

# Kingsland Neighbourhood Development Plan

## Consultation Statement – July 2016



***Statement written by the Kingsland Neighbourhood Development Plan Steering Group and Data Orchard CIC.***

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*\* Some key consultation documents have not been attached as appendices. This is due to their size or their multiple worksheet formats. All such key documents are shown as links at appropriate points in this consultation statement.*

## 1. Introduction and Background

- 1.1 ! Kingsland's Neighbourhood Development Plan (KNDP) has been prepared in response to The Localism Act 2011, which gives parish councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas.
- 1.2 ! These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and NDPs form part of this framework.
- 1.3 ! The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the NDP.
- 1.4 ! Part 5 Paragraph 15 (2) of The Neighbourhood Planning (General) Regulations 2012, defines a Consultation Statement as a document which includes:
- a) details of the persons and bodies who were consulted about the proposed NDP.
  - b) a description of how they were consulted
  - c) a summary of the main issues and concerns raised by the persons consulted
  - d) a description of how these issues and concerns have been considered and, if appropriate, addressed in the proposed plan.
- 1.5 ! Guidance from Department for Communities and Local Government (10 Sept 2013) states that:  
*'the Consultation Statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.'*
- 1.6 ! This Statement sets out details of all consultation and engagement activity. It lists how the local community and other stakeholders have been involved and how their input has informed the development of the Plan.
- 1.7 ! The aim of the consultations in Kingsland parish has been to ensure that the widest possible understanding of the reasons for and content of the Neighbourhood Plan, and to ensure that every resident and stakeholder has the opportunity to contribute to the development of the Plan.
- 1.8 ! This Statement demonstrates that there has been extensive community and stakeholder engagement and consultation throughout the process. There is evidence available to support all the statements regarding consultation summarised below.
- 1.9 ! Section 2 below details how the consultations undertaken as part of the Kingsland Parish Plan have made a substantial contribution to the KNDP. As a result the pre-submission draft plan contains many references to the Parish Plan and the part it has played in the development of the KNDP policy evidence base.

## 2. The link between Kingsland’s Parish Plan and Neighbourhood Development Plan

2.1 ! Kingsland began work on its Parish Plan in early 2012.

2.2 ! At its first Parish Plan public meeting it was agreed that its public consultation and engagement programme should be designed to meet all the needs of the current Parish Plan and make a significant contribution to the consultation needs of the proposed Neighbourhood Plan when it commenced at a later date. The advantages of this approach were to:

- reduce resources and costs
- avoid consultation confusion and fatigue
- speed up the Neighbourhood Planning process by giving it a consultation head-start.

2.3 ! As can be seen from Fig. 1 below, once the key consultations and major data gathering for the parish plan were completed, Kingsland Parish Council then initiated its application for designation as a Neighbourhood Plan area.

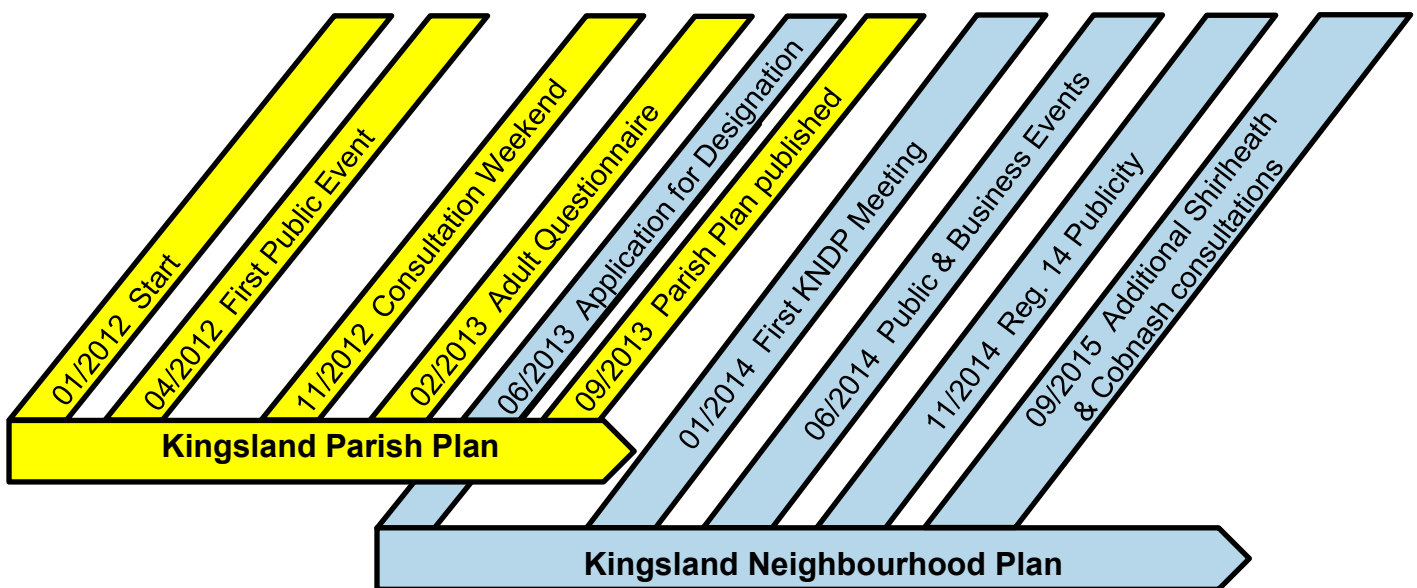


Figure 1. ' The Coordinated relationship between Kingsland’s Parish Plan and Neighbourhood Plan. '

### **3. Kingsland's Parish Plan Consultation Process**

**3.1** ! There were 2 main stages to the Parish Plan consultations:

- a. Informal Consultations** to establish the key issues, needs and aspirations of the community. This was done via public meetings, targeted events with special interest groups, and through the use of on-line media. The feedback was then collated into topics and graded against frequency.
- b. Formal Consultation** - this was delivered via a formal questionnaire distributed to all residents over the age of 11 within the parish. Its purpose was to establish whether the findings from the informal consultations were a true reflection of the views of the wider community. A key design principle during the drafting of the questionnaire was that the questions deployed were largely informed by the preliminary informal consultations. In this way, it could be argued that the consultations were "community-led".

**3.2** ! Both of the main consultation stages mentioned above were tailored to the needs of both the Parish Plan and the follow-on NDP.

#### **3.3 ! April 2012 - First Public Event**

The first public meeting took place in April 2012. Its main purpose was to publicly launch the process and formally establish a Steering Group. However, the opportunity was also taken to gather in the thoughts of attendees on what they valued most about the parish and to log their key concerns. The opportunity was also taken to establish what organisations and interest groups existed in the parish with a view to communicating further with the identified groups.

**3.4 Subsequent Steering Group Meetings** were then held on a monthly basis, and were advertised in advance as open for the public to attend. (See Section 5 for details).

#### **3.5 ! November 2012 - Community Consultation Weekend**

The Big Map events were held in Kingsland's Coronation Hall over two days. The engagement method used was based on the 'Planning for Real' model, using large scale maps of the parish and a range of colour-coded topic flags which participants could stick into the maps. The key themes were 'Growing Up'; 'Health and Well Being'; 'Rest and Play'; 'Housing and Village Services'; 'The Environment'. Each event took place over a 6 hour period, so that participants could wander in at their own chosen time, and engage at their own pace and in their own way. There were stewards on hand to explain the process, the maps and flags, to informally discuss issues with participants, and, where appropriate, record their comments.

Over 200 people attended, representing over 20% of the parish population. As attendees arrived they were asked to put sticky dots on an age/gender chart and, similarly, sticky dots onto a map showing where they lived. The intelligence gathered showed that attendance at the events was broadly representative of the age and gender profiles of the parish, and the areas of residency.

