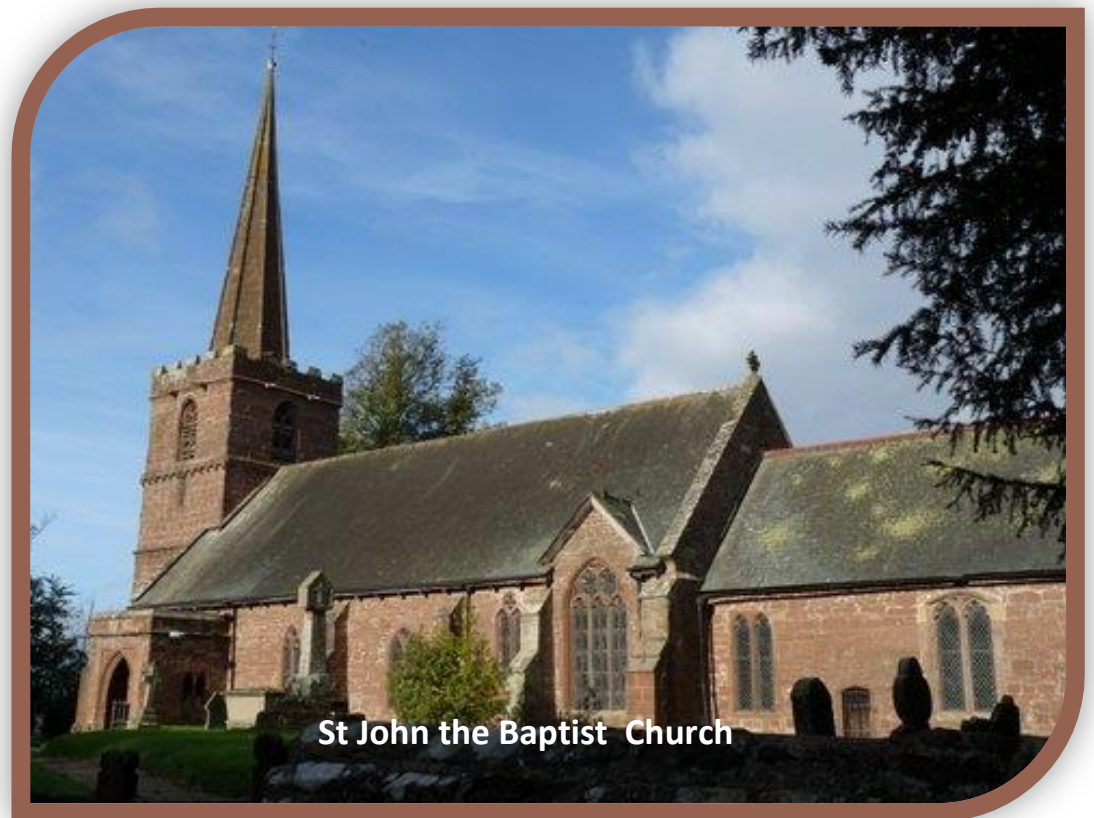


# Kings Cople Neighbourhood Development Plan 2013 - 2031



Mike Harris - NDP Project Manager  
mikeharris.kc@gmail.com  
Version 8.0

## Contents

### Foreword

1. Forward
2. Introduction
3. NDP Process summary
4. Vision Statement and Plan Objectives
5. Historical Development and Character of Village
6. The Natural Environment and Landscape
7. Conservation and Heritage
8. Settlement Boundary
9. Housing
10. Building Design
11. Employment
12. Tourism
13. Planning Objectives, Supporting policies and Policy Map
14. Community Aspiration
  1. Traffic and Transport
  2. Conservation and Heritage
  3. Education
  4. Community amenity
15. Apendicies
  - A1. Identification of Housing Sites
  - A2. Landscape Sensitivity and Capacity Assessment Report (Extracte)
  - A3. Evidence Sources
  - A4. NDP Group Members



## 1) Foreword

The Localism Act (2011) has given local communities the opportunity to have more influence and control over the future development, regeneration and conservation of their area. In September 2012 the Kings Caple Parish Council resolved to create a Neighbourhood Development Plan (NDP), in accordance with this new act, in order to establish a clear vision of how the local community wanted the parish to develop over the plan period and create planning policies to achieve that vision. Unlike the Parish Plan (2006), upon which it builds, the NDP is a statutory document that will be incorporated into the district planning framework and to which Herefordshire County Council must refer when determining planning applications within our parish boundary.

The plan has been produced by local residents, with the support of the Parish Council, and reflects the majority view of the residents. The evidence base was built from the Residents Questionnaire, open meetings, Office of National Statistics (2011 National Census data) and the 2006 Parish Plan. The Questionnaire alone resulted in over 80% response rate and every open day was well attended. The new website is



experiencing gratifying usage and we therefore believe the plan is sound and a good reflection of how the community sees Kings Caple developing over the plan period.

We have to thank many professional organizations for their expert guidance and advice in creating this plan but especially Planning Aid England for Adam Sheppard and Liz Beth's direct input and many other planning professionals who gave their time often and freely. We also have to thank the Wye Valley AONB Advisory Board, Herefordshire County Council, Campaign to Protect Rural England (CPRE) and last but not least Community Development Foundation (CDF) who provided the funding without which the plan would not even have started. A very special thanks also has to go to Callum, Jodie, Dan and James, students from the University of the West of England for their support in creating the draft Village Design Statement upon which much of the final plan is based.

The NDP Team thanks them all enormously.

Mike Harris  
Kings Caple  
NDP Project Manager

## 2) Introduction

This Neighbourhood Development Plan was created in response to the *Localism Act 2011* that reformed the planning system, devolving power away from Whitehall and offered communities an opportunity to take a leading role in how their local environment would develop in the future.

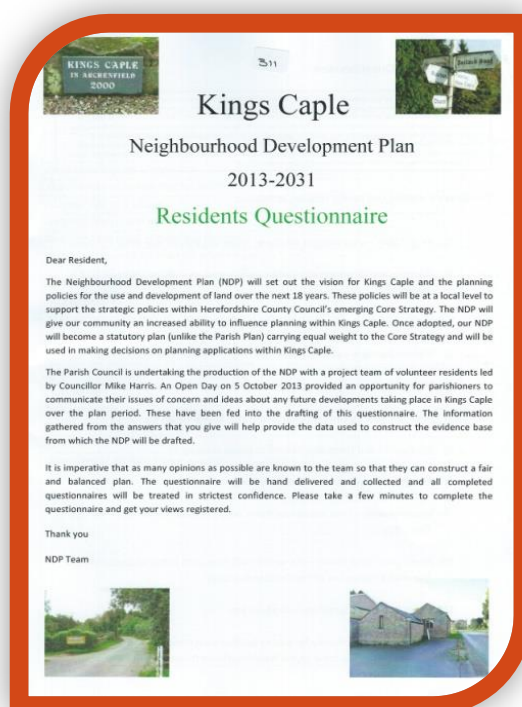
In September 2012 following the Parish Council's (PC) decision to develop an NDP, residents were invited to attend an open meeting in the Old School Hall to assess if there was sufficient interest and support to undergo such a major project. At that meeting 24 residents registered their wish to take part in the process and in response the PC appointed a project manager and the inaugural meeting was scheduled. Of those showing interest 16 confirmed their wish to take an active role in the final Steering Group with the remainder continuing as a support team assisting with



communications and distribution. Several planning professionals have joined the Steering Group, on an ad hoc basis, and have guided the Group through the labyrinth of EU, National and local planning policies to deliver this document. As a small community (240 residents & 145 households) the Parish Council was limited in its ability to financially support the project and so £7000 of grant funding was obtained from the Community Development Foundation (CDF). This arrived in two tranches and without it the project would not have been possible.

The evidence base from which the policies are derived was built using the results from the Parish Plan(2006), the 2011 National Census, the views expressed by residents at open days and other consultation events and the results from an extensive Residents Questionnaire distributed to every resident registered on the Electoral Roll (*Feb 2014*).

The Questionnaire was created by the Steering Group based on the concerns and ideas raised by residents at the "Planning For Real" event held in May 2013 in the village hall. Several planning consultants added their input and Data Orchard, a community interest company, was commissioned to computerize, tabulate and analyse the results. The response rate for this questionnaire was phenomenal, over 80% of the residents responded, the success of which was credited to the hand delivery and



collection method employed. The final plan relies heavily on much of this evidence.

The headline results from the survey report indicate that the vast majority (over 80%) of residents rate the rural nature of the village, the natural environment setting and the beautiful landscapes the most highly valued aspects of living in Kings Capse. It also highlighted the strength of community spirit (74% positive) and because of these feelings the Steering Group decided that these characteristics must form the over-arching principles upon which any plan had to be based. A Vision Statement was created to capture this sentiment to give guidance to any future developers and developments in the village.

*“To preserve and enhance the natural beauty and historical character of the parish ensuring that any development, within it, is sensitive to these qualities and to the surrounding Area of Outstanding Natural Beauty and contributes to the well-being and prosperity of the whole community”.*

To help achieve this vision a set of under-pinning objectives were agreed covering all aspects of village life that the evidence base had highlighted as being important to the residents. It is understood that some of these objectives lie outside the remit of the NDP but are captured nevertheless (See Appendix) in order that they can be progressed by other working parties or agencies.

## Consultation Stages

Our comprehensive consultation and communications strategy included numerous village open days, “Planning for Real” event, newsletter drops, newspaper articles, regular updates on a brand new website and a Standing Agenda item at the bi-monthly Parish Council meetings. We believe this open and transparent approach has ensured the community has been kept involved and informed at every stage of the process and felt able to make their personal contribution. There are some advantages in being small.

Details of the Regulation 14 consultation with the village community and the amendments made in response are contained in the Consultation Statement. Only minor amendments were necessary as a result of the Regulation 14 and 16 consultation stages.

## Examination

The Submission Version of the Plan was referred to the Independent Examiner on 10 February 2017. He asked both the Qualifying Body and the Local Planning Authority for more information on a number of points and issued his final report on 10 May 2017.

The Examiner made a number of amendments to the policies within the Plan, but noted that with its policies amended accordingly, it remained essentially intact and met all the statutory requirements including the basic conditions test. The policy amendments included a number of deletions. In some cases these deletions were associated with merging into other policies to simplify and strengthen the thrust of the Plan’s vision and make it more serviceable as a planning document. In other cases policies were recommended for deletion where they related to matters beyond the statutory scope of a neighbourhood development plan. In such cases the Examiner suggested their objectives might be pursued as Community Aspirations.

The Plan as now presented

- accepts all the Examiner’s policy revisions;
- amends as he has suggested the background text to align with the revised policies;
- also in line with his suggestions, establishes a new Community Aspirations section to include the objectives of some of the rejected policies and two of the original appendices covering education and community amenity (A1 & A2).

