

Kington Area Neighbourhood Plan Policies

Policy KANP ENV1 - A Valued Natural Environment

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

- Protecting and enhancing the River Arrow and the Back Brook from the impacts of development
- Respecting, protecting and enhancing important open spaces, views and the area's landscape quality as identified in the Characterisation Assessment and the list of 'cherished' places (see Appendices 6 and 15)
- conserving, protecting and enhancing local habitats and areas of biodiversity value
- conserving and protecting woodlands and smaller stands of native trees
- conserving and protecting mature trees and hedgerows and incorporating these features into landscaping schemes
- planting a high proportion of native tree/hedge species within any new development
- protecting and enhancing local orchards from development
- protecting existing geodiversity

Policy KANP ENV 2 – Dark Skies

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

- Justification for the requirement for external lighting;
- The nature of the proposed lighting is appropriate for its use and location and has minimal impact.

Policy KANP ENV3 - A Valued Built Environment

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

- ensuring proposals do not substantially harm designated heritage assets and where proposals will lead to less than substantial harm of designated heritage assets this should be weighed against public benefits
- presenting a balanced judgement of the scale of harm to, and significance of, non-designated heritage assets
- respecting and conserving both individual buildings and groups of buildings with functional connections
- respecting, conserving and where possible enhancing the setting of nationally and locally historically significant buildings
- take every opportunity through design and materials to reinforce local distinctiveness and a strong sense of place incorporating local heritage features as set out in Appendix 6.
- conserving and enhancing the significance of the Kington Town Conservation Area
- Conserving and respecting the historic Burgage walls of Kington Town and supporting their designation as heritage assets

Policy KANP SB1 - Settlement Boundaries Kington Town and Hergest

Kington Town

In accordance with Policy KG1 of the Core Strategy, the settlement of Kington will continue to act as a focus for development within the Kington Housing Market Area to help support the Town's services and facilities.

To deliver this growth a settlement boundary has been defined for Kington Town as shown in Plan 1. Development proposals will be directed to sites that fall within this boundary in accordance with other relevant policies of this Plan.

Hergest

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

Rural Areas

Outside the two defined settlement boundaries, housing proposals will need to comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2); dwellings in Herefordshire's countryside (Policy RA3); agricultural, forestry and rural enterprise dwellings (Policy RA4); and the re-use of redundant rural buildings (Policy RA5).

Policy KANP H1 - Housing Delivery: Kington Town

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

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

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

New housing will be delivered through:

- dwellings which have been constructed or have planning consents granted
- windfall opportunities delivered on appropriate infill sites within the settlement boundary

In addition, the KANP allocates 9 sites for residential development in Kington Town to provide 168 dwellings with a range and mix of houses to meet local housing requirements. The developments will be expected to financially contribute to all s106, CIL and local infrastructure requirements.

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

K1 Land on Greenfield Drive, 2 dwellings

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

K5	Site off Victoria Road, 10 dwellings
K6	Land south of Elizabeth Road, 20 dwellings
K8	Old Wesleyan Chapel, Crabtree Lane, 10 dwellings
K9	Field adjacent to Mill Street, 15 dwellings
K20	Land to the South of Hergest Road, 2 dwellings
K12& K13	Land South of Kington, 100 dwellings
K15	Land off Kingswood Road, 5 dwellings

Policy KANP H2 - Housing Delivery: Land South of Kington

Development proposals on Land South of Kington will be expected to bring forward the following to achieve a sustainable extension to Kington Town:

Development of around 100 new homes, at an average of approximately 20 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of Policy H3 of the Core Strategy and the needs identified in the latest version of the Herefordshire Local Housing Market Assessment.

A target of 35% of the total number of dwellings to be affordable housing to meet the requirements of Policy H1 of the Core Strategy; and to be retained in perpetuity.

Provision of satisfactory vehicular access arrangements, the details of which will be determined at planning application stage.

A development that is led by a landscape strategy to minimise impact on the environmental setting of Kington.

Retention and enhancement of existing hedgerows and trees.

Development of bespoke, high quality and inclusive design that contributes to the distinctiveness of this part of Kington.

New green infrastructure, walking and cycling links from the development to the town centre.

Sustainable standards of design and construction.

A comprehensive sustainable drainage system which includes measures to manage ground and surface water drainage and safeguard against increased flood risk.

Open access amenity/playground space.

Development within the overall guidance of the Masterplan.

The scheme will be expected to meet all required s106 and CIL requirements.

Have demonstrated engagement and consultation with the community and Town and Parish Councils.

Policy KANP H3 - Housing Delivery: Hergest

The KANP will provide for a minimum of 15 new homes at Hergest to meet the housing needs of the Kington Rural and Lower Harpton Group Parish over the plan period between 2011 and 2031.