Kingsland Parish Plan P4R Door entry recording sheet,17/18 Nov 2012 Session 1 2 3 4				
Which group do you belong to?				
Please put a dot in the appropriate box				
Age group	Male	Female	Resident outside Kingsland parish	Total not counting external resident figures
1-12	8	10		18
12-19	7	6	1	13
20-39	12	15	7	27
40-60	20	35	3	55
60+	52	48	6	100
Totals	99	114	17	213

**Figure 2. Big Map Event attendance by age and gender.**

The output from these weekend events was collated and categorised in terms of topics, location and frequency and presented in spread-sheet format to the steering group to aid them in the design and content of the proposed Formal Questionnaire. *This complex information is available upon request.*

### **3.6 Other Targeted Group Events**

As it was envisaged that the formal Parish Plan questionnaire would be targeted at those over the age of 11, and that some younger teenagers might find this type of consultation challenging, further informal consultation were targeted at these younger cohorts. As a result, separate meetings were held in the local primary school, where the process was explained and a drawing competition held to help engage them with results shown at the event. A tour of the school to look at future needs, was also taken with the head-teacher. Small-scale discussions with local youths also took place.

Ethnicity was not targeted separately as so very few non-white British ethnic groups live in the village and are already fully part of the community.

A summary of these consultations can be found at [Appendix 1](#) below.

### **3.7 Formal Consultation: February 2013 - Parish Plan/NDP Questionnaire.**

This was published and distributed to 460 households and businesses in the parish. The Parish Plan Steering Group received oversight advice from Herefordshire Council during the drafting of the questionnaire. In order to achieve a larger and more representative response and also enable more granular data to be gathered the questionnaire was designed for completion by individuals rather a household as a whole. A total of 886 questionnaires were distributed, representing one for each individual over the age of eleven.

The questionnaire contained 55 questions covering all of the main issues raised at the preliminary consultation events, including housing, infrastructure, services & facilities, traffic, transport, road safety, parking, environment, sustainability, health, welfare, business, employment, tourism, and police & crime.

Respondents were also asked whether they would be supportive of the development of a Neighbourhood Plan. The positive response to this question gave the Parish Council the mandate to initiate the process for developing a Neighbourhood Plan.

In addition the questionnaire contained a number of demographics questions such as age, employment status, house type, approximate location in parish, length of residency, etc. The full questionnaire can be found at:

<https://www.dropbox.com/s/nk6m78umsiitb5h/Kingsland%20Parish%20Plan%202013%20Survey%20Questionnaire.pdf?dl=0>

51% of the questionnaires delivered were returned, representing 57% of households. The returns were independently processed and analysed into 800 pages of data, including cross-tabulations against different demographics groups.

The key findings in the form of charts can be found in the published parish plan at:

<https://www.dropbox.com/s/f9ffg3pfceno2je/Kingsland%20Parish%20Plan%20Final%20Master%202012%20%2009%2013.pdf?dl=0>

and in the key data charts at:

<https://www.dropbox.com/s/gi2sxroql4ixwqv/Kingsland%20Parish%20Plan%202013%20Survey%20Data%20Summary%20Charts.pdf?dl=0>

The sections in both documents related to housing is particularly pertinent to the NDP; namely Pages 7 to 10 in the Parish Plan and pages 3 to 10 in the Data Charts.

The Questionnaire open text responses can be found at:

<https://www.dropbox.com/s/rfe61nfhgfgt3lg/Kingsland%20Parish%20Plan%202013%20Survey%20Responses%20to%20Open%20Ended%20Questions.pdf?dl=0>

### **3.8 Formal Adoption.**

The Parish Plan was formally adopted by Kingsland Parish Council and published in September 2013.

## **4. Kingsland's NDP Consultation Process to date.**

### **4.1 August 2013 - Formal Designation as a Neighbourhood Area**

Kingsland Parish Council submitted its application for Designation as a Neighbourhood Area in June 2013. There were no representations during the 6 week formal consultation period.

### **4.2 November 2013 – Housing Needs Survey.**

Resident's views on development captured in the Parish Plan questionnaire showed strong support for housing for local people or people with a local connection. When asked *'If additional houses were to be built, which size or type should they be?'* 74% of respondents chose the option of *'For local people/local connections'*. This was captured in the final Parish Plan which states that *'Going forward, there is support for the development of a Neighbourhood Plan. This will be informed by a new study to assess the housing needs of the parish.'*

This commitment was discharged in November 2013, when Herefordshire Council's Housing Partnerships Division commissioned a postal survey of the parish of Kingsland to assess the need for housing over the next 3 years. Questionnaires were mailed out to all households in the parish of Kingsland, a total of 472 households.

24 questionnaires were returned that contained information about 29 households who wished to move into another home within the next 3 years. Of the 29 households who wished to move, 23 wished to remain within Kingsland parish, 4 did not wish to remain within the parish and 2 wished to return to the parish. Of the 25 households that wished to move to a home in Kingsland parish, 7 were found to have a need for affordable accommodation, 12 were found to have a need for a home on the open market and 2 were found to have a 'mixed tenure' need.

These results were used to inform the NDP pre-submission draft; namely paragraph 1.19, Policies KNDP1(section d), KNDP2(section c) and KNDP14 (sections d and i).

### **4.3 January 2014 - First public meeting to form KNDP group.**

The first KNDP public meeting was held four months after the publication of the Kingsland Parish Plan. Those in attendance included parishioners, parish councillors and members of the Parish Plan steering group. The Kingsland Neighbourhood Development Plan Group (KNDP) was formed, officers elected and terms of reference agreed with the Parish Council.

The newly formed KNDP group consisted of 3 parish councillors, to become 5 during the later stages and 8 additional parishioners. To aid continuity, two of the parishioners were original members of the Parish Plan steering group. This included a freelance qualitative market research professional who oversaw the impartiality and reach of the various consultations. In addition, the clerk to the Parish Council acted as the steering group's finance officer.

Although Kingsland village is the most populated area, the parish contains a number of outlying settlements, including Shirlheath, Cobnash and Mortimers Cross, all of which are mentioned in a development context in the Herefordshire Core Strategy.



Mortimer's Cross is part of the parish and set for windfall development but it also straddles three other parishes. The KNDP steering group advertised for members in all the settlements but almost all volunteers are from Kingsland village. One member is from West Town, and one from Cobnash although another Cobnash resident joined towards the end of the process. A Shirlheath parishioner attended a steering group meeting but did not want to join the committee. Also a resident from Shirlheath attended one of the parish walks mentioned at 4.9 below. A letter was delivered to all Shirlheath residents (See Appendix 2) informing them of the NDP process and of their new RA1 designation and inviting them to get involved but unfortunately no one came forward.

**4.4 February 2014 onwards - Monthly KNDP meetings schedule** and publicised as open to the public. All of the agenda and minutes are available on the Kingsland Life website at:

<http://kingslandlife.com/index.php/agendas-and-minutes/>

#### **4.5 April 2014 - Consultation Sub-Group formed**

The sub-group was formed to plan a major NDP community event. It was agreed that the event would focus on the key findings from the parish plan consultations and use these to develop a draft **vision**, a set of draft **objectives**, and outline **criteria** and **options** for the Kingsland's Neighbourhood Development Plan. The community would then be invited to give feedback on these four elements.



**June 2014 - Two-Day KNDP event at Coronation Hall, Kingsland**

The consultation material developed for these events can be found at Appendix 3. !

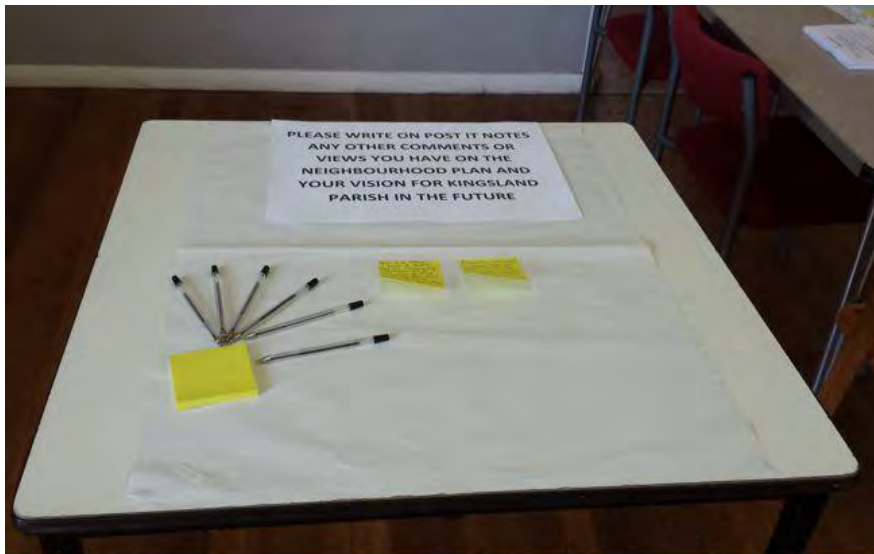
#### 4.6 June 7<sup>th</sup> & 8<sup>th</sup> 2014 - Weekend Public Consultation Event. !