### 3) NDP Process Summary

#### Purpose

In April 2012 the Localism Act 2011 amended the Town & Country Planning Act 1990 (the Act), introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in their neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

#### Submitting Body

This Neighbourhood Development Plan (the Plan) is submitted by Kings Caple Parish Council which is a qualifying body as defined by the Localism Act.

#### Neighbourhood Area

The Plan applies to the Parish of Kings Caple in Herefordshire.



In accordance with part 2 of the Regulations Herefordshire Council, the local planning authority, published the application from Kings Caple Parish Council and advertised a consultation period beginning on 5<sup>th</sup> October 2012 and ending on 16<sup>th</sup> November 2012. The application was approved by Herefordshire Council on 16<sup>th</sup> November 2012.

### **Kings Caple Parish Council confirms that this:**

- I. Neighbourhood Development Plan relates only to the Parish of Kings Caple and to no other Neighbourhood areas.
- II. Is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

### **The Context**

The Kings Caple Neighbourhood Development Plan must:

- I. Have appropriate regard to national planning policy (NPPF)
- II. Contribute to sustainable development
- III. Be in general conformity with the strategic policies in the development plan for the local area
- IV. Be compatible with EU obligations and human rights requirements

The Parish of Kings Caple is part of Herefordshire. The local strategic context (condition (III) above) is, therefore, set by Herefordshire Council and is the Core Strategy adopted in October 2015.

### **Plan Period, Monitoring & Review**

The Kings Caple Neighbourhood Development Plan will run concurrently with the Herefordshire Core Strategy until 2031. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognized that current challenges and concerns are likely to change over the plan period.

Kings Caple Parish Council, as the Neighbourhood Development Plan authority, will be responsible for maintaining and periodically reviewing the Plan to ensure relevance and monitor delivery.

Throughout the following pages Policies will be identified by **Highlighted blocks**

## **4) Vision Statement and Plan Objectives**

The village consultation events, questionnaire and other evidence gathering exercises conducted throughout the project enabled the NDP Team to capture the feelings of the residents in the following statement.

*“To preserve and enhance the natural beauty and historical character of the parish ensuring that any development, within it, is sensitive to these qualities and to the*

*surrounding Area of Outstanding Natural Beauty and contributes to the well-being and prosperity of the whole community”.*

This statement is supported by the evidence base and enabled the following objectives for the plan to be created.

## **Plan Objectives**

- NDPO1 To protect and enhance the natural beauty and diverse habitat of the local AONB environment*
- NDPO2 To maintain the character, vitality and community spirit of the village*
- NDPO3 To protect and enhance village heritage, historic assets and other important village features.*
- NDPO4 To comply with the Herefordshire Council Core Strategy housing development requirement (Policy RA2)*
- NDPO5 To minimise the impact of any new development on the surrounding countryside, landscape, and ecosystems.*
- NDPO6 To enhance the prospects for local employment and tourism.*

## **5) Historical Development and Character of the Village**

### **Settlement history and pattern**

The village of Kings Cople is sited on a plateau 80 metres above Ordnance Datum within a 180° meander of the River Wye in the designated Wye Valley Area of Outstanding Natural Beauty (AONB). Kings Cople is located about 8 miles south-southeast of Hereford and 6 miles northwest of Ross-on-Wye.

The area was settled in the Iron Age and later occupied by the Romans who left their mark with the construction of a road which, though buried, is aligned through the present village. In the early part of the first millennium Kings Cople was part of a Welsh Kingdom called Eryng which today is known as Archenfield. At the time of the Domesday Book Archenfield was neither in Wales nor Herefordshire and while the inhabitants spoke mainly Welsh they owed their allegiance to the King of England.

After the Norman Conquest Archenfield was established as part of the King's Forest and the inhabitants gained a living by owning livestock and farming whatever land was available. The inhabitants lived in small scattered communities called trefs in the Welsh language and as the forest was later cleared the field pattern developed and, with some changes, survives largely today. Kings Cople thus grew out of a number of settlements which are extant and can be traced still from the named hamlets.



The Welsh Marches were a troubled area with Welsh incursions into Herefordshire and the neighbouring border counties and King William I, the Conqueror, constructed many castles in the Marches to protect his English lands from Welsh raiders. A Norman Castle whose motte, known as Castle Tump, stands alongside the line of the old Roman road in Kings Caple, but all that remains today of this edifice is the mound upon which it was built.

The 13<sup>th</sup> Century church which stands across the road from the motte and with its churchyard now occupies part of the castle bailey.

The Roman Road having passed the church descends from the high ground through Pennoxstone to a crossing of the River Wye at Red Rail. Red Rail is the English version of the Welsh words for a `ford` or crossing point and is still used today. However the flood plain of the river is well below the village settlement.

Kings Caple received its name to distinguish it from the neighbouring villages of How Caple and Caplefore, the latter now known as Brockhampton.

### Traditional Building Materials and Styles

Traditionally the buildings in the village have been constructed using the local materials of Old Red Sandstone or timber framing with wattle and daub infill, often later with a rendered or painted finish to brick infill.



Old Red Sandstone wall construction is used for the church and in many of the older houses, agricultural barns and other structures. Building stones in the village do not usually have a tooled finish but remain with a rough face and then positioned in the correct bedding plane as extracted from the quarry. Tooled ashlar stone is however often used for dressings to windows and doors. Agricultural buildings were generally constructed with rubble walls often uncoursed in random sizes. Lime mortar is traditionally used for bedding the stones and for pointing.

A limited number of important 18<sup>th</sup>C buildings have been constructed with locally sourced and fired clay brickwork. Most noticeably this was used for Aramstone House, Kings Caple Court and their associated buildings, which were constructed in Flemish bond for the most part. Later brick buildings were almost all built using industrially made bricks from elsewhere in the country.

Prior to the 18<sup>th</sup> century the primary roofing materials used were stone slates in the more prestigious buildings, and thatch elsewhere. However, where these buildings remain, virtually all have been re-roofed in later materials. Welsh slate was used on many buildings from the 19<sup>th</sup> century onwards in the village and is thus a strong feature of older buildings. Fired clay pantiles, which feature on many barns, were prominent from the 19<sup>th</sup> century. Other composite roofing materials were used from the middle of the 20<sup>th</sup> century.

Historically timber framing was used for most of the village cottages but the majority of these have not lasted. Exposed timber framing can still be seen on a few buildings and forms the structural core of others, such as the Forge, which has cruck frames. Timber was used mainly for internal roof construction where it appeared in the form of a close coupled or as a collar roof



usually in oak or chestnut material in domestic dwellings and agricultural barns and byres. Elm was used for weatherboarding on some agricultural buildings and this feature can also be seen on the upper floor of a house in the road extending east from the cross roads. Windows and doors are generally of painted wood. Vertically sliding sash windows and hinged side hung casements are the main types in the older properties. Hinged side hung panelled doors feature as the predominant type in the village amongst the older properties.

## Rural Character of the Village

Throughout its history the majority of Kings Cople inhabitants have earned a living from the land. Until the 1970s people lived in the scattered settlements of Aramstone, Poulstone, Pennoxstone, Penalt, Cople Street and Ruxton working land influenced by the Enclosure Laws and loss of common land rights during the 18<sup>th</sup> and 19<sup>th</sup> Centuries. Many of the fertile fields associated with the respective farms in the settlements have been retained, though with farming mechanisation some fields have increased in size with the loss of hedgerows and field boundaries which changed both the outlook for farming communities and the landscape.

Industrialised farming has also resulted in a progressive loss of woodland and orchards mainly since World War II leaving the remainder as an important habitat for wildlife and the ecological value in the tree species. The Wye Valley AONB is rich in wildlife and the River Wye itself is designated a Special Area of Conservation.

The area has traditionally been one of mixed farming with much arable land given to a variety of food crops and grassland for grazing. Sheep from the Welsh hill farms are regularly brought in to the area for fattening up before lambing or sale.

The grassland is also used for equine grazing and the area is renowned for livery and racehorse stables.

Herefordshire is well known for its cider orchards which were once more widespread than they are today though a number still survive in Kings Cople providing fruit for the cider makers in the county and the production of apple juice.

Soft fruit farming under polytunnels has grown in the area over the last 20 years and brings in a large number of seasonal fruit pickers from overseas to service the industry in the supply of soft fruit to the supermarkets. This farming technique has proved controversial within the AONB but conditional planning permission for a period of ten years was finally granted by The Planning Inspectorate, Katie Peerless Dip Arch RIBA, an Inspector appointed by the Secretary of State for Communities and Local Government - decision dated: 11 July 2014. The full Decision is available at [www.planningportal.gov.uk/planninginspectorate](http://www.planningportal.gov.uk/planninginspectorate), reference Appeal Decisions APP/W1850/C/13/2206638, APP/W1850/C/13/2206639 & APP/W1850/A/13/2206633.

In times past Kings Caple had its own vineyard covering 1.5 acres on the sloping ground to the west of the church.

Houses in the village are of two storey or bungalow style in a variety of plot sizes; usually, but not always, they are detached and set back from the road with both a front and rear garden which helps to confirm the rural nature of the area.

Although the village is without a pub, shop or post office there are voluntary organisations such as the lunch club, painting group and book club which help to provide a good community spirit.

## 6) The Natural Environment and Landscape

Kings Caple is an integral part of the Wye Valley AONB. The primary purpose of Areas of Outstanding Natural Beauty (and National Parks) is to conserve and enhance natural beauty. A combination of views, impressive geology, historic legacies and diverse wildlife in the valley of the River Wye between Hereford and Chepstow led to the AONB designation in 1971. The AONB includes adjoining plateaux and hills.

Areas of Outstanding Natural Beauty share equal status with National Parks in terms of scenic beauty and landscape protection. This was reinforced in the National Planning Policy Framework (NPPF para 115).



The Countryside Rights of Way (CRoW) Act (Section 85) also requires that relevant authorities, in addition to government and local planning authorities, 'have regard' to the purpose of AONBs. These include parish, town and community councils and the holders of public office.

On the grounds of good citizenship and guardianship at least, a duty of care for the AONB also lies with individuals and organisations (private or third sector), especially those who own or manage land in the AONB.

‘The natural beauty of AONBs encompasses everything – ‘natural’ and human – that makes an area distinctive: geology, climate, soil, plants, animals, communities, archaeology, buildings, the people who live in it, past and present, and the perceptions of those who visit it.’ (Countryside Agency, 23)

Consequently the special qualities of the AONB encompass natural beauty, scenic beauty, amenity, heritage and landscape assets.

Enabling Kings Cople parish to protect and enhance its contribution to the AONB and the landscape, and make those qualities available to those who live within the village, and to those who visit, is identified as desirable (NDP questionnaire Q5.1, 60% extremely important and 24% of some importance).

