relating to the site:</p> <ul style="list-style-type: none"> • A Priority Habitat (Deciduous Woodland) is located 70m north of the site. • Proximity of turkey farming sheds to the south of the site, which is likely to be a significant constraint in terms of brining this site forward for development.
Potential housing development capacity	Site not considered suitable for development.
Estimated development timeframe:	Site not considered suitable for development.
Next steps for the Group	N/A

5 Summary and Conclusions

68. This report has reviewed a number of sites that have been identified for possible inclusion in the Kington NDP. Some sites have been ruled out on the basis of their suitability. Some sites have been identified as being potentially suitable but further actions are recommended to the group in order to decide whether to allocate. Other sites have been assessed as having potential to be included in the plan. As much information as possible has been provided to support the recommendation as to the development potential of each site, including ownership information.
69. The assessment has considered 23 sites (20 in Kington and 3 in Kington Rural). The sites put forward in Kington have been identified by the group during earlier stages in the NDP making process. The sites in Kington Rural have been identified by AECOM. Sites have been assessed for their development potential, including physical and environmental constraints, planning policy and ownership/likelihood of the site being available for development.
70. The assessment concludes that out of the 20 sites assessed in Kington, 9 have potential to be given further consideration through a site allocation. These are:
- K1 – Land north of Greenfield Drive (2 dwellings)
 - K2 – Land to the west of Greenfield Drive (2 dwellings)
 - K3 – Land at the corner of Llewellyn Road and Garden Close (2 dwellings)
 - K4 – Land to rear of Oxford Arms (10 dwellings)
 - K5 – Site off Victoria Road (10 dwellings)
 - K8 – Old Wesleyan Chapel, Crabtree Lane (9 dwellings)
 - K11 – Land south of Newburn Lane (6 dwellings)
 - K14 – Land west of Kingswood Road (5 dwellings)
 - K20 – Land to the east of Hergest Road (2 dwellings)
71. Where appropriate and outlined in section 4 of this report, the group should explore the sites K2, and plots A and C of K4.
72. The assessment concludes that a further 10 sites require further consideration by the group prior to making a decision on whether to allocate. These are:
- K6 – Land south of Elizabeth Road – Discuss flood risk issues further with Local Planning Authority prior to deciding on whether to allocate site.
 - K7 – Cattle Market – Explore whether site could be available in the long term with cattle market owners.
 - K9 – Field adjacent to Mill Street – Discuss access issues with Local Planning Authority in order to make a decision on whether to allocate the site.

- K10 – Land to the north of Headbrook – Further consideration (through discussion with the Local Planning Authority) should be given to access and impact in terms of loss of open green space and the landscape character of the area.
 - K12 – Land east of Kingswood Road (1), K13 – Land east of Kingswood Road (2) and K15 Land to the rear of properties on the eastern side of Kingswood Road – Consider whether these three sites could be effectively designed through a masterplan in order to deliver an extension to Kington. Issues relating to impact on the landscape character would be a key consideration for this location in bringing forward a masterplan for this area.
 - K16 – Land adjacent to Temple Lane development – The site could be appropriate for development if it is carefully designed and acceptable access to the site can be delivered. This should be considered further by the group in discussion with the Local Planning Authority prior to deciding whether to allocate.
 - K18 – Land East of Hereford Road, A4111 and K19 – Land West of Hereford Road, A4111 – Further consideration (in discussion with the Local Planning Authority) should be given to the impact of allocating these sites when considered in the context of the proximity of the household waste site that is currently being constructed adjacent to the site.
73. The assessment concluded that out of the three sites in Hergest (Kington Rural), site KR1 (Land north of Arrow View, Hergest) is possibly appropriate for allocation. However, further consideration (in discussion with the Local Planning Authority) should be given to the impact of allocating the site in terms of the current status of the priority habitat and whether the proximity of site to turkey farm sheds would likely result in significant adverse environmental impact if site is used for residential purposes (in line with Policy E16 of the Herefordshire UDP).

Emerging Core Strategy Policy KG1

74. As highlighted in section 2, emerging Core Strategy Policy KG1 outlines the need for 200 homes in Kington over the plan period. The following bullet points set out how the estimated capacity of the sites that are recommended for allocation along with those that require further consideration by the group:
- Estimated capacity of sites recommended for allocation – **up to 48 dwellings**
 - Completions since the start of the plan period (2011) in Kington – **10 dwellings**
 - Net increase in dwellings if all sites with planning permission (excluding the planning permission that exists for site K8 (9 dwellings), as this is included in the sites recommended for allocation) – **10 dwellings**
 - Estimated capacity of sites that require further consideration by the group – **up to 350 dwellings**
75. When totaling the capacity of sites recommended for allocation, the completions in Kington since the start of the plan period and the sites that currently have planning permission, the total number of dwellings is 68, which leaves a **shortfall of 132 dwellings** required to match the requirement in Kington. A key action for the group will be to consider the 10 sites that have been identified as requiring further consideration and explore whether the issues identified can be dealt with in order to decide on whether to allocate these sites to meet this shortfall. These sites should be discussed further with the Local Planning Authority.

Recommendations for next steps

76. This report is intended to provide a starting point for the group to consider which sites could be allocated in the Kington NDP. The report has included detailed information relating to each site and a recommendation as to whether or not is feasible for further consideration by the group.
77. The recommendations for each site are provided in summary tables in Chapter 4. It may be that further sites are identified by the group following the completion of this report. It is recommended that the group adds other sites to the ones identified in this report and assesses them using the same approach.
78. Once the sites for inclusion has been shortlisted, the group should ensure that the full list is discussed with Herefordshire Council to ensure that the NDP has the most up to date information on each site and that any proposals and policies are in compliance with the emerging Herefordshire Council Local Plan.
79. In order to determine development potential of sites K12, K13 and K15, the group should prepare a masterplan in order to explore how new development could delivered on the site to ensure that it is appropriately laid out and is sympathetic to the character of Kington. This work can be done through additional technical support that can be provided via AECOM.
80. It is recommended that the group discuss site viability with Herefordshire Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as Affordable Housing Viability Study or Community Infrastructure Levy viability study) to test the viability of sites proposed for allocation in the NDP. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the group to give an indication of whether a site is viable for development and therefore likely to be developed.

Appendix 1 – Map showing SHLAA sites in Kington

Appendix 2 – Site Assessment Pro Forms

AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government. With approximately 45,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and collaborative technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments. A Fortune 500 company, AECOM serves clients in more than 100 countries and has annual revenue in excess of \$6 billion.

More information on AECOM and its services can be found at www.aecom.com.

Address: Bridgewater House, Whitworth Street,
Manchester, M1 6LT
Phone number +44 (0)161 907 3500