The two-day event (10am to 4pm each day) attracted over 130 residents. A further 30 ! people attended from outside the parish and their views were recorded separately. KNDP ! volunteers recorded and collated feedback from attendees on their responses to the draft ! criteria, objectives and vision and their preferences in terms of the draft options. !

The material used for these events can be found at: !

<https://www.dropbox.com/s/dgr5dwovvv97ss3/June%202014%20Consultation%20Vision%20Criteria%20options%20FINAL%20PRINT%20VERSION%20SD%2015.5.14.pdf?dl=0>

Output from the 2-day weekend events has been extensively used, along with the feedback from the Parish Plan consultations, to inform the pre-submission draft of the KNDP.



June 2014 - Display materials at the KNDP 2-day event



Specific voting on the development options for Kingsland and Shirlheath has been summarised in chart form and can be found at [Appendix 4](#). The full feedback can be found at:

<https://www.dropbox.com/s/ldyhpf019q9whhr/June%202014%20Consultation%20Biz%20and%20%20Public%20Open%20Responses.xlsx?dl=0>

The preferred option choices are reflected in the Pre-submission draft of the KNDP; namely Policy KNDP14a for Kingsland and Policy KNDP15 for Shirlheath.

#### 4.7 June 18<sup>th</sup> 2014 - Business Consultation Event

Following an invitation delivered to all businesses within the parish, 25 people attended the afternoon/evening event. The presentation material from the weekend public consultation events was used regarding the vision, objectives, criteria and options and feedback captured as part of the overall chart shown at Appendix 4. The business response to the options for Kingsland and Shirlheath were in line with those expressed at the 2-day public events.

#### 4.8 June 2014 – Event Consultation Materials

were also published and displayed in the local post office, on the Kingsland Life website (<http://kingslandlife.com/>) and in the Kingsland newsletter. The published materials included instructions on how residents who missed the main event could also contribute their views. The few individuals who did respond in this way expressed views broadly in line with those expressed by attendees at the event, and these were added to the 'Votes Community' column of the Feedback chart shown at Appendix 4 below.

#### 4.9 September 2014 - Parish walks

Three parish walks were undertaken by KNDP committee members, including parish councillors (and one parishioner from Shirlheath).

The walks (two in Kingsland and one in Shirlheath) were undertaken to ensure the following:

- That committee members had a good visual picture of any areas under discussion
- to assess their merits against the emerging criteria, objectives and policies
- to indicate whether sufficient space appeared to be contained within the settlement boundary for appropriate growth in line with Herefordshire's Core Strategy requirements
- to consider first-hand the concerns of parishioners situated in or close to the sites under consideration



June 2014 - NDP Consultation display in Kingsland Post Office

This enabled the Committee members to visualise the areas under discussion and observe whether the criteria, objectives and policies were viable. The walks information was written up as part of the evidence base and can be viewed at:

<https://www.dropbox.com/s/9n6vq6vl2z62a4q/Walks%20Report%20KNDP%202014%20Final.pdf?dl=0>

#### 4.10 17<sup>th</sup> December 2014 to 10<sup>th</sup> February 2015 - Regulation 14 Public Consultation.

Parishioners were informed of the formal consultation via the parish newsletter which goes to every house in the parish at the beginning or just before the start of each month. The same information was also made available via the parish web site, Facebook and Twitter. (KNDP updates have been put in the parish newsletter from the start of this project)

The Draft Plan was made available to be viewed at [www.kingslandlife.com](http://www.kingslandlife.com) or could be emailed to residents on request to [kingslandneighbourhoodplan@gmail.com](mailto:kingslandneighbourhoodplan@gmail.com)

The name, address and contact details of Steering Group members were made available for any interested party who wished to borrow a paper version of the draft plan. Details of the residents' survey, large version of maps and other information that informed the creation of the Plan were made available on line at [www.kingslandlife.com](http://www.kingslandlife.com) and was also available on request from [kingslandneighbourhoodplan@gmail.com](mailto:kingslandneighbourhoodplan@gmail.com)

Response forms could be deposited in the designated box inside the Post Office or at Westmead or scanned and e-mailed to [kingslandneighbourhoodplan@gmail.com](mailto:kingslandneighbourhoodplan@gmail.com)

Stakeholders and neighbouring parish councils were also consulted directly by email or by post. Those organisations contacted are listed in [Appendix 6](#).

All responses received were considered by the steering group who subsequently submitted to the parish council together with advice upon whether they should result in changes to the plan.

[Appendix 7](#) comprises the Schedule of Representations and responses to them.

[Appendix 8](#) indicates the changes proposed.

#### **4.11 ! Additional Consultation in relation to Shirlheath and Cobnash - September 2015**

Following the examination of Herefordshire Core Strategy, modifications to that plan were proposed which indicated a preference for boundaries to be defined for settlements in addition to removing the requirement for new housing provision within those settlements listed in its table 4.21 to be restricted to local needs only. Consequently the broad policy proposed for Shirlheath in the draft Kingsland Neighbourhood Plan, which looked to release land for around 7 dwellings according to a list of criteria but in undefined locations, was potentially in conflict with the need to define where development should take place.

Similarly a broad policy restricting housing to local needs only in Cobnash no longer met the modified Core Strategy approach. Kingsland Neighbourhood Plan Steering Group therefore reviewed its approach to the two settlements and decided to present options as possible changes to the planning approach to the two settlements.

With regard to Shirlheath, it was proposed to seek a similar number of new dwellings to that originally advocated but to add certainty about where they should be located either through defining a built up frontage or a development boundary within which development might take place.

For Cobnash similar options were presented but with an additional one that would provide for no further development although not restrict any exception scheme for affordable housing should a need be identified. The original Core Strategy approach for Cobnash was based upon proportional growth which would have indicated around 4 dwellings.

The consultation took place through an exhibition held in St Michael's and All Angels Church, Kingsland on Friday 4<sup>th</sup> September (5.00pm – 7.00pm) and Saturday 5<sup>th</sup> September (10.00am – 12.00pm). All residents of the parish received a note publicising the event, and it was also publicised on posters and in the parish newsletter and website. Comment sheets were provided to be filled in on the day or returned within 7 days. The comment sheet was also available through the website.

Appendix 9 shows the results in terms of preference for the options together with an analysis of comments also submitted.

The Neighbourhood Plan Steering Group considered the responses received at its meeting on 7<sup>th</sup> September and agreed that development boundaries could be provided for the two settlements although agreed to variations to take into account concerns expressed. These have resulted in the boundaries shown in the submitted plan.



**Additional Consultation in relation to Shirlheath and Cobnash held at St Michael's and All Angels Church Kingsland on September 4<sup>th</sup> & 5<sup>th</sup> 2015**

## 5. Kingsland's Neighbourhood Plan Communications and Publicity !

5.1 All events, consultation activity and committee meetings have been advertised in advance on the parish website, in the parish newsletter, and on the village and Parish Council notice boards. See Fig.2

5.2 All meetings have been advertised as open to the community and indeed, for some committee meetings, observers have attended. They have been free to speak.

5.3 A contact address has been added to each piece of publicity with an invitation for comments. These have been few but have been discussed at the meeting after they were received and a response agreed.



Figure 3. A few examples of the posters and leaflets used to advertise every steering group meeting and public consultation event

5.4 Banners were also used to advertise the 2-day KNBP event in June.



June 2014 - Banner advertising Two-Day NDP Consultation Event

## 5.5 On-line Media: KNDP – Website, Twitter and Facebook

Information about the Neighbourhood Plan has been communicated via the community website [www.kingslandlife.com](http://www.kingslandlife.com), which is a well established website for the parish.

There are a series of website pages under the Parish Council heading covering general information and latest news, steering group details, all agendas and minutes as well as background information on neighbourhood planning.