Common Land represents the ‘open areas’ in the village with public access. Parklands and farmland are in private ownership. Abandonment or inappropriate use of parkland and designed landscapes will lead to loss of cultural heritage and character. The rural nature and openness of the village is dependent upon:



- I. how the surrounding farmlands are managed
- II. the density and siting of the built environment

Kings Cople has a locale within it, from the central cross roads to The Green that is ‘open’ common land. The development and artefacts in that immediate area show the historic character of the village. The adjacent lands occupy a highly visible spine ridge. The ridge itself affords distant views from the village.

As Kings Cople occupies a rising knoll, there is a high degree of visibility from both near and long-distance viewpoints, which together with the AONB designation, increases the landscape sensitivity to visual impact. It is in the interests of both the mandate to protect and enhance the environment and the need to maintain the amenity value of the area that any development should have minimal impact. If necessary measures to mitigate and/or offset any visual harm should be undertaken.

Any development forms an intrinsic part of the whole, and seemingly insignificant changes incrementally accrue. An accumulation of effects determines what is actually experienced at the regional and local character level.

The AONB Management Plan (2014-19) has Kings Cople’s landscape described therein as Principally Settled Farmland and says: "Incremental changes can erode local distinctiveness and natural beauty and mar the landscape character...." The cumulative effect of the replacement of locally distinctive features with standardised materials can create a creeping urbanization of the rural landscape.

The term 'principally settled farmland' is derived from Herefordshire Council's *Landscape Character Assessment* (2004, updated 2009) pp 69-70. This document makes a number of recommendations relating to conservation and maintenance.

- I. Conserve and enhance hedgerow pattern.
- II. Conserve and enhance tree cover and wetland habitat along watercourses
- III. Seek opportunities to conserve remaining areas of permanent pasture.
- IV. Strengthen patterns of tree cover associated with settlement.
- V. Seek to maintain a balance of arable and pastoral land use.
- VI. Seek opportunities to maintain and increase traditional standard orchards.
- VII. Retain integrity of dispersed settlement.

The 'rural feel' and spatial density of the built environment is already defining the character of Kings Cuple. The NDP questionnaire shows the 'Rural nature of the Village' as being an important facet (Q1.1 , 91% highly value, 6 % value). Accommodating development pressures in ways that are sensitive to the parish's environmental quality is therefore essential. Those pressures expected to be most significant within the plan period are new housing and development to support agricultural activities.

#### Policy E1

Development should not adversely impact upon the quality of the landscape, which is designated as an Area of Outstanding Natural Beauty and should seek to preserve or enhance the setting of Kings Cuple within its landscape. Any development which is shown by an assessment of views to have an adverse effect upon the character and appearance of the landscape will be expected to fully mitigate its effects, before planning permission is granted.

Detailed requirements to achieve this policy are set out later in the plan in particular policies CH1, SB2, H1-2, BD1-5.

The measures to protect and enhance the special qualities that Kings Cuple parish which in particular need to be considered when determining the effects of agricultural development upon the landscape and biodiversity of the AONB are set out in the appropriate recommendations from the Herefordshire Council *Landscape Character Assessment* quoted above (p10). These measures undertaken, where appropriate, through policy E2 support Herefordshire Core Strategy policies LD1 and LD2.

Farmers are ideally placed to adopt measures to conserve and encourage biodiversity e.g adopting measures and practice which can help bees and other pollinators. From 2015 Farmers in England will be able to choose from hedges, nitrogen-fixing crops, catch/cover crops, buffer strips and fallow land in order to comply with the greening requirements set out in the Common Agricultural Policy reform.

Similarly any domestic development should seek to identify where opportunities exist to create and/or make good any loss to the biodiversity

It is recognized that connectivity and robust habitat networks will allow for the movement of species in the face of climate change, and regard should be had in particular to Herefordshire Council's ecological network map.

#### Policy E2

Where practical, development should incorporate new as well as existing wildlife corridors and shelter areas, hedgerows, boundaries and soft landscaping that will support wildlife. Trees, woodland and copse areas should be preserved and enhanced.

It is of great importance both

- I. to preserve high quality agricultural land.
- II. to conserve and encourage biodiversity.

Ensuring the positive measures identified in this policy are incorporated into the design of proposals will achieve the objective of providing net gains in biodiversity (NPPF paragraph 109). This goes hand in hand with the protection of high quality agricultural land and in combination they will address the conservation and enhancement objectives for the particular landscape character that forms the major part of the parish. However they also need to complement wider countryside initiatives, including those aimed at protecting the River Wye if full and appropriate protection is to be achieved.

Landowners, growers, and farmers have are encouraged to manage land in a responsible fashion, including through various regulations The Basic Payment Scheme (2015) sets out rules of compulsory compliance. Holdings above 5ha can attract BPS. We rely on these national directives to achieve this objective.

The Catchment Sensitive Farming (CSF) programme (2015) seeks to improve conservation. Overall, biodiversity will be the priority for the new scheme, with water also an important area of focus. (Nitrate and Phosphate run off into water courses is recognised as being a serious pollutant to Herefordshire rivers)

Effluent discharge and pluvial runoff created by any future developments will require careful management in both domestic and non-domestic situations and specific policies have been developed to assist with this.

#### Policy E3

Development that may result in the capacity of the public sewerage network and/or the Kings Caple wastewater treatment works (WwTW) becoming overloaded will not be permitted. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through Dŵr Cymru Welsh Water (DCWW) regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).

Key to ensuring the public sewerage network and WwTW are able to accommodate new development is the incorporation of Sustainable Drainage Systems (SuDS) into all new development (in line with Policy SD 3 of the 2 CS). SuDS schemes ensure that any surface water discharge from a new development (i.e. rainwater from a property roof or garden/hard standing areas) does not communicate with the public sewerage network but instead is drained via a soakaway/infiltration system or a nearby watercourse.

#### Policy E4

All new development will be required where appropriate to ensure that Sustainable Drainage Systems (SuDS) schemes are incorporated into their proposals, in order to reduce flood risk, protect water resources, enhance biodiversity and ensure the public sewerage network and WwTW do not become overloaded.

## 7) Conservation and Heritage

### Village Heritage

The strong historic character is one of the most important assets of Kings Capse village. Within the village there are 18 Listed Structures and 1 Scheduled Monument.

The scheduled Monument is the Norman Motte known as Castle Tump which stands alongside the Roman Road named Capse Street. Opposite Castle Tump is the historic 13thC Church of St John the Baptist which is Listed Grade 1 and with the churchyard lies in the bailey of the Norman Castle.



The church has both Decorated and Perpendicular architectural features, a plain interior with a Jacobean pulpit and tester and a later West Gallery. There are some fine 19thC monuments by Flaxman and Westmacott and the tower contains a peal of six bells. Within the curtilage of the church the preaching cross and a group of 4 Chest Tombs together with the Memorial Sarcophagus of Edmund Jones and the Roberts memorial are Listed Grade2. The Churchyard wall and the mounting block close to the church gate are also Listed Grade2. West of the church the Stables at Pennoxstone Court and Castle Cottage itself are both Listed.

Kings Capse Court is an imposing late 18thC brick building of three storeys possibly by the architect Anthony Keck which is Listed Grade2. The Garden Wall is also Listed Grade2. To the north-east of the Court is the late 17thC former house which was converted into stables in the late 18thC. The building is constructed in dressed sandstone under a hipped slate roof and is Listed Grade2. Close by is the stone Barn, now converted to a dwelling, and Byre formerly belonging to Kings Capse Court both of which are Listed Grade2. Within the curtilage of Kings Capse Court is the square dovecote now under separate ownership as part of Court Farm. The lower part is constructed in rubble stone and the upper part in Flemish Bond brickwork. Originally it had a pyramidal stone slate roof with a central lead

covered pyramidal louvre housing with alighting boards. The roof is no longer in position and much work would be required to restore the structure. The Dovecote is protected under the Kings Caple Court curtilage Listing. Opposite Kings Caple Court the old Telephone Kiosk is Listed Grade2.

On the south side of Caple Street near the cross roads is a narrow roadside pond with the remains of ramps at each end; this pond was of the sort used by waggoners who needed in hot dry conditions to cool and contract the iron tyres on the traditional wagon wheels and to swell the wooden wheels so that the assembly remained uniform.



Other Grade2 Listed Buildings are Lower Penalt Farmhouse and nearby Barn, and the Barn and Stables at Upper Penalt.

There are three areas of registered common land in Kings Caple. The Norman Motte is situated on common land which extends south-west of the Tump on both sides of the road and there is a long strip of common land between the church and Kings Caple Court on the north side of the road. The third section runs for several metres on the banks of the river Wye, beneath the Hoarwithy Bridge, either side of the carriageway with a depth of several metres.

## Identification of key heritage assets

### Listed structures

Date	Grade	Structure	Location
19/06/1987	II	Stables	30 metres NE of Pennoxstone Ct
10/12/1998	II	Castle Cottage	
19/06/1987	II	Green Barn	Aramstone
19/06/1987	II	Mounting Block	Adjacent to boundary wall of St John the Baptist church
19/06/1987	II	Church boundary wall	Boundary wall of St John the Baptist church
19/06/1987	II	Memorial Cross	5 metre S of St John the Baptist church



25/02/1966	I	St John the Baptist church	
19/06/1987	II	Group of 4 chest tombs	4 metre SE of Chancel of St John the Baptist church
19/06/1987	II	Edmund Jones Memorial	15 metre N of St John the Baptist church
19/06/1987	II	Roberts Memorial	2 metre S of St John the Baptist church
19/06/1987	II	Kings Caple Court Garden Wall	
25/02/1966	II	Kings Caple Court	
19/06/1987	II	Barn and adjoining Byre	Court farm (originally buildings of Kings Caple Court)
30/03/1992	II	Telephone Kiosk	Opposite Kings Caple Court
19/06/1987	II	Stable	10 metre S of Upper Penalt
19/06/1987	II	Barn	30 metre NE of Upper Penalt
19/06/1987	II	Barn	SW of Lower Penalt
19/06/1987	II	Lower Penalt (farm house)	
12/09/1969	Scheduled Monument		Castle Tump and Motte Castle

## Conservation

There has long been support from within Kings Caple for the area running from the Old School crossroads to the Green, together with nearby buildings, to be given some form of protection due to its unique character within the village.

The 2006 Kings Caple Parish Plan proposed that this area be designated a Conservation Area (under the 1967 Town and Country Planning Act) and called upon Herefordshire Council to do so.

This was not considered at the time by Herefordshire Council as budget cuts had resulted in several years backlog in producing assessments for the 50 existing Conservation Areas within the County. However the adoption of Kings Caple Parish Plan by Herefordshire Council as supplementary planning guidance de facto increased the level of protection for this area.

Support for increased protection remains strong and in the 2013/14 Kings Caple NDP Residents Questionnaire a section was included to reassess its strength. This highlighted that the 2006 identified area as being the most historic part of the village, with the greatest concentration of historic buildings and ancient monuments, and is very visible from the wider area due to its elevated position. Q 4.1 asked whether this area should be protected from any development

which would adversely impact its character and historic nature. An absolute majority of respondents confirmed that this is extremely important, with 77% of people saying it is important. Only 16% thought it of no importance.

