



## Help Plan the Future of the Kington Area

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



Kington Area Neighbourhood Plan (KANPlan).

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

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

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

## KANPlan – HAVE YOUR SAY!

**Complete & return the pull-out questionnaire inside**

Or online at: [www.surveymonkey.co.uk/r/KANPlan](http://www.surveymonkey.co.uk/r/KANPlan)

**All the Plan policies are summarised in the following pages.**

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

on the KANPlan website: [www.kingtonareaplan.org.uk](http://www.kingtonareaplan.org.uk) and also

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



Kington Town, Huntington and Kington Rural & Lower Harpton Parishes



## Where in the Kington Area should new houses go?

### Housing Delivery Policies

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

### Policy KANP H1 – Kington Town

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

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

Maps 1 and 2 show the location of all these sites

#### Kington Town Sites

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

#### Kington Rural Site

- KR1 - Land Adjacent to Arrow View (15)

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

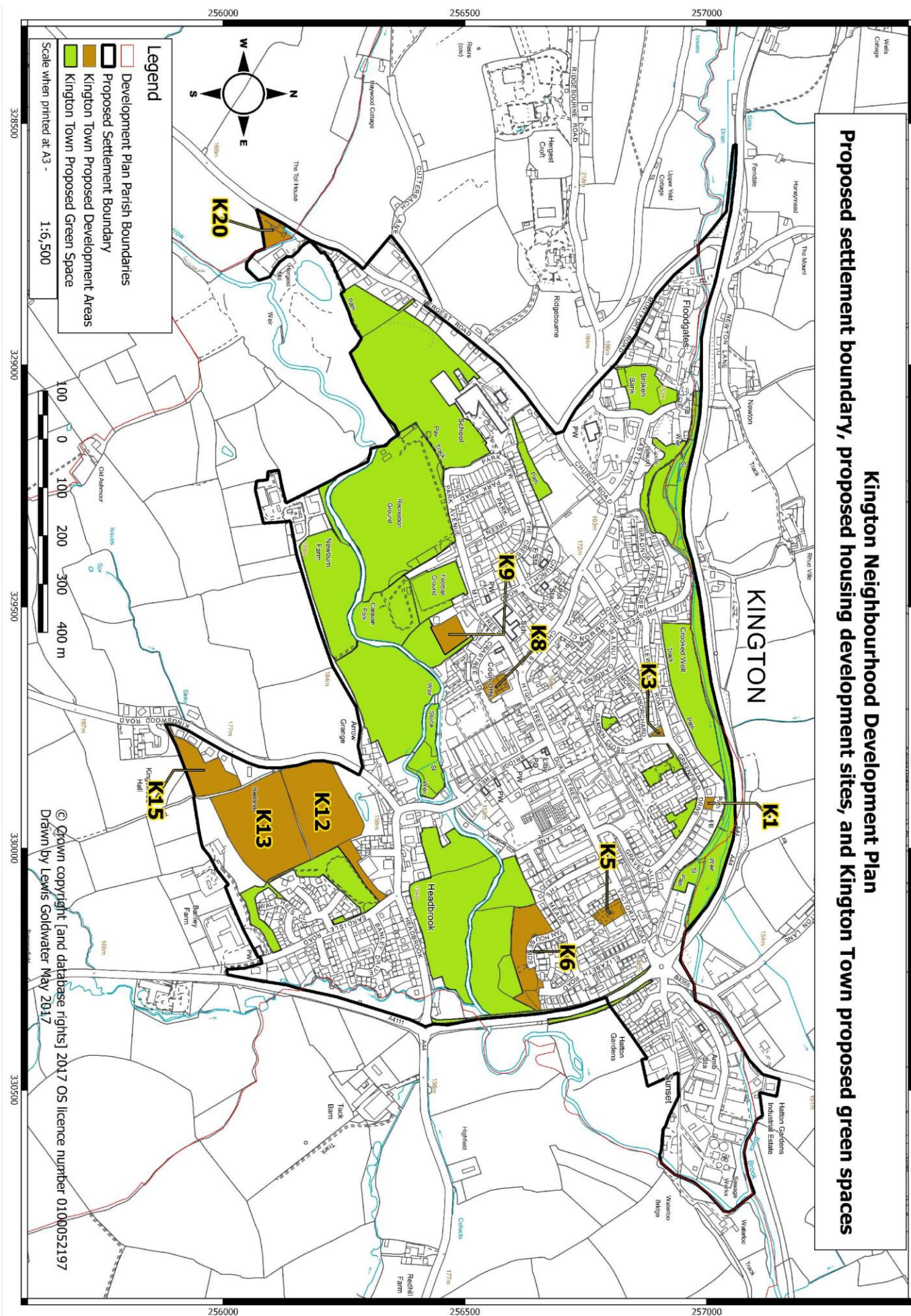
#### 100 Houses at Land South of Kington?