(<http://kingslandlife.com/index.php/kingsland-parish-neighbourhood-plan/>)



Extra pages were added as necessary e.g. for the Regulation 14 Community Consultation where the summary, draft plan, response form and evidence base could be directly accessed. The Neighbourhood Plan events and meetings are also publicised in the 'Village Diary' and via the 'Latest News' feed. The Neighbourhood Plan pages are updated regularly.

Events, meetings and news are also promoted via the KingslandLife Twitter feed which has over 1300 followers (<https://twitter.com/KingslandLife>) as well as via its newer Facebook page (<https://www.facebook.com/KingslandLife>).

In addition to the above the Neighbourhood Plan also has its own Twitter feed <https://twitter.com/KingslandNP> and Facebook page <https://www.facebook.com/KingslandNeighbourhoodPlan> where events and meetings and other information are publicised and conversations with residents take place.



Twitter !

Home Notifications Messages Discover Kingsland neighbourhood plan

- Everything
- People
- Photos
- Videos
- News
- Timelines
- Advanced Search

- All people
- People you follow
- Everywhere
- Near you

- Trends · Change
- #PricelessSurprises
  - #Promoted by MasterCardUK
  - #ParksForever
  - #admitsakeover
  - #SmartID
  - #GiveItasAChance
  - #SponsorsFreshOut
  - NO State 20
  - Mike Franks
  - 5 Wisconsin
  - Parks & Rec

Results for kingsland neighbourhood plan

Kingsland NbhooPlan @KingslandNP · Feb 22  
New Neighbourhood Plan meetings in March #Kingsland #herefordshire #neighbourhoodplanning



Kingsland NbhooPlan @KingslandNP · Feb 2  
Only 8 days left to tell us what you think of #Kingsland Parish Neighbourhood Plan. All here kingslandlife.com/index.php/comm... #neighbourhoodplanning

Dr Edward Wellington @EdWellington · Jan 12  
Draft #Kingsland Neighbourhood Development Plan available for comment - have your say! kingslandlife.com/index.php/comm... @KingslandLife @KingslandNP

Who to follow · Refresh · View all

- Robert Williams @Williams...
- Joseph Rowntree Fdn. @jrf...
- The Telegraph @Telegra...

Popular accounts · Find friends

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Facebook !

facebook

Email or Phone Password Log in



41 likes

- The Kingsland Parish Neighbourhood Plan page. Give us your views on what should be built and where until 2020. Don't let others decide for you!
- http://kingslandlife.com/index.php/kingsland-parish-n...



Kingsland Parish Neighbourhood Plan  
22 February at 11:19 · Public · 40

Two meetings coming up at the Corners on 2nd and 9th March at 7pm to discuss the Consultation responses, moving ahead to the consultation run by Hereford Council and whatever else comes up. Please do come along



### 5.6 Dropbox

A Dropbox account was used by the KNDP Steering Group to store all documentation related to the KNDP, including working documents and items of a confidential nature. The public had access to the key consultation and information documents stored in Dropbox via links stored in the Evidence Base which was published for the Regulation 14 consultation on the Neighbourhood Plan pages of the KingslandLife website.



## 6. Regulation 14 Representations Schedule

There were 38 representations from the community. These can be viewed at: [Schedule 1 of Appendix 7](#)

The most frequently raised issue was connected to a lack of specific sites being identified to ensure the target levels of growth. The response, laid out in paragraphs 6.1 to 6.4 of the Neighbourhood Plan, was to set out in greater detail the assessment of housing needed, along with the level of current commitments, the provision for windfall development in the countryside and the level of development that might result from proposals in the plan covering the three settlements. This indicated the target would be exceeded and potentially by a significant amount.

There were 10 representations from stakeholders which can be viewed at: [Schedule 2 of Appendix 7](#)

Stakeholders contributed 40 comments of which 14 were partially or wholly accepted. Just over half of the itemised comments were from Herefordshire Council (22) of which, half were partially or wholly accepted. Other stakeholder contributors were English Heritage, Welsh Water, West Mercia Constabulary, Natural England, The Coal Authority, Office of Rail Regulation, Hereford and Worcester Fire and Rescue Service, Sport England, Herefordshire Council, Homes and Communities Agency.

## 7. Regulation 16 Consultation

Herefordshire Council placed the submission draft Neighbourhood Development Plan Document on its website and consulted statutory bodies between 17th November 2015 and 4th January 2016. All the documents and maps were also available to view on the KingslandLife website. In addition the consultation was made known to parish residents and others by notice and by being placed on the Kingsland Neighbourhood Development Plan website over that period.

A notice advising that Herefordshire Council was consulting upon the submission draft plan was also placed on the 'Kingsland Life' website which contains parish news on 17th November 2015 under the heading 'Final Public Consultation is Underway'. This contained the link to Herefordshire Council's website where the plan could be viewed. Notices were also placed in the village post office, and on main village notice board and Parish Council Notice Board. There was also an article and publicity in Kingsland News which is delivered to every household in the parish.

Herefordshire Council asked that the Neighbourhood Plan Steering Group and Kingsland Parish Council consider the representations received before making further changes and prior to the plan being consulted upon again under Regulation 16.

[Appendix 10](#) sets out the consideration given to the representations received while [Appendix 11](#) shows those changes made in response where this was considered necessary.

## 8. Conclusions

As an overriding principle in formulating the Kingsland Neighbourhood Development Plan the KNDP Steering Group, and the Parish Plan Steering Group before it, have worked assiduously to consult with, and reflect the views of, the whole community and other stakeholders,

Both steering groups were fortunate to have, as one of their local community members, a freelance qualitative market research professional who oversaw the impartiality and reach of the various consultations.

The steering group held widely differing views on various KNDP policies which broadly reflected the range of views of the wider Kingsland parish population and other stakeholders. The group protocol was to reflect these views as fairly as possible, based upon robust evidence. To this end the steering group remained entirely impartial throughout when developing the plan.

The community has been consulted individually, and via many different communication routes over an extended period and has been given every encouragement and opportunity to attend meetings and reply to, or comment upon the plan at every stage. Conversations within the steering group regarding the different groups and how to reach them were extensive, including several low-key approaches to encourage participation of minority groups within this relatively small community. This included offers to provide drivers where required. The effort expended to include everyone regardless of age, gender, ability, location or other distinguishing differences was not necessarily always rewarded with the levels of engagement hoped for, but overall it did result in a good cross-section of the community and stakeholders taking part. This was best exemplified by the 51% of the population over the age of 11 and 57% of households returning the detailed parish plan survey, and over 20% of the population attending the Neighbourhood Plan map-based events.

As a result the Steering Group are confident that this Consultation Statement demonstrates the robust nature of the KNDP in being a true reflection of the community wishes of Kingsland parish.

## Appendix 1: Parish Plan Consultations with children and young people !

### Children aged 4-12 consultation via school visit and art competition judged at the Big Map Event

- Flowers to make Kingsland pretty
- Tree House (with sun and moon) (with garden) (on village green) x8
- Automated rubbish bins by park and school (button to keep out wasps) x4
- Swings (and ladder and snake), (Area with swings please) (in park) x3
- Larger car park for school with no holes x2
- Multi coloured bins for various purposes
- Swing, slide and seesaw at school
- 20 miles per hour outside school

### Other wishes from conversations during assembly included:

- Several who would like to see a swimming pool,
- Some who don't want to change anything
- A few who wanted safer and more pathways

### Various miscellaneous conversations with older young people (11-20) indicate that:

- A meeting place or youth club is their major need
- They would also like to see better transport links
- Several would like a playground for older children
- More choice of sweets in the shop
- Bus shelter needed
- Nowhere to rent if young and single (sofa surfing too much)
- Need info point for jobs for young people
- Post jobs online
- Would like a take away chips van

## Appendix 2: !

### Letter to Shirlheath Residents seeking volunteers to join the Steering Group and help with NDP Events. !

18.4.14

Dear Shirlheath Resident

You may be aware that a voluntary group attached to Kingsland Parish Council is producing a Neighbourhood Plan for the parish which will influence where and what sort of housing will be built in the parish until 2030. It is a crucial exercise as (unlike the Parish Plan), it will have legal weight when planners make decisions on planning applications and will help determine how our parish will look in the future. It is also an enormous job!!