Consideration as to how the NDP process could achieve an increased level of protection was undertaken. The professional advisory team, led by Adam Sheppard of the University of the West of England in Bristol, confirmed that the NDP was the right vehicle to provide the desired degree of protection for the area. The relevant policy written in this NDP will have to be considered when assessing all planning applications within this area.

## **Characteristics of the land and buildings within the Area**

The area identified for additional protection is based on that delineated within the 2006 Kings Caple Parish Plan and includes:

- I. The Church and churchyard;
- II. The Tump and surrounding common land;
- III. Kings Caple Court, garden and historic farmyard;
- IV. Castle Cottage;
- V. The Roman Road and associated Roman sites;
- VI. The Green.

The Heritage Area is included on the Policies Map.(Section 13, p29)

The area contains the highest concentration of historic buildings and sites within the parish of Kings Caple.

In addition to the listed buildings and their protected curtilages, their wider settings are an important aspect of their character. In this context the unspoilt nature of their setting fulfils an important function.

The main road through the area, running approximately East to West, is an important stretch of Roman road which has for centuries been known as Caple Street. Evidence of Roman settlement along Caple Street has also been found. This emphasizes the long term strategic importance of the ridge above the Wye, which presumably led the Normans to build a motte and bailey fort, known as the tump.

Analysis of the Roman dimension of the parish can be found in:

- Transactions of the Woolhope Naturalists' Field Club, 1970
- Roman Roads in Britain (Margary) 1973
- Kings Caple in Archenfield (Taylor) 1997
- Little Birch on Aconbury Hill (LBHG) 2006
- Landscape Origins of the Wye Valley (Hurley) 2008

The church is 13th century in date, although its siting at the top of a steep scarp, with a spring at the scarp's foot, strongly suggests an early Celtic foundation. A little SW of the church stands the Green, built of local stone between 1830 and 1840 in the late Georgian style, probably as a dower house for Kings Caple Court; the site of the present house is the subject of the earliest deed held by Hereford Record Office relating to the village. This deed, dated 1453, names among others Henry Oldcastle, son of Sir John Oldcastle, the supposed historical original of Shakespeare's Falstaff. It also records for the first time the names of a number of places within the parish including 'Lytylford' near the present Fishpool Cottage. Fishpool was the site of the Parish Cottage in the early 19<sup>th</sup> century and the subject of an evocative engraving looking up the valley towards the church.

Kings Caple as a village has historically been very dispersed, a characteristic already noted as reflecting the pattern of this particular landscape type with several areas of settlement. In this it follows the Welsh Tref model and the area around the tump and church is important in retaining this pattern.

It follows logically that the geographical features which gave the area its strategic importance during the military phases of Roman and Norman occupation now ensure its significance in the landscape of the Wye Valley. It is both a focus of attention when viewed from the high ground on the W bank of the Wye Valley loop and an elevated vantage point giving fine prospects to the N, W and S. Excellent views of the ridge with the tower and spire of the church at its highest point are obtained from the hill leading N out of Hoarwithy, from Laskett Lane and from the road leading from Sellack church towards Baysham. The outlook from the church and tump embraces to the N and W Aconbury Hill and Orcop Hill with the Black Mountains beyond, and to the S the attractively wooded Caradoc ridge with Chase Hill, Penyard Hill and May Hill beyond.

## Heritage Area designation

As part of this NDP the area identified for conservation has been designated as a Heritage Area. This enables the NDP to develop a specific policy for this area to contribute to the preservation of its unique character.

The designated area includes many of the parish's more historically significant and visually prominent structures including Kings Caple Court, St John the Baptist Parish Church, the Norman motte (Caple Tump), the Roman road (Caple Street), The Green and The Firs. Although many of the buildings and structures within the Heritage Area are listed and it is within the Wye Valley Area of Outstanding Natural Beauty, it is also recognised that the area is partly within the village settlement boundary and may otherwise be subject to developmental pressure.

The historic ridge through the area, along which runs Caple Street, not only contains the majority of the historic sites, it also forms an elevated spine which enjoys views to the wider surrounding countryside and is also visible itself from high ground in the wider area.

It is also recognised that the area has many unique qualities that are not identified by the planning system and therefore may be lost if not protected as part of the NDP.

The following policy is supported by NPPF Section 12 Para 126-141 and complies with Core Strategy SS6 & LD4

#### Policy CH1

Developments in or around the identified Heritage Area must conserve or enhance the heritage, rural character and setting of the area. Care should be taken to ensure:

- I. The form of development should contribute positively to the area respecting its historical evolution and distinctiveness in particular the size, detailing, massing, materials and building orientation and inter-relationships;
- II. The features contributing to the tranquil rural and agricultural character should also be retained;
- III. The Area's setting and views into and from within it should be preserved;
- IV. The tree cover and other natural features that form important features should be retained or enhanced.

## 8) Settlement Boundary

The settlements within the parish of Kings Caple have historically been distributed in a number of separate hamlets: Caple Street, Pennoxstone, Ruxton, Aramstone, Poulstone, Penalt and Fawley. In this they follow the Welsh 'tref' pattern of dispersed settlement. This situation was only changed in the mid twentieth century with a number of developments taking place between Caple Street and Poulstone and along Poulstone Lane. This new village core now contains over half the total houses of the parish.

The NDP process allows for the village core to be formally identified for planning purposes as a guide for future development. This area is known as the Settlement Boundary.

The Settlement Boundary for Kings Caple has been drawn up by the NDP team according to the following criteria:

- I. The area identifies the main area of continuous development at the centre of the village.
- II. The sites adjacent to the current boundary of the settlement have been the subject of a detailed Landscape Sensitivity and Capacity Assessment (see Appendix A1 below). Two suitable sites have been allocated for new housing (KC11 and KC03B on the LSCA map), and the new settlement boundary has been drawn to include these.
- III. Other developed areas which are not adjoining the core area have not been included.
- IV. Nearby buildings which are not part of this contiguous development have, after individual consideration in each case, also been excluded in order to minimize ribbon development.
- V. Large gardens not considered suitable for development (NPPF Paras 48 & 53) are outside of the boundary.

- VI. There is a presumption that new development will be contained within the Settlement Boundary.

The settlement boundary now defined is indicated on the Policies Map (Section 13, page 29)

The following policies are supported by and in accordance with NPPF 14/55 & Core Strategy SS1 and RA2

**Policy SB1:**

There will be a presumption in favour of new residential development on land within the settlement boundary as shown on the Policies Map and any non-residential development must be compatible with the residential character of the surrounding development

**Policy SB2:**

Proposed housing developments outside the identified settlement boundary will not be permitted except where it satisfies the criteria identified in Policy RA3 of the Herefordshire Core Strategy -

## **9) Housing**

### **Background & Policies**

The assessment of the number and type of new dwellings appropriate to the settlement of Kings Caple during the planning period 2011 to 2031 must be based on a number of policies and sources of evidence.

The Herefordshire Core Strategy 2011-31 (CS) includes Kings Caple as one of 119 villages identified to provide sites for proportionate development (CS Table 4.14). The proportionate development for Kings Caple is 14% of existing dwellings in parish (circ. 2013 - 145 x 14% = 20.3 houses)

The proposals for rural settlements in the CS are underpinned by three prior documents:

- I. The Rural Settlement Hierarchy Background Paper, 2010 (RSHBP);
- II. The Rural Housing Background Paper, 2013 (RHBP);
- III. The Herefordshire Local Housing Market Assessment, revised draft, 2013 (LHMA).

The first two of these documents identifies local settlements, attempts to quantify the number of dwellings in each, to list and score the facilities each enjoys and to classify them into two groups according to their capacity to support sustainable development. The third develops the concept of housing market areas in the county, identifies them and analyses in detail the housing needs and requirements of each.

Important local evidence is contained in the Residents' Questionnaire Report (RQR) generated as part of the Kings Cople NDP project in 2014, the Old Gore Ward Profile on the HC website (OGWP), and other sections of this plan (KCNDP). An Affordable Housing Needs Survey (AHNS) for Kings Cople was produced in 2012. The report of the Planning Inspector on the Pennoxstone Court Farm appeal of 2007, APP W1850/07/2041603, is included as it contains authoritative assessments of landscape sensitivity for certain parts of the village (Appeal 07).

In addition to these evidential documents the Kings Cople NDP team commissioned a report from Carly Tinkler CMLI entitled Landscape Sensitivity and Capacity Assessment (LSCA) and has also referred back to the Kings Cople Parish Plan, prepared in 2006 (KCPP).

Finally the NDP team has had the benefit of access to the emerging assessment of land with housing potential developed by Herefordshire Council (SHLAA) and an analysis of windfall applications for dwellings approved between 1998 and 2013 also prepared by Herefordshire Council (Windfall).

The current overarching national planning document is the National Planning Policy Framework, 2012 (NPPF). The factors governing the extent and type of new housing development can be grouped under two headings.

## **Landscape – sensitivity and impact**

The importance of protecting areas of nationally significant landscape value including AONBs is emphasized in local and national planning documents (CS 1.300, NPPF 115, 144). Herefordshire Council has noted the location of Kings Cople within an AONB as a development constraint (RSHBP appendix 6, RHBP appendix 2 p 27).

Kings Cople lies at the western tip of a long spur of land surrounded by a deep loop of the river Wye, wholly within the Wye Valley AONB and thus enjoys protection as a designated landscape. The part of the parish defined as the settlement area and containing the majority of the village's existing dwellings is situated largely on the central and higher part of the spur. There is a prospect across the river to higher land to the north, west and south, and there are views towards the village from across the river correspondingly sensitive. The most exposed portion of the settlement envelope in landscape terms is that to the west of the village crossroads where the high spur of land narrows. (LSCA, Appeal 07 paras 58-65 and 70-73, KCPP p 33)

Responses to the residents' questionnaire reveal that amongst the features of the village most valued were its rural nature (91%), its situation amid beautiful landscape (86%) and its small size (70%). 83% of respondents thought that landscaping issues should be taken into account in planning new development and 85% thought that development should not be permitted in areas which were inappropriate because of landscape considerations. 67% of respondents expressed their support for safeguarding views over and from Kings Cople. In the responses to the question about what residential development should take place, the greatest number who expressed an opinion (55%) chose the option of the minimum indicated in the Council's *Core Strategy*.

## Sustainability

The principle of sustainability is embedded into the National Planning Policy Framework (NPPF) and the Herefordshire Council Core Strategy. A key indicator of sustainability is the degree of access of a community to a range of locally available services and facilities. The list of such services and facilities in the Rural Settlement Hierarchy Background Paper was not comprehensive and, regarding the Kings Caple assessment, the scoring applied inaccurate. In addition, the data was compiled in 2009 and is now seriously out of date.