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

#### What about the Wesleyan Chapel?

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









## Policy KANP H2 - Land South of Kington

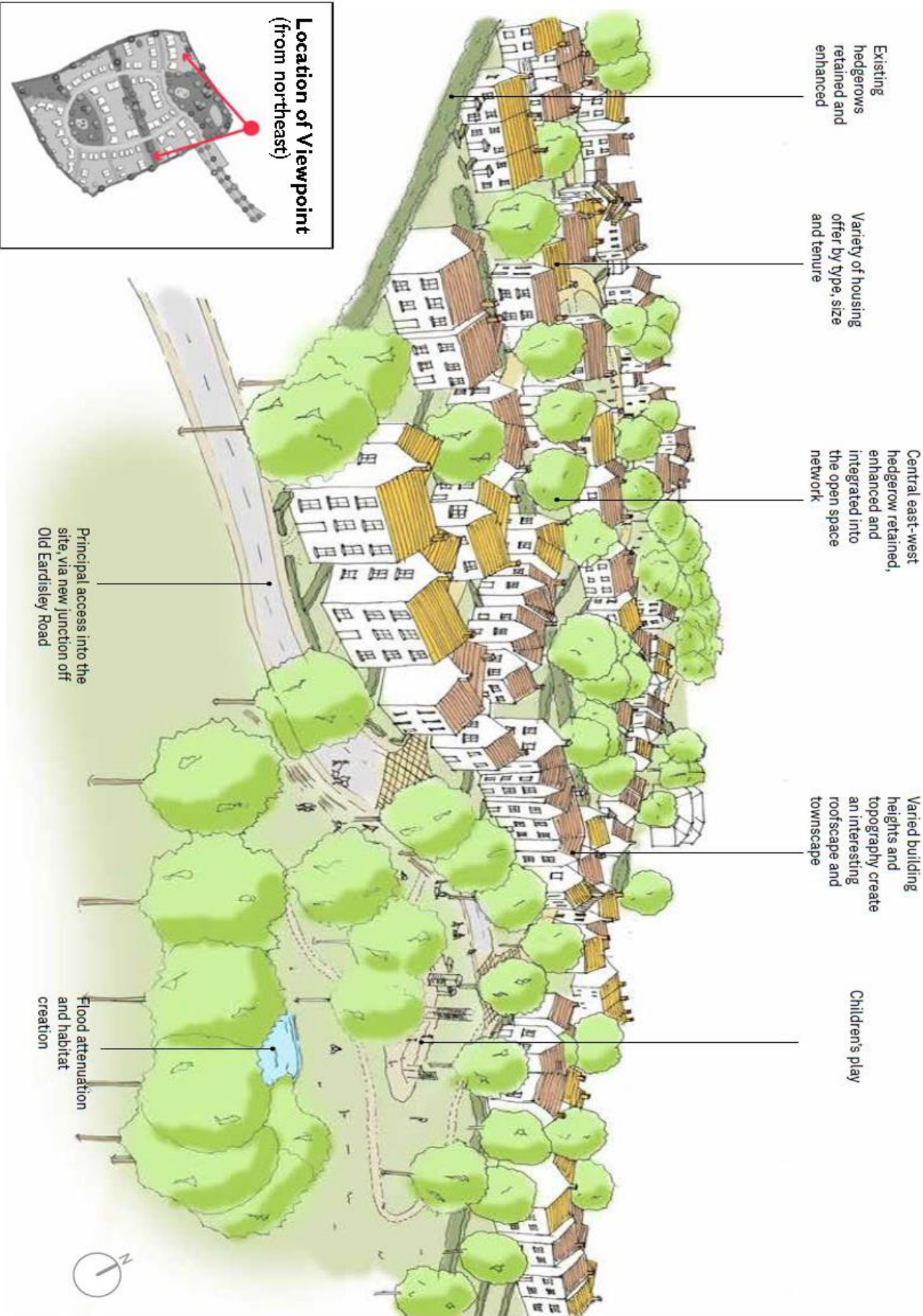
The Masterplan illustrations, below and opposite, show how development could be arranged in such a way as to deliver the key open space components that give structure and character to the proposals. It also clearly shows a variety of development opportunities, with smaller and larger units arranged in short terraces, as semi-detached pairs and as single dwellings set within larger plots. There will be mixed housing for sale and rent, in accordance with planning policy H1.