The reason we're writing to those of you in Shirlheath in particular is that Herefordshire Council's new Core Strategy (which says how many houses will be built and where), has implications for Shirlheath (as defined by Herefordshire Council by the map on the back of this letter).

**For the first time Shirlheath will be designated as a SEPARATE settlement within Kingsland Parish, and, like Kingsland village, will have a requirement to allow building of a specified number of houses from now until 2030.** The designated figure is 14% of current numbers which means an additional 7 (on the basis that Herefordshire Council has assessed there to be 50 dwellings in Shirlheath at the moment). However, there is also an issue arising at the moment in that, because Herefordshire has not yet adopted the Core Strategy, until we have the Neighbourhood Plan in place **settlements like Kingsland and Shirlheath are open to speculative planning applications by developers.** Speed is therefore of the essence!

We therefore want to make sure that residents of Shirlheath have input into the Neighbourhood Plan and that your views on where and what type of houses you would like to be built are taken into account.

Are you willing to volunteer to come and sit on the Steering Group to ensure Shirlheath residents' voice is heard? Can you come and help at events and village consultations or be a point of contact to help deliver leaflets or put up posters in Shirlheath? You don't need any qualifications or need to know anything about planning – it's time, hands and your views we need.

**If you can help on any of the above or would just like some more information please call Patricia Pothecary on 01568 708597, or you can e-mail [KingslandNeighbourhoodPlan@gmail.com](mailto:KingslandNeighbourhoodPlan@gmail.com)**

There is a lot of information already on the Neighbourhood Plan page on the KingslandLife website ([www.kingslandlife.com](http://www.kingslandlife.com)) as well as on Herefordshire Council's website (under Planning/Neighbourhood Planning or under Planning/Core Strategy, plus links to these on the KingslandLife website). We are also on Twitter as @KingslandNP and we have a Facebook page <https://www.facebook.com/KingslandNeighbourhoodPlan>.

We hope you will be able to participate. Many thanks for your time reading this and we look forward to hearing from you!

Kingsland Neighbourhood Plan Steering Group

**Appendix 3:  
Vision, Objectives & Policy Options Material used at KNDP Public Events  
June 7<sup>th</sup> & 8<sup>th</sup> 2014**

**Neighbourhood Plan Land Use for Kingsland Parish**

**Overall Vision**

Protect and enhance the rural nature of the parish, where all groups and ages can thrive and develop in a sustainable way

**Objectives**

**Objective one:**

Provide sufficient housing to meet the future needs of the community, in terms of numbers and type, based upon robust evidence.

**Objective two:**

Ensure that new and existing business and commerce, including tourism, beneficial to the economic health of the parish, can grow and is in scale with and sensitive to the rural character of the parish.

**Objective three:**

Ensure all infrastructure including services, facilities and amenities are retained and developed in line with the current needs and future growth of the community.  
(such as pavements, paths, parking, traffic management, playgrounds, flood defense, sewerage and D community buildings) D

**Objective four:**

Ensure that all development is based upon sound environmental sustainability principles including energy sourcing and conservation, water and sewerage management, waste minimization, wildlife conservation and habitat protection.

**Objective five:**

Ensure that the visual effect of all development preserves and enhances the traditional character of the parish and protects our landscape and historic environment.

**Criteria for development**

**All options to include the following criteria: (mainly from Parish Plan)**

- Ensure that new build housing is designed to be sympathetically in keeping with the area.
- To ensure that there is a mix of size and tenure types in all new housing to cater for residents differing and changing needs.
- Use local craftsmen and local and natural materials where possible and practical.
- Maximize the use of renewable energy, energy saving and environmentally friendly design to keep the carbon footprint to a minimum.
- Ensure that parking, flooding, sewerage, pavement and traffic issues, resulting from any new build, are fully and satisfactorily considered before planning is agreed.

- Seek to maximize community benefit from development
- Ensure requirements for permeable ground surfacing are strictly adhered to, so that surface water can soak away adequately.
- Ensure sewerage management is fully compliant with environmental requirements and does not cause overload of the main systems
- Use brownfield sites and conversion of redundant buildings where possible before building on green field sites.
- Prevent such extensive infill that the streetscape appears suburban rather than rural.
- Seek to protect identified sites and objects such as trees, which have been chosen to enhance the rural village experience.
- Prevent undue and additional pollution from lighting to compromise our enjoyment of dark skies.
- Ensure the protection of Grade 1 and 2 agricultural land.
- Ensure any development includes green spaces and corridors to protect and enhance the rural character and biodiversity of the parish.

## **Development Planning options: (leading from the Parish Plan) Kingsland Village**

### **Option 1**

- Retain the current settlement boundary so that any development takes place within it and ensure all development meets the criteria specified in the Neighbourhood Plan.

### **Option 2**

- Redraw the current settlement boundary by choosing one of the following:
  - a. Either widening the middle
  - b. Or extending at its edges
  - c. A mix of both

### **Option 3**

- Redraw the settlement boundary to protect important open spaces, views and areas of important character.

### **Option 4**

- Have no settlement boundary and limit development to small projects in line with the agreed criteria.

## **Shirlheath**

**Option 1** – To allow small scale development, that meets the agreed criteria and objectives set out in the Neighbourhood Plan for Kingsland Parish.

**Option 2** – To identify specific sites for small-scale development which must meet the agreed criteria and objectives set out in the Neighbourhood Plan for Kingsland Parish.

## **Cobnash and Mortimer's Cross**

These areas are defined in the core strategy as allowing development as follows “proportional housing growth will be restricted to smaller market housing (or affordable housing) which meets the needs of people with local connections, whom would not otherwise be able to live in their area” (Herefordshire Council Core Strategy Pre Submission Publication July 13: Place Shaping section)

### **Proposal for Cobnash and Mortimer's Cross**

Beside meeting the rules laid down in the Core Strategy, all new development must also meet the Vision, Objectives and Criteria set out in the Neighbourhood Plan for Kingsland parish. The Core Strategy sets out specific rules for these areas as follows...

‘...proportional residential growth will be limited to the provision of smaller market housing, where the residential development proposal satisfies criteria 1 – 5 (of policy RS2) and:

**6.** Through the submission of appropriate evidence to demonstrate the development meets an identified local housing need. Residential developments will be considered to contribute towards meeting an identified need, where it will provide accommodation for any of the following:

- Existing residents of the parish requiring separate accommodation;
- Persons who have current and long standing family links (immediate family only e.g. parent, sibling or adult child) with the parish;
- Grandparents, grandchildren, aunts and uncles will be included only where the council considers it necessary for the applicant to be accommodated within the Parish in order to provide or receive medical or social support to or from a relative;
- Persons with permanent full time or main employment based within the parish.

**7.** The dwelling size is limited to a net internal floor area of 80 sq m (1 or 2 bedroom house) or 90 sq m (3 bedroom house) or 100 sq m (4 bedroom house). Only where medical needs necessitate the provision of specific facilities will any resulting additional floor space requirements be considered;

**8.** The plot size is limited to a maximum area of 350 sq m unless site characteristics or Draft Core Strategy Version for Cabinet July 2013 105 configuration render this impractical.

Permission granted in these cases will be subject to planning obligations that safeguard occupation of the development for identified local housing needs and will continue to do so in perpetuity. To achieve this policy, planning permissions will be subject to a condition removing permitted development rights for the erection of any extension or detached buildings within the curtilage and a condition restricting the conversion of an ancillary garage in to habitable accommodation. Applications for such developments in variation of these conditions will only be approved in exceptional circumstances. Proposals for affordable housing in the villages identified in Figure 4.22 will also be supported where the development is in line with criteria 1 to 4 of Policy H2.’ (Herefordshire Council Core Strategy Pre Submission Publication July 13: Place Shaping: Policy RA2)

**Appendix 4: !  
Analysis of Options Feedback from KNDP Public Events, June 7<sup>th</sup> & 8<sup>th</sup> 2014 !**

Options		Votes community	Businesses and groups	TOTALS
Shirlheath 1	Small scale development to meet agreed criteria	26	17	43
Shirlheath 2	Specific sites small scale	77	2	79
Kingsland 1	Retain current settlement boundary	33	0	33
Kingsland 2a	Widen middle of boundary	4	0	4
Kingsland 2b	Extend boundary edges	12	0	12
Kingsland 2c	Widen middle and extend edges	15	3	18
Kingsland 3	Redraw boundary to protect open/special spaces	51	16	67
Kingsland 4	No boundary small projects	16	1	17

**Analysis:**

Option 2 preferred for Shirlheath by a wide margin  
 Option 3 preferred for Kingsland by a wide margin  
 Option 1 was the second most popular in Kingsland  
 Kingsland event results consistent across both events  
 Shirlheath event results showed that businesses and groups preferred option 1 which is opposite to the community preferences  
 The business and community groups event had 25 attendees representing 11 businesses, four community groups, one church, Kingsland School, Kingsland pre-School, our local councillor and one private citizen



## Appendix 5: Walks Reports !

### **Kingsland Neighbourhood Plan Group Walks reports**

The Kingsland Neighbourhood Development Plan (KNDP) is based upon criteria rather than a call for land or identification of specific sites for development. As a result the following report does not usually identify sites discussed.