However, the most serious deficiency for the settlement relates to access. There has never been a daily peak or off-peak bus service through any part of the parish of Kings Caple; the nearest daily service through Hoarwithy is over one mile distant from the settlement of Kings Caple. This service has recently been substantially worsened, eliminating a direct link to Hereford.

The problem of access relates not only to poor public transport. The settlement is more distant from A and B classified roads than all but one of the other 30 rural settlements suggested for proportionate development in the Ross HMA (CS fig 4.14); it is approximately 3 miles distant from the A49 and 2 ½ miles from the B4224 at their nearest points. In addition all the C roads giving access into and through the whole parish are narrow and do not permit vehicles to pass each other easily.

The poor access to, and relative isolation of, the settlement have two main consequences in planning terms:

- I. Both the National Planning Policy Framework and the HC Core Strategy emphasize that a sustainable community must be one where dependency on private motor vehicles can be effectively reduced by development. Kings Caple is clearly a settlement with a high rate of dependency on the use of private motor vehicles
- II. The settlement will provide a challenging location for further social housing provision controlled through the allocation policy of local housing associations. The HC survey of 2012 indicated no immediate and minimal projected local need for affordable housing (AHNS).

Closely linked to the principle of sustainability is the emphasis placed in local and national planning documents on creating what are variously described as 'mixed and balanced communities' (NPPF 50) and 'more balanced and integrated communities' (CS 2.13). This theme relates partly to demographic issues. Herefordshire Council is concerned that the age profile of its population shows a much higher proportion of older persons than the national average. 21.3% of Herefordshire's population was aged 65 or over according to the 2011 census as against the national figure of 16.6%. In rural parts of the county the difference was still greater. There are no subsets available of the 2011 census figures at lower than ward level, but the Old Gore ward, in which Kings Caple is located, had a figure of 23.4% aged 65 or over. This was the third highest figure of the seven wards in rural south-east Herefordshire. (CS 2.11, OGWP) Of 223 residents aged 18 or over responding in the residents' questionnaire, 34% were 65 or over. (RQR p 27)

Developers and landowners inevitably have a commercial interest in preferring a balance of development in favour of larger (4+ bedroom) executive homes. It is not difficult to sell these in

attractive rural locations. Experience shows, however, that such properties are generally out of reach of most younger and middle-aged families in a county where wage and salary rates are lower than anywhere else in the West Midlands and amongst the lowest in England. Purchasers are more likely to be older, managerial employees possibly engaged in long distance commuting or those about to retire and relocating from areas where property prices are substantially higher.

Such development is clearly not consonant with the general intentions of the CS or the NPPF. The Local Housing Market Assessment, in a detailed analysis of housing requirements in the Ross Housing Market Area between 2011 and 2031 states that nearly 90% of the requirement for market housing will be for houses with up to three bedrooms. These are average figures across the entire Ross HMA; the proportionate demand for houses with more than three bedrooms in the rural parts of the HMA is even lower (LHMA 8.47-8.61).

Notwithstanding the many constraints it is believed that the NDP for Kings Caple can contribute positively to local and national development plans while remaining responsive to the community's aspirations and mindful of the responsibility AONB status places upon us, provided development is carefully regulated in terms of the siting, size and design of houses permitted.

In the absence of prescriptive planning policies for individual villages, windfall development has played a large part in the growth of the village in recent years. Analysis of planning applications approved in the village between 1998 and 2013 indicates that there have been 14 such approvals in that 15-year period. We now consider a reasonable planning strategy for the village is to deliver most new housing on sites identified and allocated within the new settlement boundary. There will, however, be further windfall opportunities within and outside the boundary.

In view of the exposed location of the parish within the AONB, windfall development outside the settlement boundary needs to be carefully controlled to protect visually sensitive sites and to avoid development creep.

Full details of the sites identified in the SHLAA exercise, and the history and future potential of windfall development are more fully set out in Appendix A1.

**Policy H1:**

The following two sites are allocated for new housing:

KC11 – Field adjacent to the Homestead for approximately 15 dwellings

KC03B – Land adjacent to Kings Caple Primary School for approximately 8 dwellings

**Policy H2:**

Windfall development will be supported where it is appropriately located within the settlement boundary and will be expected to conform to other relevant policies in this plan. Additionally, proposals outside the settlement boundary must comply with the criteria of Herefordshire Core Strategy Policy RA3; such proposals for development will not be supported if located on sites where the visual sensitivity of the site is high or very high.



**Policy H3:**

New housing development on allocated sites shall be appropriate to the needs of Kings Caple. Applications for new housing development on allocated sites shall be submitted with evidence to justify the proposal in relation to the identified local housing context and need as shown in Figures 8.11 and 8.12 of the Herefordshire Local Housing Market Assessment 2013 or such other document which updates the local needs assessment.

**Policy H4:**

Permission will be supported for applications which provide lower cost market housing and a balanced mix of dwelling types

In relation to policies H1 and H2 the assessment tool used to determine landscape capacity is that set out in Table 5 of the LSCA Criteria contained in the Landscape Sensitivity and Capacity Assessment (LSCA) Report prepared in October 2014. Sites should not demonstrate any indicators of low or very low landscape capacity. In the case of windfall proposals outside the settlement boundary additional indicators of visual sensitivity as set out in Table 4 of the LSCA Criteria are also relevant.

Appendix A2 of this NDP contains Tables 4 and 5 (appearing originally on pages 37-8 of the full report, as well as paragraphs 2.1.6 and 2.1.7 (page 4), which describe how the criteria have been derived and developed. A full copy of the LSCA Report is available as a supplementary document to this NDP.

## **10) Building Design**

### **Building Design Objectives**

The formulation of policies to guide the design and character of new development within the village is a key part of formulating a plan which enjoys wide support. In particular, the following aspects are central to this aim:

- I. To preserve the rural nature of the village;
- II. To respect and reinforce the character of the historic buildings;
- III. To provide clear guidance for new development.

The support behind this approach is very clear within the answers to the Residents' Questionnaire:

- I. The answers to Q3.1 showed overwhelming support (71%) for the NDP to be concerned with the design aspects of new developments;
- II. Q3.2 showed very strong support (76-84%) for the following features to be incorporated into the guidance: the materials used, the design, the height, the scale, the sensitivity to old buildings and landscaping;

- III. A strong majority (70%) also wanted the NDP to lessen the visual impact of any new development on the wider landscape;
- IV. Three main factors mitigating the landscape impact of any new developments are: landscaping to camouflage the buildings from the wider view, limiting the height of new buildings and the selection of sites for development to avoid any widespread landscape impact;
- V. Section 5 showed how 84% of respondents thought that it is important to protect and enhance the beauty and landscape of the Wye Valley AONB.

## Building Design Policies

The following policies are supported by, and in accordance with, NPPF Section 7 Para 58 – 68 and Core Strategy LD1

### Policy BD1:

New buildings and developments shall preserve and enhance the historic character of Kings Cople through their design language and by using traditional local building materials where appropriate, particularly on elevations visible from the open countryside or existing roads. Extensions and alterations to existing buildings should use appropriate design and materials which preserves the visual integrity of the existing building and local context.

## Materials

The character and unique quality of the historic buildings is largely determined by the locally available materials. Prior to the advent of the railways this ensured that virtually all building materials had to be found within the local area. Only prestigious buildings used materials from another area due to the expense and difficulty of transportation. In Kings Cople this resulted in most village buildings being constructed of the local (Old Red) Sandstone or of oak.

Later buildings, which use a wide variety of materials, often changing with wider fashions, have diluted the character derived from the locally available materials.

Therefore to enhance the character of the village within the AONB the following policies have been devised to encourage the use of traditional materials:

### Policy BD2:

All new residential buildings and extensions to existing buildings should be limited to a maximum of two storeys. Along Poulstone Lane dwellings should be limited to a single storey (i.e. Bungalows) in order to preserve the building pattern followed over the past 50 years.

This is to avoid visual intrusion into the wider landscape. Given the local topography, such intrusion would be significant if the buildings rose above this level.

**Policy BD3:**

A private outdoor garden amenity space or shared amenity area should be provided for all new residential buildings. The amount of land used should be commensurate with the size and type of dwelling.

## Styles

The design of any new building should be consistent with the rural character of the village; designs associated with or appropriate to urban or suburban development should be avoided. The amenity of all new residential development should not be adversely affected by existing agricultural or other activities.

**Policy BD4:**

Where new residential developments face open countryside gardens of sufficient size should be provided to enable the growth of screening trees and bushes. In addition existing hedgerows and screening should be maintained and new screening measures introduced as appropriate to mitigate the visibility of development from open countryside.

**Policy BD5:**

All new development proposals must practically demonstrate that the residential amenities of neighbouring properties are not significantly adversely affected through supporting information submitted with any planning application

## 11) Employment

Kings Caple is now a rural community in an agricultural setting. Historically the local labour force was principally engaged in the husbandry of agricultural commodities; today, however, a minority of its permanent residents are directly dependent upon the local or regional agricultural economy.

The Questionnaire revealed that 32 residents are working from home on a full, or part time, basis using state of the art communication technology to support remotely, business enterprises across the UK. This style of employment is probably our primary growth opportunity as the technology continues to develop and offer this life-style choice to many others. This initiative is strongly supported and all development proposals must include a connectivity statement.

**Policy EM1.**

All housing developments are to be provided with the necessary infrastructure and ducting to enable the property to be connected to a high-speed broadband network.

## 12) Tourism

Herefordshire relies heavily on the tourism industry for sustainable economic growth. Its unique mix of market towns and beautiful scenery has ensured it is the destination of choice for many UK and foreign visitors. The HC Core Strategy Policy E4 outlines the county's approach to protecting and enhancing this industry and while the Kings Cople NDP relies on that policy a local perspective is required.

As has been described throughout this document, Kings Cople is located in the heart of the Wye Valley Area of Outstanding Natural Beauty and is blessed with unique features, both built heritage and scenic environment, which attract many tourists. We are also custodians of a significant section of the county's long distance walk, the Herefordshire Trail, dissecting the parish and passing many of the listed buildings and monuments found in the village. Additionally the Circular Walk starting and finishing in Hoarwithy passes through Kings Cople providing superb views over the river valley from the vicinity of the church. With many other smaller inter-connecting dedicated public rights of way (PRoW) the local environment can be explored in depth safely and securely.



To enhance the opportunity for interesting walks through the village the Kings Cople Heritage Group has designated a village heritage trail. The Group has prepared a heritage trail leaflet as well as an attractive booklet, copies of both of which are available in the information centre established in the old telephone box opposite Court Farm.

The NDP will ensure that these pathways will continue to be well maintained and sign posted to maximise the enjoyment by residents and visitors alike.

Visitors to the area are able to use the numerous B&B facilities in Hoarwithy where there is also a camp site which is open in the summer months. The River Wye is well known for canoeing and kayaking and there are designated launching stations at various locations along its course. For naturalists the AONB is abundant with wild life and the Wye Valley alongside Kings Cople affords English riverside scenery at its finest. The River Wye itself is designated a Special Area of Conservation. Whether the visitor travels by car, bicycle, boat or on foot Kings Cople and the River Wye have much to offer.

### Policy T1

Development that adversely affects the continued use, access and enjoyment of a PRoW will not be approved.

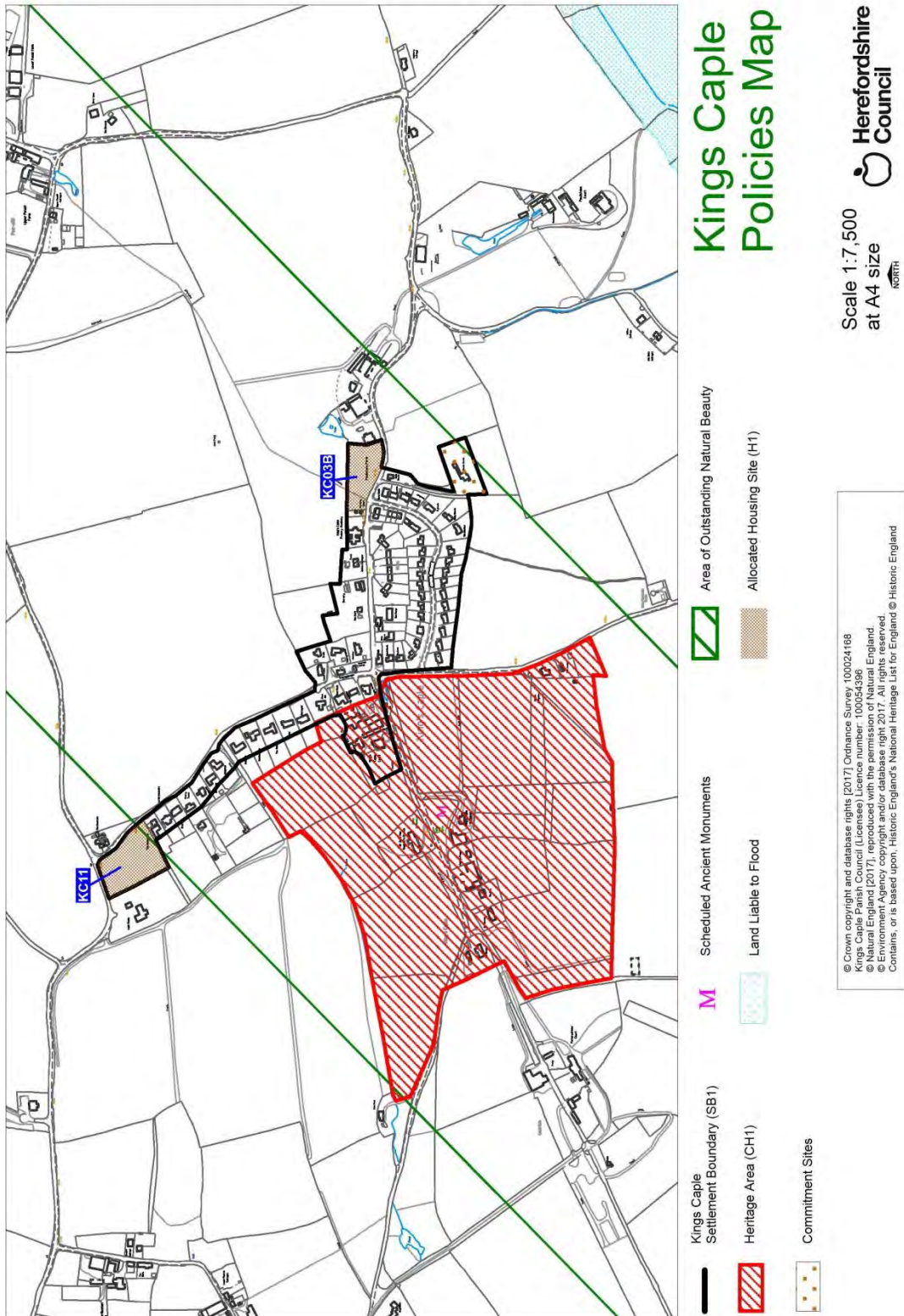
## 13) Plan Objectives and supporting Policies

### Plan Objectives

- NDPO1 To protect and enhance the natural beauty and diverse habitat of the local AONB environment
- NDPO2 To maintain the character, vitality and community spirit of the village
- NDPO3 To protect and enhance village heritage, historic assets and other important village features.
- NDPO4 To comply with the HC Core Strategy development requirement (Policy RA2)
- NDPO5 To minimise the impact of any new development on the surrounding countryside, landscape, and ecosystems.
- NDPO6 To enhance the prospects for local employment and tourism.

Policy objective	E1	E2	E3	E4	CH1	SB1	SB2	H1	H2	H3	H4	BD1	BD2	BD3	BD4	BD5	EM1	T1
NDP 01	✓	✓	✓	✓		✓	✓	✓	✓				✓	✓	✓			✓
NDP02	✓	✓	✓	✓	✓					✓	✓					✓	✓	
NDP03					✓							✓	✓					
NDP04						✓	✓	✓	✓	✓	✓							
NDP05	✓	✓	✓	✓		✓	✓	✓	✓			✓	✓	✓	✓			
NDP06										✓	✓						✓	✓

# Policies Map and Table of Allocated Sites



## Allocated Sites

LSCA reference	SHLAA reference	Area (HA)	Housing Capacity, (Dwellings)
KC11	HCAA/218/001	0.79	15
KC03B	O/Kinc/003	0.48	8

## Plan Policies

### Environment

#### Policy E1 - (1, 2, 5)

Development should not adversely impact upon the quality of the landscape, which is designated as an Area of Outstanding Natural Beauty and should seek to preserve or enhance the setting of Kings Caple within its landscape. Any development which is shown by an assessment of views to have an adverse effect upon the character and appearance of the landscape will be expected to fully mitigate its effects, before planning permission is granted.

#### Policy E2 (1, 2, 5)

Where practical, development should incorporate new as well as existing wildlife corridors and shelter areas, hedgerows, boundaries and soft landscaping that will support wildlife. Trees, woodland and copse areas should be preserved and enhanced.

#### Policy E3 (1, 2, 5)

Development that may result in the capacity of the public sewerage network and/or the Kings Caple wastewater treatment works (WwTW) becoming overloaded will not be permitted. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through Dŵr Cymru Welsh Water (DCWW) regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).

#### Policy E4 (1, 2, 5)

All new development will be required where appropriate to ensure that Sustainable Drainage Systems (SuDS) schemes are incorporated into their proposals, in order to reduce flood risk, protect water resources, enhance biodiversity and ensure the public sewerage network and WwTW do not become overloaded.

### Conservation & Heritage

#### Policy CH1 (2, 3)

Developments in or around the identified Heritage Area must conserve or enhance the heritage, rural character, setting of the area. Care should be taken to ensure:

- I. The form of development should contribute positively to the area respecting its historical evolution and distinctiveness in particular the size, detailing, massing, materials and building orientation and inter-relationships;
- II. The features contributing to the tranquil rural and agricultural character should also be retained;
- III. The Area's setting and views into and from within it should be preserved;
- IV. The tree cover and other natural features that form important features should be retained or enhanced.'

## Settlement Boundary

Policy SB1: **(1, 4, 5)**

There is a presumption in favour of new residential development on land within the settlement boundary as shown on the Proposal Map and any non-residential development must be compatible with the residential character of the surrounding development

Policy SB2: **(1, 4, 5)**

Proposed housing developments outside the identified settlement boundary will not be permitted except where it satisfies the criteria identified in Policy RA3 (Agricultural, forestry and rural enterprise dwelling) of the Herefordshire Core Strategy.

## Housing

Policy H1: **(1, 4, 5)**

The following two sites are allocated for new housing:

KC11 – Field adjacent to the Homestead for approximately 15 dwellings

KC03B – Land adjacent to Kings Caple Primary School for approximately 8 dwellings

Policy H2: **(1, 4, 5)**

Windfall development will be supported where it is appropriately located within the settlement boundary subject to other relevant policies in this plan. Additionally proposals outside the settlement boundary must comply with the criteria of Herefordshire Core Strategy Policy RA3; such proposals for development will not be supported if located on sites where the visual sensitivity of the site is high or very high.

Policy H3: **(2, 4, 6)**

New housing development on allocated sites shall be appropriate to the needs of Kings Caple. Applications for new housing development on allocated sites shall be submitted with evidence to justify the proposal in relation to the identified local housing context and need as shown in Figures 8.11 and 8.12 of the Herefordshire Local Housing Market Assessment 2013 or such other document which updates the local needs assessment.

Policy H4: **(2, 4, 6)**

Permission will be supported for applications which provide lower cost market housing, a balanced mix of dwelling types

## Building Design

Policy BD1: **(3, 5)**

New buildings and developments shall preserve and enhance the historic character of Kings Caple through their design language and by using traditional local building materials where appropriate, particularly on elevations visible from the open countryside or existing roads. Extensions and alterations to existing buildings should use appropriate design and materials which preserves the visual integrity of the existing building and local context.



#### Policy BD2 (1, 3, 5)

All new residential buildings and extensions to existing buildings, should be limited to a maximum of two storeys. Along Poulstone Lane – dwellings should be limited to a single storey (i.e. Bungalows) in order to preserve the building pattern followed over the past 50 years.

#### Policy BD3 (1, 5)

A private outdoor garden amenity space or shared amenity area should be provided for all new residential buildings. The amount of land used should be commensurate with the size and type of dwelling.

#### Policy BD4: (1, 5)

Where new residential developments face open countryside gardens of sufficient size should be provided to enable the growth of screening trees and bushes. In addition existing hedgerows and screening should be maintained and new screening measures introduced as appropriate to mitigate the visibility of development from open countryside.

#### Policy BD5: (2)

All new development proposals must practically demonstrate that the residential amenities of neighbouring properties are not significantly adversely affected through supporting information submitted with any planning application

### Employment

#### Policy EM1. (2, 6)

All housing developments are to be provided with the necessary infrastructure and ducting to enable the property to be connected to a high speed broadband network.

### Tourism

#### Policy T1 (1, 6)

Development that adversely affects the continued use, access and enjoyment of a PRoW will not be approved.

## 14) Community Aspirations

### 1) Traffic and Transport

The Kings Cagle traffic survey conducted in July 2013 (at Aramstone entrance) records some 700 vehicle movements to and from the village per day of which 530 are cars, 100 are vehicles exceeding 6.5 metres in length and the remaining 70 vehicles exceed 11 metres in length. The sensor being set at 11 metres means HGVs and farm tractor and trailer combinations cannot be differentiated, but *ipso facto* a significant amount of large and heavy vehicles do access the village.

All vehicular movement internal to the village and that which travels to the north and east is not recorded but it does occur and serves to increase the tally.