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





**Sketch View** from Headbrook at the junction with Old Eardisley Road

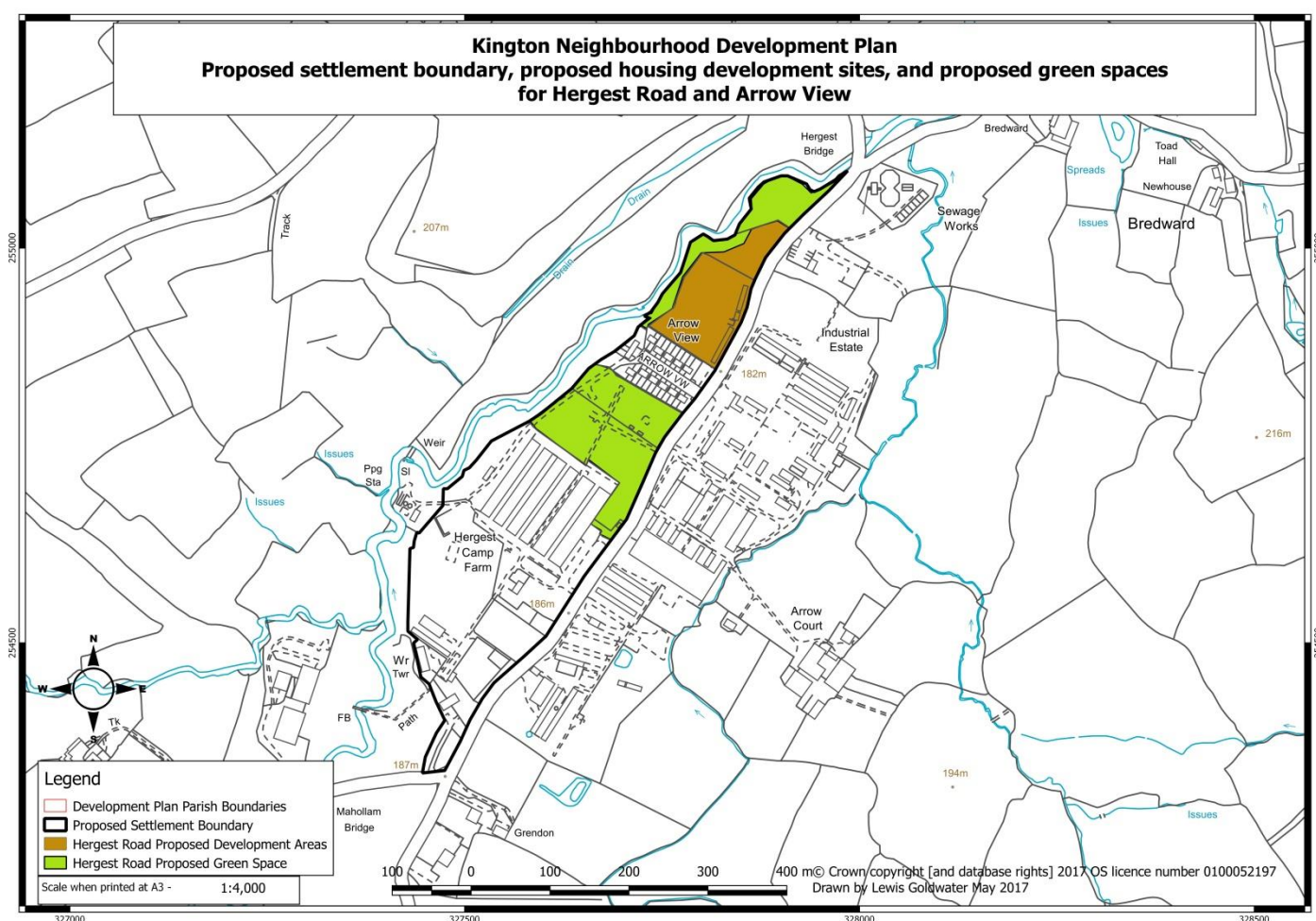




## Policy KANP H3 - Hergest

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

### Map 2.



## Rural Housing Policies

### Policy KANP H4 - Housing Delivery Rural Areas

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





## **What sort of houses do we need?**

### **Policy KANP H5 – Housing Design Criteria**

#### **Affordable ones**

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

#### **Suitable for all ages**

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

#### **Of the highest quality**

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

#### **Innovative ways of providing housing**

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

## **The Settlement Boundaries**

### **Policy KANP SBI - Settlement Boundaries**

#### **Kington**

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

#### **Hergest**

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



## **Policies KANP LGS1 - Local Green Spaces & KANP GI - Green Infrastructure**

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