With this in mind, the steering group undertook a series of walks to ensure that the policies in the KNDP were achievable. In particular to see whether the current settlement boundary, which is about a mile in length, would be capable of accepting the development required by Herefordshire's Core Strategy and whether the exceptions element of any KNDP policy would allow for village amenities and services to expand as required. As the walks only covered part of the sites under review, discussion ranged widely and included other parish areas familiar to everyone.

### **Walk in village to look at spaces for building**

16<sup>th</sup> August 2014

Present: Jackie Markham Walk Leader; Rodney Smallwood Chairman; Chris Southgate Vice Chairman; Sarah Hanson Vice Chairman and planning specialist; Patricia Potheary Secretary; Sally Deakin Communications Secretary; David Thompson; Rick Noordegraf.

This walk looked at the centre section of Kingsland village in and around the settlement boundary including some of the SHLAA sites.

- The walk discussed some sites, sufficiently close to the church and school, which may possibly accommodate a new pre-school building. These various sites were adjacent to, but not within, the settlement boundary
- Some sites with potential for new dwellings, within the settlement boundary, were also observed
- Sites with potential for additional car parking, within and adjacent to the settlement boundary were also discussed
- Possible spaces for an older children's playground were considered in various locations.

It was recognised that all sites discussed and those not seen would be dependent upon owners coming forward with land to offer.

All sites had advantages and disadvantages in terms of impact upon surrounding residents and conservation area status. Subsequently other sites within the settlement boundary with potential for additional dwellings have been discussed making it evident that there is sufficient room for growth in line with the redrawn settlement boundary.

### **Walk at Shirtheath**

4 September 2014 !

Present: !

Jackie Markham Walk leader; Sarah Hanson Vice chairman and planning specialist; !  
Patricia Potheary KNP secretary; Denise Cullimore Resident of Shirtheath and local !  
businesswoman. !

The walk went along the lane towards Street, identifying potential for industrial expansion as ! well as housing. !

The walk continued along Street lane, looking at the surrounding fields, then left along a green ! lane back on to the main road. Areas not visited, but familiar to the group, were discussed. !

There is perhaps potential in several of the places observed for some small-scale development but many appeared to have drawbacks from industrial noise or draining issues.

Throughout the area there are small potential plots on brownfield sites or in fields adjacent to individual houses with the capacity to accommodate the 14% target increase in dwellings outlined in Herefordshire's Core Strategy. There is no evident centre to enable a settlement boundary to be fixed as dwellings are scattered throughout.

Traffic on the main A4110 road was considered to be dangerously fast, confirming comments in the June consultation and the Parish Plan consultation and as such appears to be less suitable for new housing development. There is no safe crossing point, speed limit, bus stop, footway or street lighting along the main road and no community facilities, meeting place, shops or pubs of any sort in any part of Shirleath Settlement. It is difficult to envisage a more unsuitable location for village expansion and it was felt by the walking group that increased infrastructure should accompany new development.

## **Walk through Kingsland Village to look at valued Green Spaces and Street Scenes**

23 September 2014

Present

Jackie Markham Walk leader; Patricia Pothecary Secretary; Sebastian Bowen Local Councillor; Merry Albright; Robin Fletcher; Rick Noordegraf

The walk began in Kingsland Village centre at the church. It then went across the glebe land past the Motte and Bailey Castle Ancient Monument, and on to the village hall and playing fields. The group then turned left over the public footpaths, behind the fire station, in the fields leading to West Town Court.

The Millennium Green, churchyard, glebe land containing the Motte and Bailey and playing fields by the village hall were all seen as suitable to be protected and designated as Local Green Space as defined in the National Planning Policy Framework paragraphs 76-78. All of this land has restrictions of one sort or another with regard to development.

It was agreed that the area in front of Kingsleane had matured into an attractive green space in the village.

The walk across public footpaths towards West Town Court highlighted the need for more footways (pavements) so that residents from West Town Court can reach the village safely and easily without recourse to a car. It also identified a clear, traditional separation by farmland, between the main village and West Town Court. This is a favourite area, enjoyed by walkers and their dogs.

The walk continued back towards the village and ended at the Corners Inn. It was agreed that certain village streetscapes, in particular the cross roads where The Croase, the Corners Inn, The Bell House, Park House and the Poor House are situated, is considered iconic in terms of Kingsland Village character, and it was felt should not be developed. It was noted throughout the walk that mature hedges in Kingsland Village add considerably to the street scene and it's traditional rural character.

## Appendix 6: List of Stakeholder Organisations Consulted at Regulation 14 Stage

Kingsland Neighbourhood Plan - Regulation 14 Consultation with Organisations !

The following organisations were consulted upon the draft Plan at the regulation 14 stage: !

1. Severn Trent Water	21. English Heritage
2. Natural Resources Wales	22. Environment Agency
3. West Mercia Police	23. Department for Communities and Local Government
4. Midlands Architecture and Designed Environment	24. West Midlands Ambulance Service
5. Community Risk Manager - West District Hereford Fire Station	25. Hereford & Worcester Fire Brigade
6. Arriva Trains Wales British	26. Wye Valley NHS Trust
7. Aggregates Association	27. Highways Agency
8. AMEC Environment & Infrastructure UK Ltd	28. National Grid (Transco) replaced now by AMEC (LDF 315)
9. Department for Transport	29. RWE Npower Renewables Limited
10. The Marches LEP	30. Natural England
11. Office of Rail Regulation	31. Network Rail Infrastructure Ltd
12. Police and Crime Commissioner	32. Network Rail (West)
13. Wychavon District Council re South Worcestershire Development Plan	33. Severn Trent Water Ltd
14. London Midland Railway	34. Sport England
15. CENTRO Rail Civil Aviation Authority	35. Balfour Beatty Drainage
16. NHS Property Services	36. Leominster town clerk
17. NHS England	37. Eardisland parish council
18. Welsh Government	38. Shobdon parish council
19. 2gether NHS Foundation Trust Headquarters	39. Aymestry parish council
20. Dwr Cymru Welsh Water	40. Yarpole, Croft, Bircher, Lucton parish council
	41. Eyton, Luston, Eye, Moreton & Ashton parish council