The great majority of vehicles using the roads are cars owned by local residents or regular commuters, for example the school run, hence the near equal tally for east and west bound movement. Currently about 70% of the pupils at Kings Caple Primary Academy come from the other side of the river, entering and leaving the parish via Hoarwithy bridge. Farm tractors and the associated implements contribute to the burden. The movement of produce to and from farms inescapably attracts heavy haulage and many hundreds of HGV's *per annum* travel through the village to service the agricultural businesses (the soft fruit enterprise alone cites 1.32 HGVs per day May to Oct, equivalent to some 240 HGV visits; May 2014 Planning Enquiry). This combined state of affairs contributes to the pressure put upon narrow unclassified roads whose construction and size is poorly suited to modern commercial use.

The growing pressure on the village's roads is occurring at a time when the Local Authority's road maintenance programme is perceived to be having difficulty in coping despite its best efforts. 60% of respondents to the question on road condition in the residents' questionnaire described the condition of the village's roads as 'exceptionally poor'. Both short-term repair and longer term maintenance present on-going challenges. A particular area for concern is between the Clusters and the junction north-west of Light Fields; measures may also need to be taken if at all possible to improve visibility on this potentially dangerous and heavily used stretch of road.

The NPPF and the Herefordshire Council Adopted Core Strategy both emphasize the key importance of the concept of sustainability. A major aspect of sustainability is seen as good access to public transport. Kings Caple's poor and worsening position in this respect has been commented on in section 9 above. The restoration of a direct daily service to Hereford on the 44 route through Hoarwithy should be a priority in attempting to ameliorate this problem.

## 2) Conservation and Heritage

Section 7 of this Plan addresses the concept of a heritage area west of the village cross-roads, an idea first explored in the Parish Plan of 2006. The Examiner notes that a neighbourhood plan cannot bestow conservation area status. He also notes that conservation area status can be used to protect historic assets but not landscape as such. However he judges policy CH1 justified in offering protection to an area which is the setting for valued historic assets. He judges also that the landscape of this area in itself is already comprehensively protected by policy E1.

The Examiner has noted the response to his initial questions he received from Herefordshire Council's Principal Building Conservation Officer which acknowledged the value of buildings and assets primarily along Caple Street and quoted from Historic England's guidance on such matters. The Examiner states that he hopes in the future Herefordshire Council will review the question of conservation area designation for this area. This suggestion might be followed up in due course.

## 3) Education

The primary school in the parish was built in 1902, and extended and refurbished in the mid 1990s. Its notional capacity is 70 pupils, though with modern teaching requirements a limited expansion of the premises might be needed to accommodate this number adequately; this is

technically perfectly feasible. Currently there are 47 pupils on the roll. The most recent premises report assesses the school as good. The school would thus be fully capable of accommodating the additional pupils likely to present themselves as a result of the additional housing recommended in this plan.

The school is a community school and was local authority controlled until 2011. In 2010, to ensure its future, it entered into a federation with Lord Scudamore Primary School, Hereford and Sutton Primary School. In 2011 the three schools successfully applied to become academies and are consequently now funded directly by the Department for Education via the Education Funding Agency as a Multi Academy Trust (MAT). The Herefordshire Marches Federation of Academies (HMFA) is a company limited by guarantee with a board of directors acting as the governing body. Each school retains a governing committee, two members of which sit on the main HMFA board.

Membership of HMFA has allowed Kings Cople Primary Academy to broaden the opportunities it offers its pupils and improve its efficiency, whilst retaining and enhancing the traditional features of excellence found in the best village schools. At its most recent inspection by OFSTED it was rated outstanding in all areas. Pupils come both from the parish and from nearby villages where parents have been attracted by its reputation. Pupils normally progress at the end of year 6 to the John Kyrle High School in Ross-on-Wye, which is currently rated as good.

The village community has always been supportive of the school, particularly during and after the School Review of 2008. Governors periodically give reports to the Parish Council.

### **3) Community amenity**

The response to Q1.1 in the Residents Questionnaire shows there is a strong community spirit (74% favourable) within the village and this has to be nurtured and encouraged. Funds generated by the Community Infrastructure Levy (CIL) must be earmarked for community projects and a key part of the implementation of the plan must include the creation of a prioritised project list.

The Neighbourhood Development Plan seeks to ensure that Kings Cople:

- I. Remains a diverse community with strong agricultural links.
- II. Will robustly support Initiatives to promote extend and maintain the character and community spirit of the village.

## 15) Appendices

### A1) Identification of housing sites

Kings Caple, along with all other local communities, has an allocated target for new housing developments over the term of the Herefordshire Core Strategy 2013-2031. This target and how it relates to the needs of the village is considered in the previous section.

The NDP process allows the views of the village to be considered when selecting suitable sites for this development. However this has still to be consistent with the wider strategic policies outlined in the Herefordshire Core Strategy.

When considering sites for development there are some key factors to be complied with. Firstly, the site needs to be within or contiguous with (i.e. adjoining) the current settlement boundary. Secondly, the identified area should support the number of houses that have been selected for development over the period. Lastly, the owners of the identified sites need to be comfortable with their site's inclusion.

### Village consultation

In terms of the siting of any new development within the village, a key theme emerges in the results of the NDP Residents Questionnaire and 'Planning for Real' event. This is the appreciation of and desire to protect the rural nature and landscape beauty of the area.

In question 1, which assesses what people value or dislike about 15 different aspects of village life, the two qualities people value the highest, with approximately 90% support, are the rural nature of the village and its situation within a beautiful landscape.

This is re-enforced by the responses to question 5.1 in which 84% say that it is important to protect and enhance the beauty and landscape of the Wye Valley AONB.



Therefore, in the selection of potential sites to meet the future housing need, the minimisation of any impact on the landscape must be the key determining factor.

### Landscape Sensitivity and Capacity Assessment

In October 2014 Carly Tinkler CMLI was commissioned by Kings Caple Parish Council's NDP team to carry out an independent, professional landscape appraisal of several parcels of land in and adjacent to the existing settlement. The purpose of the appraisal was to establish the landscape sensitivity of these sites and the surrounding areas, and their level of capacity to accommodate

new development. In total 11 sites which are all contiguous with the Settlement Boundary were assessed. The completed Landscape Sensitivity and Capacity Assessment Report details these sites considered and the methodology used in their assessment. It then graded the sites on their capacity to absorb new housing development. The full report can be downloaded from the Kings Caple website.

## Landscape Capacity Assessment summary

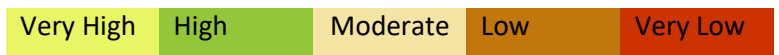
The Landscape Capacity Assessment results are summarised as follows:

- I. One site (KC02) has Moderate / Moderate to High capacity
- II. One site (KC11) has Moderate to High capacity
- III. One site (KC03B) has Low to Moderate / Moderate capacity
- IV. Two sites (KC03A and KC05) have Low to Moderate capacity
- V. Four sites (KC01, KC06, KC09, and KC10) have Low / Low to Moderate capacity
- VI. Three sites (KC07, KC08 and KC04) have Low capacity.

As none of the sites has a very high capacity for development, any new building would involve an element of compromise with the requirement to protect landscape value. In addition, the plan must deliver 20 houses over the period to 2031. In this context development should take place on sites in the order of their capacity to absorb it.

## Landscape Capacity Assessment (LSCA) Map

Landscape Capacity Colour Code



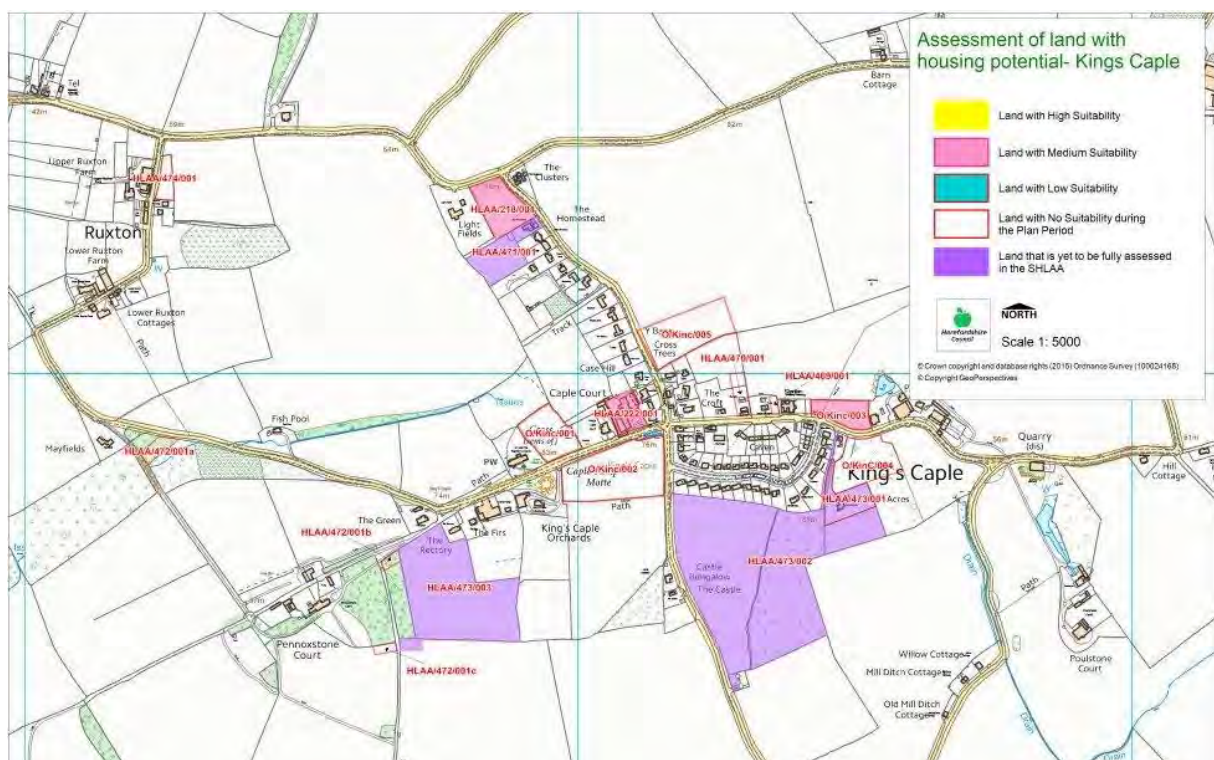
## Strategic Housing Land Availability Assessment (SHLAA) – Call for Sites

Whilst we gathered much evidence on residents' preferences (Residents Survey) and Herefordshire County Council's development requirement (The Core Strategy – RA1 village) and the likely impact on the AONB, no current evidence on landowner's wishes or intentions was available.