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

New housing will be delivered through:

- dwellings which have been constructed or have planning consents granted
- windfall opportunities delivered on appropriate infill sites within the settlement boundary.

In addition, as shown on Plan 2, the KANP allocates KR1 Land North of Arrow View, Hergest, for residential development to provide:

- 15 dwellings with a range and mix of houses to meet local housing requirements including affordable homes
- an amenity/playground space
- a pedestrian path on the inside of the southern boundary hedge

Engagement and consultation with the community and the Parish Council is sought on development proposals for KR1 Land north of Arrow View, Hergest.

Proposals for the construction of a safe pedestrian access between Hergest and Kington Town will be strongly supported.

Developments will be expected to financially contribute to all required s106 and CIL requirements.

Policy KANP H4 - Housing Delivery: Rural Areas

Outside of the defined settlement boundaries for Kington Town and Hergest new homes in the rural parishes of Huntington, Kington Rural and Lower Harpton will be supported where they comply with Herefordshire Core Strategy policies on rural exception sites (Policy H2); dwellings in Herefordshire's countryside (Policy RA3); agricultural, forestry and rural enterprise dwellings (Policy RA4); and the re-use of rural buildings (Policy RA5).

In addition, proposals will need to comply with Policy KANP H5: Housing Design Criteria.

Policy KANP H5 - Housing Design Criteria

All housing proposals will need to:

Be of a high quality design, in keeping with the immediate surroundings and will respect and where possible enhance the natural, built and historic environment of the Neighbourhood Plan Area including the Kington Conservation Area.

Take every opportunity to incorporate local heritage features, materials and traditions to reinforce local distinctiveness and provide a strong sense of place. For Kington Town, local heritage features have been defined and are provided at Appendix 3 & 4 of this Plan.

In addition, development proposals will need to:

- protect important open spaces, views, biodiversity and landscape setting and where possible enhance landscape quality
- Be of a scale, form and layout which meets local housing need, complements the character of the area and protects residential amenity
- Provide new homes which comply with or are better than national space standards and good sized gardens
- Include energy efficient measures and renewable energy generation and deliver sustainable design
- Include safe access, and sufficient parking provision for users and cycle storage;
- Be located on sites that lie outside the flood zone 2 and 3 areas as defined by the Environment Agency
- Include appropriate sustainable urban drainage systems and flood storage measures to ensure that any new development does not result in an increase in surface water runoff and aims to reduce existing run off where possible
- Be developed within the capacity of the local infrastructure

Policy KANP E1 - A Thriving Rural Economy

Employment land at Hatton Gardens Industrial Estate, Kington and Arrow Court Industrial Estate, Hergest will be safeguarded for employment use.

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

Proposals for the construction of a safe pedestrian access between Hergest and Kington Town centre will be strongly supported.

Proposals which deliver small scale affordable employment opportunities, small scale tourism enterprises, farm diversification opportunities as well as live work units, home based employment and small scale renewable and low carbon energy generation will be supported through:

- Small scale new build or workshops on well-located sites within the defined settlement boundary of Kington Town and Hergest
- The conversion and reuse of redundant rural buildings to include live work units in accordance with Policy RA5 of the Core Strategy
- Utilise where possible previously developed land/building opportunities
- Small scale extensions to existing employment operations which are commensurate with its location and setting
- Support for home working where there is no adverse effect on residential amenity including traffic generation or noise
- Diversification of existing agricultural businesses

All proposals will need to ensure that they:

- protect the character and tranquillity of the KANP area
- can be safely accessed and accommodated on the local highway network

- are of a scale and massing that is commensurate with their surroundings;
- protect residential amenity
- protect and where possible enhance landscape quality, biodiversity, local water courses and the historic environment
- can be undertaken within the capacity of the local infrastructure;
- address drainage and flooding issues

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

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

Policy KANP KTC 1 - Kington Town Centre

Within Kington Town Centre, development for retail, leisure, office, commercial, cultural and tourism uses will be encouraged. Development proposals should be in accordance with Policies E5 and E6 of the Herefordshire Core Strategy and direct retail development to within the boundary of the primary shopping area as defined in Appendix 11.