## Schedule 1: Community Representations and Response

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
1	Whole Plan	Comment	Satisfied with plan. <a href="#">Noted</a>	No change
	Policy KNDP4 and Meeting Housing Needs	Comment	Endorse retaining rural feel the idea through allowing small areas of housing (up to a dozen or so). Should not allow a large number of houses ‘plonked’ in a greenfield site by a developer. <a href="#">Endorsement of policy approach to development and retaining character noted</a>	No change
	Policies KNDP6 and KNDP8	Comment	Page 24 (2f) aims to maintain a clear separation between the village and West Town but at odds with p29c which states new development should be connected to village. However you may feel this does not apply in retrospect. West Town properties not connected to village by pavement. Danger for pedestrians walking to the village particularly on the A4110 and past the Fire Station. <a href="#">Criterion in KNDP6 relates to preserving the character and appearance of conservation area identified through appraisal through avoiding development that would lead to the two areas coalescing. The criterion in KNDP8 relates to infrastructure required in association with new development for safety and to promote walking.</a>	No change
	Policy KNDP9 and supporting statement	Comment	Endorse ensuring sewage capability is satisfied before additional building puts more pressure on the existing facilities, particularly in an area susceptible to flooding <a href="#">Endorsement of policy noted</a>	No change
	Whole Plan	Comment	The plan is well constructed and written. Recommendations have been meticulously researched, using the Parish Plan, as well as the more recent meetings on the Neighbourhood Plan itself. The evidence base is significant, weighty and supports all recommendations. . The recommendations are wholly relevant and fully representative of the needs of the Parish. Sincere congratulations to those undertaking such a complex and demanding task and producing such a first rate document. <a href="#">Comments welcomed and noted</a>	No change
3	Whole Plan	Comment	Plan clearly identifies the priorities of the local community. Very happy overall with the plan. <a href="#">Comment welcomed and noted</a>	No change
	Policy KNDP8	Comment	Road safety measure should be implemented, e.g. on the outskirts of the village on North Road going towards the Luctonian Rugby Club. Cars travel fast down this stretch of North Road, dangerously above the speed limit. <a href="#">Policy KNDP8 provides the basis for discussions with Herefordshire Council to address pedestrian safety. Indication of where a potential safety problem exists is welcome</a>	No change
		Comment	Additional street lighting needed further beyond its current location on North Road. <a href="#">The issue of additional street lighting receives different views in that some residents feel this creates an urban feel to a rural village while others consider it necessary for highway safety. The approach taken in Policy KNDP8 relates to new development being planned and located so that it does not increase pressure for further street lighting. It</a>	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			does not restrict the provision of such lighting where it is already necessary for safety reasons. This would be a matter for Herefordshire Council as Highway authority.	
	Policy KNDP12	Comment	Support idea of a new village shop and/or café, and retaining our village post office as being at the heart of a village community, vital resources for the social life of the village. The Neighbourhood Plan provides the basis for planning decisions and in relation to local services promotes appropriate measures that will assist their viability wherever possible. In addition Kingsland parish Council has other measures it might pursue separate to the Neighbourhood Plan	No change
4	Whole Plan	Comment	Satisfied Noted	No change
5	Kingsland Village Map	Comment	On the map the Church and Millennium Green appear INSIDE the settlement boundary There is no reason why these should not be within the settlement boundary. However the millennium green, together with other areas are indicated as 'Local Green Space' in Policy KNDP13 and are protected from development as a consequence. These should be shown as such on the map as protected by this designation.	See proposed change No 57
6	Whole plan	Comment	Satisfied with plan but with reservations Noted	No change
	Para 6.9 – Affordable housing	Comment	The whole exercise could come to nothing if proposed Boarsfield development is allowed! Ref p 42 6.9 At the time of responding Herefordshire Council has yet to determine the application for housing development at Boarsfield. Para 6.9 refers to how affordable housing might be provided should an additional need be identified over the plan period given the absence of site allocations. The approach utilising 'exception sites' has already been used to provide affordable housing for the village and this mechanism is supported by both the NPPF and Herefordshire Core Strategy.	No change
	Kingsland Village Map	Comment/Question	Why is settlement boundary map pg16 including Millennium Green and Church but not Kingsleane? Kingsleane is outside of the settlement boundary and beyond the built up area of Kingsland Village and hence contrary to Herefordshire Core Strategy Policy RA2. It is separated from the village by an affordable housing exception site, which by definition is a site that did not fall within the settlement boundary such that it would have been granted planning permission. To include the exception site would potentially affect the availability of affordable housing for the village in that the requirement for it to remain affordable 'in perpetuity' could be more easily challenged.	No change
	Whole Plan	Comment	Congratulations to all concerned. You will have the majority of the village's heartfelt thanks if you can make the plan watertight Noted	No change
7	Whole Plan	Comment	Waste of money Noted	No change
8	Policy KNDP2 and Kingsland Village Map	Comment/Question	Where is the Grade 3 agricultural land around the village? Can land designation be identified on a map? The grades of agricultural land are a classification and not a designation. It is available through the Natural England website and a relevant extract included in the Neighbourhood Plan evidence base. It is not usual to include such information within a neighbourhood plan. However it is acknowledged through the point raised that a change is necessary to better reflect the NPPF requirements.	See proposed change No 22