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





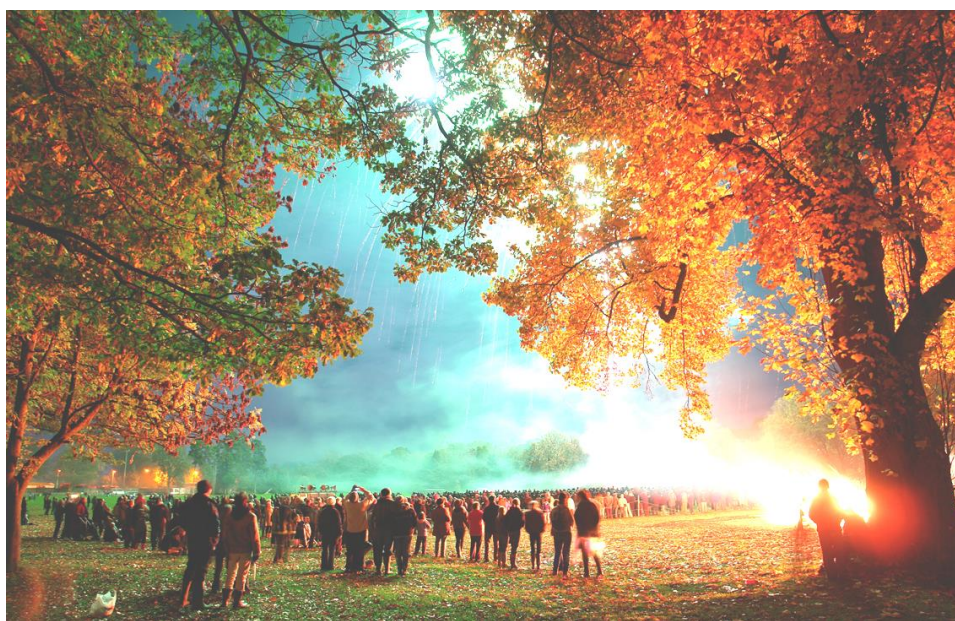


## **Policy KANP ENVI - A Valued Natural Environment**

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

## **Policy KANP ENV2 - Dark Skies**

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



## **Policy KANP ENV3 - A Valued Built Environment**

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

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





## Policy KANP EI - A Thriving Rural Economy

To maintain and develop a variety of employment opportunities.

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

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

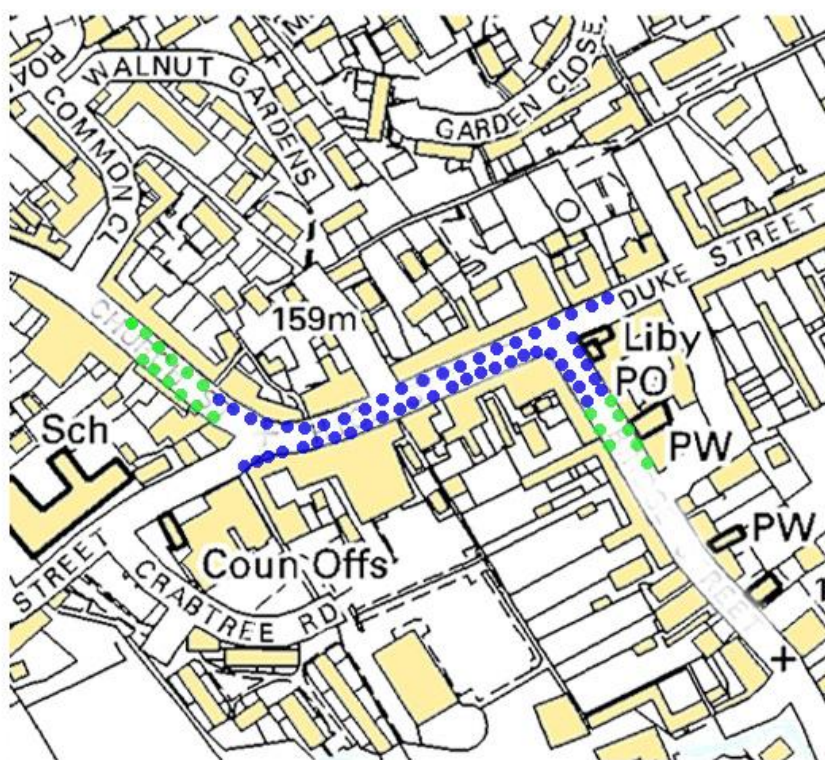
## Policy KANP KTC I – Kington Town Centre

### Primary Shopping Frontage - Proposed Extension

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

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

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



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

Proposed Extension to Primary Shopping Frontage 2017





## Policy KANP TI - Sustainable Tourism

To encourage people to develop businesses related to tourism.

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

## Policy KANP CFI - Community Facilities

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

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



## Policy KANP INF I - Local Infrastructure

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

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

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

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



Kington Town, Huntington and Kington Rural & Lower Harpton Parishes

# COME ALONG & HAVE YOUR SAY

at a

## Consultation Exhibition

Upstairs in Kington Library

Tuesday 6<sup>th</sup> June - 17<sup>th</sup> July

*during opening hours*

Copies of the **draft Kington Area Neighbourhood Plan (KANPlan)** are also available at the Kington Town Council Offices, Huntington and Kingswood Village Halls and on our website.



Please complete and return the enclosed Questionnaire

Let us know what you think - further copies available

Online at: [www.surveymonkey.co.uk/r/KANPlan](http://www.surveymonkey.co.uk/r/KANPlan) or via our website: