



**Report of meeting to discuss the South of Kington Site
for residents of Kington Park, Old Eardisley Road, Kingswood Road and Headbrook
held on July 14th 2016 in Kington**

The two fields, K12 and K13 (see map) have been identified by the KANDP Group and Kington Town Council as a possible site, for up to 90 houses and an access road, to meet the target number set for the Town by Herefordshire Council in the Core Strategy. The meeting on July 14th was to enable all residents living near the fields to discuss the proposal with the KANDP Group.

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

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

3 people sent apologies with comments.

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

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

Cllr Fitton showed a sketch of how the two fields could be used for the 90 dwellings, together with recreational space and an access road. He emphasised that the sketch plan is **not** a planning application, rather an indication of how the site could be used so that it would fit into the landscape and the immediate surroundings. If the site is included in the Neighbourhood Plan there will be particular criteria specified in the Plan that will ensure that any development on the site will need to meet those criteria in order for Planning Permission to be agreed. Cllr Fitton also stressed that it not the responsibility of the Planning Group to develop any housing sites, but merely to identify sufficient land that can accommodate the 140 dwellings specified by Herefordshire Council.

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

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

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

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

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

The comments were:

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

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

R.B.