Development proposals will be assessed against the following criteria:

- a. Proposed retail developments will be located in the Primary Shopping Area (see Appendix 11.)
- b. Proposals do not adversely affect the primary function of the town centre of Kington as a shopping destination and are of a scale and design appropriate to the size, role, character and heritage of the centre
- c. Where new shop frontages are proposed, they will need to be in keeping with traditional shop frontages
- d. The re-use of upper floors for residential or office use will be encouraged;
- e. Distinctive and detailed features of buildings will need to be retained and enhanced;
- f. New developments in the town centre will need to retain the original boundaries of the burgage plots
- g. Business premises will need to incorporate signage which minimises use of illuminated signs and lighting and ensures that it makes a positive contribution to the street scene
- h. Every opportunity will be taken to seek an enhancement to the overall environment of the Kington High Street to:
 - Reduce congestion and improve safety for all users
 - Widen walking surfaces sufficient for all users
 - Provide safer pedestrian crossing points linked to lanes behind the High Street and to the Primary School
 - Improve street appearance and amenity
 - Retain a route for buses and emergency vehicles in both directions
 - Improve vehicular visibility at junctions each end of the High Street
 - Provide clear definition of street surfaces for specific users
 - Provide for safer collections/deliveries along the High Street
 - Reduce traffic speeds and reinforce with traffic calming measures

Policy KANP T1 - Sustainable Tourism

Sustainable rural tourism proposals will be supported where they:

- a. are of a size and scale which respects and has minimal impact on the local environment, landscape and historical heritage of the area
- b. take account of the impact on safety, volume of additional traffic and vehicular access and have off road parking
- c. convert and reuse rural buildings for the provision of B&B and Self-catering accommodation where they demonstrate a sound business case
- d. support initiatives to improve and expand footpath, bridleway and cycle way networks

Policy KANP INF 1 - Local Infrastructure

Opportunities to improve local infrastructure will be supported. This includes:

Development proposals for mobile phone and superfast broadband infrastructure will be supported where they demonstrate they will not adversely affect residential amenity or the historic and natural environment. To be supported all new development proposals must include on-site provision to enable access to superfast broadband.

Development proposals will be supported where they provide for safe pedestrian and vehicular access to the highway network.

Development proposals will be supported where they demonstrate adequate public sewerage capacity.

Support for the inclusion of small scale low carbon energy initiatives including solar, photovoltaic, heat pumps, grey water, water power and individual wind turbines without detrimental landscape and residential amenity impacts.

Policy KANP LGS 1 - Local Green Spaces

In recognition of their special recreational, wildlife, historic and setting value and their importance to the community the following areas are designated as Local Green Space and are to be protected from development as identified on Plan 1. There two exceptions to this; GS13 and GS14 which are considered important to protect whilst not being integral to the urban fabric.

- Recreation Ground, GS04
- Crooked Well Meadow, GS08 and GS19
- Kington Park Amenity Space, (adjacent to K7)
- Watermeadows north of Headbrook on south side of River Arrow, GS06
- Riverside strip on watermeadow on north side of River Arrow, GS07
- Land to north-west of St Mary's Church, north side of Montford Road, GS02
- Land at south-east end of Llewelin Road, GS09
- Land to north of flats on Greenfield, GS30
- Field to south of Back Brook between footbridge at Crooked Well and old bridge at Floodgates
- Field to north of Back Brook and weir behind the old Foundry, GS08

- Lady Hawkins School Playing Fields, GS05
- Land to west of LHS playing fields (Tattymoor) to Toll House at town /parish boundary at west end of Hergest Road, GS13
- Land adjacent to northernmost gardens of Park estate; is a Community Orchard, GS12
- Fleece Meadow east of Rec Ground, north side of River Arrow, GS11.
- Football Ground north of Fleece Meadow, GS15
- Field to north of River Arrow and east of Markwick Close (except for one third allocated for housing for elderly people, GS23
- Fields bordering north and south side of River north of Newburn Lane and field between Arrow and stream at Turner's Mill, GS25, GS28 GS26
- Fields to south of Hatton Gardens Estate, east of A4111, GS1
- Field to east of A4111, north of Medical Centre, GS24
- Land to east of Hatton Gardens Estate, GS14
- Small area in the centre of section of Morgan's Orchard (Orchard Rise), GS2

Policy KANP GI 1 - Green Infrastructure

The Green Infrastructure network identified on Green Infrastructure Map (see Appendix 12) will be protected and enhanced.

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

- Enhance wetland habitats and features (ponds, ditches and drains) along the course of the River Arrow, particularly in the vicinity of the A44 river crossing
- Maintain the level of riverside tree cover
- Maintain the quality and extent of the hedgerow network alongside development and across open fields
- Create new paths and access, and improve the existing network of public rights of way between the town, more recent development south of the river and open countryside
- Create broad Green Infrastructure Corridors within the development proposal on Land South of Kington
- Create links to encourage walking between Hergest and Kington Town.

Policy KANP CF1 - Community Facilities

The KANP seeks the retention and enhancement of all its existing community facilities, those listed in Appendix 4, for their on-going use by the local community.

Proposals for new community facilities will be supported where they meet a community need, are sensitively located, protect residential amenity and provide sufficient parking.

Any development proposal that adversely affects or results in the loss of a community facility should be able to demonstrate that an alternative facility can be provided of equal size, quality or accessibility or that the facility is no longer needed, fit for purpose or viable.