In order to address this exposure and complete our overall evidence base, a "Call for Sites" communication requesting landowners to submit potential sites was issued in June 2015 by HCC through public notice (see Appendix "Call for Sites"), letters, posters and website articles. This Call is part of the Strategic Housing Land Availability Assessment (SHLAA) process and has received a good response from landowners within the parish (See Appendix SHLAA Response). Some of the submitted sites have existing assessment history under previous assessments but the majority will need formal assessment by HCC for suitability for development before they can be considered for inclusion in this NDP. This assessment must include a search of the Herefordshire Council Historic Environment Record (HER) to ensure any undesignated Heritage Assets and/or potential archaeological remains are evaluated and any potential development impacts be mitigated before planning permission is granted.

It should be noted that some sites notified in the "Call for Sites" exercise appear on the map below as "land with no suitability during the plan period". These sites are also listed in Appendix 6 of the Strategic Housing Land Availability Assessment Rural Report (November 2015). They have been given this designation in the SHLAA on the grounds that because of their small size they would not be capable of accommodating a minimum of five houses. They have not however undergone any formal assessment and are therefore open to consideration within the terms of this NDP. (See paragraph 3.1 of the SHLAA Rural Report.)

### Strategic Housing Land Availability Assessment (SHLAA) Map



## Preferred Sites

Two sites identified in the supplementary HCC document, produced by them following the Call for Sites exercise, entitled “Assessment of land with housing potential Kings Caple” (see above) and shown on that plan as

- I. HLAA/218/001 (Identified in CT Report as KC11), (indicative dwellings potential = 15) and
- II. O/Kinc/003 (Identified in CT Report as KC03B) (incorrectly shaded in HCC Doc - should be “land with medium suitability”). (indicative dwellings potential = 8)

already carry positive assessments for housing development and are generally supported by the Carly Tinkler report. (It should be noted that although there is one indicator of low landscape capacity in relation to KC03B, the report states that this could be rectified by the provision of appropriate mitigation – see appendix 4 pp 20, 21.)

In addition, the site identified as:

- III. HLAA/222/001 (Land with medium suitability) offers a further opportunity for sympathetic barn conversions subject to the curtilage listing of Kings Caple Court and the Heritage Area designation Policy CH1. (indicative dwelling potential = 1)

## Windfall Opportunities

In the 15 year period 1998-2013 14 units of residential property received planning permission in the parish, a rate of very nearly one dwelling per year. This would suggest the possibility of further windfall opportunities during the remainder of the plan period though at a lower rate because of the more detailed and prescriptive policies within this NDP. It is however noticeable that there has recently been some return to the levels of house building that preceded the financial crisis of 2008-9. Potential in-fill sites already identified within the planning period 2015-31 are detailed below:

- I. An application for two houses within the settlement boundary (REF: 151752) was approved in September 2015. (dwellings = 2)
- II. Two sites with in-fill potential in the longer term, HLAA/469/001 & HLAA/470/001 lie within the settlement boundary and therefore are subject to the presumption in favour of sustainable development provided any proposals adhere to the policies of this NDP. (indicative dwellings potential = 3)

## A2) Extracts from Landscape Capacity Assessment Report

### LSCA Criteria for assessing visual sensitivity and landscape capacity

**Table 4: Visual Sensitivity**

Value	Definition
<b>Very High</b>	<ul style="list-style-type: none"> <li>I. Highly visible in wider area</li> <li>II. Forms part of exceptional / iconic / very highly valued views</li> <li>III. Internationally / nationally important visual function (context, setting, gateway, gap, screen, buffer, transition zone, skyline, panorama, vista, focal point, cultural association etc.)</li> <li>IV. Very open to public or private views of the countryside or open space which are significant</li> <li>V. Development would create unacceptable visual intrusion into the wider landscape that could almost certainly not be mitigated</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>I. Visible in wider area</li> <li>II. Highly visible in local area</li> <li>III. Forms part of wider important / highly valued views</li> <li>IV. Forms part of views of significant local value</li> <li>V. Important wider visual function</li> <li>VI. Significant local visual function</li> <li>VII. Very open to public or private views of the countryside or open space which are of wider importance</li> <li>VIII. Development would be uncharacteristically conspicuous in the wider area and mitigation unlikely to reduce adverse effects</li> <li>IX. Development would create unacceptable visual intrusion into the local landscape that almost certainly could not be mitigated</li> </ul>
<b>Moderate</b>	<ul style="list-style-type: none"> <li>I. Not visible from wider area or of no influence</li> <li>II. Locally visible but limited influence</li> <li>III. Views are of some wider importance but there is scope for mitigating potential adverse visual effects</li> <li>IV. Locally highly-valued views</li> <li>V. Limited wider visual function</li> <li>VI. Important local visual function</li> <li>VII. Partially open to public or private views of the countryside or open space which are of wider importance</li> </ul>



Value	Definition
	<p>VIII. Open to views public or private views of the countryside or open space which are of local importance</p> <p>IX. Development likely to be perceptible in the wider area but would not significantly alter the balance of features or elements within the existing view</p> <p>X. Development would be uncharacteristically conspicuous in the local area and mitigation unlikely to reduce adverse effects</p>
<b>Low</b>	<p>I. Not visible from wider area</p> <p>II. Limited local visibility</p> <p>III. Views of limited importance</p> <p>IV. Development could be integrated into the land- / town- / villagescape although possibly only with mitigation</p> <p>V. Site is fairly well-screened from public and private views</p> <p>VI. Development may be discernible in the wider area but would not result in loss of, or change to, important views or wider visual amenity</p> <p>VII. Development likely to be perceptible in the local area but would not significantly alter the balance of features or elements within the existing view</p>
<b>Very Low</b>	<p>I. Not visible from wider area</p> <p>II. Little or no local visibility</p> <p>III. Views of little or no importance</p> <p>IV. Development would not lead to unacceptable visual intrusion into the landscape, or adverse effects on the settlement, with or without mitigation</p> <p>V. Site is very well-screened from public and private views</p> <p>VI. Development would not be discernible or would enhance views or existing visual amenity</p>

**Table 5: Landscape Capacity**

Value	Definition
<b>Very High</b>	<ul style="list-style-type: none"> <li>I. Thresholds for significant change are very high, and much of the area has potential for development</li> <li>II. Would be an appropriate extension of, or infill to, the village, with few if any adverse effects on landscape and settlement form, pattern and character or other significant designations and / or landscape-related factors</li> <li>III. Likely to result in an overall improvement, both locally and in the wider area</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>I. Thresholds for change are relatively high and the area is able to accommodate a proportional level of sensitively-designed new development</li> <li>II. Development would form an extension of, or infill to, the village which is in keeping with its pattern and character</li> <li>III. May result in improvements to local land- and / or villagescape character and visual amenity, subject to sensitive design</li> </ul>
<b>Moderate</b>	<ul style="list-style-type: none"> <li>I. Development would have close physical and / or visual association with the village and is likely to have limited adverse effects on settlement form and pattern; however there are potential constraints and potential for adverse effects in other areas</li> <li>II. Could result in improvement, both locally and in the landscape of the wider area, subject to sensitive design and appropriate mitigation</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>I. Development would be physically separate from village, and / or extend it into high quality and value open countryside.</li> <li>II. It would detract from important aspects of landscape and settlement form, pattern and character or other significant designations and / or landscape-related factors</li> <li>III. Potential for adverse effects on a landscape and / or designations of national / county-wide importance</li> </ul>
<b>Very Low</b>	<ul style="list-style-type: none"> <li>I. Development would be completely divorced from village, and / or in open countryside</li> <li>II. It would significantly detract from important aspects of settlement form and pattern</li> <li>III. Potential for significant adverse effects on a landscape and / or designations of international / national importance</li> </ul>

## Authority for assessment methodology

**2.1.6** LSCAs should be carried out by a qualified professional with experience in the field. There is published guidance for LSCA practitioners (Landscape Character Assessment Guidance for England and Scotland - Topic Paper 6: *Techniques and criteria for judging sensitivity and capacity* (The Countryside Agency and Scottish Natural Heritage 2002)). Whilst this still underpins the overall LSCA approach, over time more specific methodologies have evolved for commissions such as this, where the findings are required to inform an NDP, for example, and will be used as a tool in future planning decisions.

**2.1.7** This LSCA therefore also incorporates published guidance on carrying out Landscape and Visual Impact Assessments (*Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute / Institute of Environmental Assessment) 3<sup>rd</sup> Edition 2013), various topic papers published by The Countryside Agency and Scottish Natural Heritage in 2002, as well as more up to date information now available on the internet including Scottish National Heritage (SNH)'s website, and examples of other LSCAs carried out in the UK.

### A3) Evidence Sources

1. Herefordshire Council – Core Strategy, 2013, especially pp 136-158 and Policy RA2.
2. Herefordshire Local Housing Market Assessment, 2013.
3. Herefordshire Council - Rural Settlement Hierarchy Paper 2010, especially appendices 5 and 6.
4. Herefordshire Council Rural Housing Background Paper 2013, especially appendix 2.
5. Kings Caple Affordable Housing Needs Survey, 2012
6. Herefordshire Council Facts and Figures – 2011 Census Ward Profiles.
7. Kings Caple NDP Residents' Questionnaire Report
8. Kings Caple "Plan for Real" open day
9. Kings Caple open consultation events
10. Office of National Statistics – 2011 National Census
11. UK Agriculture statistics:  
[www.ukagriculture.com/statistics/farming\\_statistics.cfm?strsection=Labour%20Force](http://www.ukagriculture.com/statistics/farming_statistics.cfm?strsection=Labour%20Force)
12. Listed Buildings  
<http://www.britishlistedbuildings.co.uk/england/herefordshire/kings+caple>  
Herefordshire Council Historic Environment Record (HER)  
<https://www.herefordshire.gov.uk/environmental-protection/conservation-and-sustainability/archaeology-excavations-and-surveys>
13. National Planning Policy Framework (NPPF)s
14. Wye Valley AONB Management Plan (2014-19)
15. Landscape Sensitivity & Capacity Assessment October 2014 (Carly Tinkler)

16. Windfall experience for period 1997- 2015. HCC 2015
17. Strategic Housing Land Availability Assessment – Rural Report 2015 HCC  
[https://www.herefordshire.gov.uk/media/3821672/shlaa\\_rural\\_report\\_nov\\_2015.pdf](https://www.herefordshire.gov.uk/media/3821672/shlaa_rural_report_nov_2015.pdf)

#### **A4) NDP Group Members & Contributors**

<b>Name</b>	<b>Specific Responsibility</b>
Mike Harris	Chair- Project Manager/ Policy Team
Adrian Harvey	Vice Chair/ Policy Team
Andrew Beckett	Policy Team
Charles Brandram Jones	
Julie Brandram Jones	Policy Team
Neil Cockburn	
Janet Cooper	
Andrew Eames	Editor
Jack Everett	
Patricia Gregory	
Richard Gregory	
Peter Harris	Policy Team
Wendy Harris	
Sheila Hook	
Jake Keogh	Policy Team
Rene Keogh	
John Otieno	
Parish Council	
<b>Support Team</b>	
Sam Banks	HCC NDP Team
Liz Beth	Planning Aid England
Data Orchard	NDP CIC
Adam Shepperd	UWE