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Historic Environment Map	Comment	Historic features Iron Age settlement on land near Day House Farm isn't included The Historic Environment Map is an extract of data from Herefordshire Historic Environment Record (HER) at the time the draft plan was published. It is understood this contains all data held by Herefordshire Council within that record. If it is felt some data is missing then it would be worthwhile approaching Herefordshire Council upon the issue. The HER is used to identify whether and if so what intervention is necessary to ensure the historic environment is protected appropriately.	No change
	Policy KNDP12	Comment/Question	How much can Kingsland expect from the Infrastructure Levy? It needs to do a great deal. This is unknown and will depend upon when Herefordshire Council introduces the levy, what the rate is and the forms of development it will affect. Given the level of housing already committed within the parish it is acknowledged the amount is likely to be limited. This policy simply indicates that it is proposed that whatever amount is received the Parish Council will use it to meet the essential needs of the community.	No change
	Policy KNDP14	Comment	This should also include orchards/orchard trees Welcome suggestion although no need to distinguish between trees and individual orchard trees.	See proposed change No 37
9	Whole Plan	Comment	It is a good plan, comprehensive and exciting Noted	No change
10	Section 4	Comment	Worried about the social impact of large scale developments that would place a real strain on the community. This excellent plan draws attention to our physical infrastructure, flood risk, sewerage processing etc. BUT our school is almost full and our pre-school needs new, better facilities Development should take place in stages. Noted - although it is expected that more houses will result from this plan than the target set by Herefordshire Core Strategy, there are no large scale proposals for housing.	No change
	Policies KNDP 8 and KNDP 12	Recommend Change	Could a pre-school with ample parking be included, or buses, or a play area? All the items mentioned require significant resources to address and the money for them has not been identified. However the Plan identifies the need for a number of these facilities and indicates the criteria against which any proposal for them should be judged. The issues of parking and public transport are referred to in Policy KNDP8 but are matters that need to be addressed in association with Herefordshire Council. Should resources be available or proposals be advanced by the private sector then they would be supported where they meet the relevant criteria.	
11	Whole Plan	Comment	Satisfied with the plan Noted	No change
12	Policy KNDP 2	Comment	Support – settlement boundary should be strictly adhered to; there should be no development on grade 1, 2 and possibly grade 3 agricultural land which should be retained for food production; Noted – the policy covers the issue of agricultural land although little if any land of lower than grade 3 is present. The settlement boundary for Kingsland, and if agreed those for other settlements in the parish, will be the basis for determining planning applications for new dwellings with some limited exceptions.	No change
	Policy KNDP6	Comment	Large scale residential development would change the whole character and infrastructure of the village and conservation area. Design criteria to exclude UPVC windows and include only bespoke designs. Sites where large scale development might take place are not proposed in this plan and criteria are set out to ensure local character and distinctiveness is maintained. It is not proposed to ask Herefordshire Council to restrict the use of UPVC windows in general within the conservation area. Protection is given to Listed Buildings through their consent regime to refuse these where appropriate.	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Policy KNDP 9	Comment	Concerned about discharge from the sewage treatment works into the Pinsley Brook which is contravening discharge levels for phosphates and damaging important fish and other species.  It is acknowledged that the STW is currently at or near capacity. The intention of this policy is to restrict development that would result in its capacity being exceeded and developers will need to show this will not adversely affect capacity/discharge. The level of development proposed is not considered such as to exceed the current capacity. However Welsh Water may bring forward proposals for upgrading the works if and when necessary but within its Asset Management Programme. Should additional development lead to an excess then they have the potential to bring forward works in advance of Welsh Water through making financial contributions.	No change
	Policy KNDP14	Comment	New homes should use local architects and trades people and designed in sympathy with the character of the conservation area and heritage, utilising small infill developments of no more than 10 units and phased over a number of years. There should be no large scale housebuilding. Development should be restricted to replacement dwellings or development within the defined village envelope confirmed and requested in the parish plan and KNDP consultations.  The use of local trades' people can be encouraged but not stipulated as a requirement. Given the level of outstanding commitments the housing policies do not make land allocations but promote housing upon individual and small plots within a settlement boundary for Kingsland. Such boundaries are now proposed for Shirlheath and Cobnash.	No change.
	Section 6 – Meeting Housing Needs	Comment	Housing in Kingsland should meet local needs only and not exceed the 14% growth requested by Herefordshire Council. There is no evidence that need will exceed this level.  In order to comply with the NPPF and Herefordshire Core Strategy the plan must provide positively for the housing target level which is considered a minimum. It is considered this has been achieved in ways acceptable to the wider community. Local need can only be one component of the target.	No change
	Policy KNDP12	Comment	Development should ensure there are adequate pre-school and other facilities, workshops, studios, retail units, community buildings and facilities, and the doctor's surgery accommodation.  This policy seeks to enable appropriate facilities to be provided subject to certain safeguards. Developer contributions through a range of means may assist in maintaining and expanding some facilities. Consultation on the plan has been undertaken with statutory and other service providers. It is hoped to enable the facilities included in this policy through resources that may be made available or proposals advanced by the private sector.	No change
13	Policy KNDP14	Recommend change	Request inclusion of our land at Kingsland as a site for housing. Application for it to be included in the Core Strategy was made previously. The site is within the village with houses all around it and it does not flood.  Herefordshire Council has set a target of 65 houses to be built over the period 2011 to 2031 within the parish as a whole. Most of this should be within or adjacent to the built up areas of its three settlements – Kingsland, Shirlheath and Cobnash. Some 47 dwellings have either been built or received planning permission since 2011. Some development will still take place outside of the settlements and a modest allowance of 12 – 17 rural windfall dwellings has been estimated based on past trends. Provision for the limited additional requirement has been made through individual and small housing plots within the three settlements that will ensure the housing target is met and exceeded to some degree. This approach is in accordance with the wishes of the local community expressed on a number of occasions in relation to both the Parish Plan and this Neighbourhood Plan. There is no need for further housing land to be made available at this time.	No change
14	Whole Plan	Comment	Satisfied with plan as giving a clear direction of where the future of Kingsland's new development should go.	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (in blue)	Proposed Change Number
15	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Objection/Recommend change	<p><b>Noted</b></p> <p>There is inadequate provision for housing in Kingsland (village). A plan showing the locations of all the housing sites visited within and outside the settlement boundary in relation to the locations of new housing sites in Kingsland should be provided in the consultation process so that Kingsland residents can make informed decisions now based on where these houses could be developed and whether the sites suggested are indeed available and deliverable. Site allocations need to be shown now if proposed housing numbers need to be increased as a result of any amendments to the Core Strategy (post examination). These sites need to be available and deliverable. The only way to confirm this is to consult the relevant landowners/property owners now so that they can be identified and included within the draft plan. Figures used to indicate housing commitments are incorrect. Kingsland needs to grow steadily to maintain its sustainability. Surely it is better to have several smaller developments rather than one or two larger developments which will urbanise the village.</p> <p>The assessment of housing targets and way in which they might be provided for has changed as a consequence of proposed modifications to Herefordshire Core Strategy. As a consequence the approach to providing the required target has been reviewed. A Housing Needs Assessment paper has been produced in the light of the proposed modifications and is included in the evidence base.</p> <p>Herefordshire Council has set a target of 65 houses to be built over the period 2011 to 2031 within the parish as a whole. Most of this should be within or adjacent to the built up areas of its three settlements – Kingsland, Shirlheath and Cobnash. Some 47 dwellings have either been built or received planning permission since 2011. Some development will still take place outside of the settlements and a modest allowance of 12 – 17 rural windfall dwellings has been estimated based on past trends. This is consistent with Herefordshire Council’s proportional allowance for the County as a whole despite trend evidence that this is has been greater within the parish. Provision for the limited additional requirement has been made through individual and small housing plots within the three settlements that will ensure the housing target is met and exceeded to some degree. This approach is in accordance with the wishes of the local community expressed on a number of occasions in relation to both the Parish Plan and this Neighbourhood Plan. There is no need for further housing land to be made available at this time.</p> <p>It remains the case that no sites were needed outside of settlement boundaries defined for the parish’s three settlements and therefore a plan showing potential housing allocation options was and remains unnecessary. The level of potential housing sites arising from individual sites and small plots within settlement boundaries is significantly beyond the additional dwellings needed and it is reasonable to assume that even should a small proportion of these come forward the target will be met and exceeded. The approach based upon small numbers of individual sites and small plots should assist in promoting steady growth.</p> <p>Consultation arrangements with the community have been extensive and set out in a statement prepared in accordance with requirements. There was no specific ‘call for sites’ in view of the level of commitments that already existed that substantially met the level of development required by Herefordshire Core Strategy and the extent to which the community felt should be accommodated.</p>	No change



Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Question	<p>How does KNP intend to meet and balance the housing needs of all the different groups within the community as they change over time when there are already sufficient commitments for new development? Where is the evidence that this can be achieved? Affordable housing has been identified as a need, where have KNP allowed/considered an allocation for this? No affordable housing will be available at Croftmead now due to the revised plans submitted. How is it propose to address the potential loss of the financial contributions and the loss of affordable housing as it is unlikely that a site sufficiently big enough to trigger the provision of affordable housing and 106 financial contributions will be possible within the existing settlement area.</p> <p>For the dwellings granted planning permission Herefordshire Council will have considered this requirement as a consequence of its policies through the permissions it has already granted which primarily addresses market housing. With regard to the outstanding needs currently the level of need for affordable housing for local people is understood to be small and can be met through the affordable housing provision within recent planning permissions. Should any further affordable housing be needed it can be accommodated through Herefordshire Core Strategy policy H2 which it is unnecessary to duplicate. However it may be useful to make this point clearer in para 6.9.</p> <p>The issue of contributions to affordable housing within developments is fluid having changed once again back to the original NPPF approach. Even should it change again, and should there be further need for affordable housing Core Strategy policy H2 would still be a useful approach especially given that it can provide cross subsidy from an element of market housing.</p>	<b>See proposed changes No 35 and 38</b>
	Section 3 – Kingsland Parish Character and Environment and Section 6 Meeting Housing Need	Question/Recommend change	<p>How does the plan strike a balance between providing housing and retaining a rural community, an attractive place to live and visit, a sustainable rural lifestyle away from larger urban environment? Where is the plan showing the exact location of land to be ‘protected’ that will maintain and enhance the rural character and local distinctiveness within the parish, the settings and amenity within the settlements, particularly in relation to the preservation of the Kingsland Conservation Area and its associated character, landscape and views. Similarly if it is intended to restrict development on any land or any village street scenes in Kingsland, these areas need to be shown.</p> <p>There is considered to be no inconsistency between the approach to Kingsland village’s environment and the provision of housing to meet the required target. The housing target can be met through enabling housing development within the parish’s three settlements and this will easily accommodate the level outstanding and to be found through small scale developments. Only very limited further development beyond notable commitments is expected within Kingsland village core and this need not affect the character and appearance of the conservation area, the village street scene or village character overall.</p> <p>Areas to be protected within Kingsland village as ‘Local Green Space’ are indicated in Policy KNDP 13. It is however agreed that they should be shown on Kingsland Village Map. Policy KNDP 6 (2) identifies key settings within or related to the village and these are setting issues relating to important buildings and the conservation area’s character and appearance. They may not be inclusive of all such settings but indicate those of greatest significance. The issue of significance must be addressed when any proposals are brought forward that might affect the conservation area, any Listed Building or other heritage asset. The approach proposed supports national and Core Strategy policy and indicates those features which are relevant to the neighbourhood plan area. Street scenes are identified by virtue of the conservation area boundary.</p>	<b>See proposed change No 57</b>

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Policy KNDP 6 (2) f	Question	<p>Why is there a need to protect a separation between West Town and Kingsland village when West Town is within the Kingsland village boundary? Does the separation include both sides of the Arbour Lane or the north side of the road or the south side of the road?</p> <p>The separation between Kingsland village and West Town was identified as part of the character of Kingsland conservation area when it was first designated and a statement to that effect is included in its designation statement. It forms a valuable green break in between areas of dwellings thereby avoiding giving the village an urban feel which is what the respondent indicates as important. West Town is to our knowledge never been within Kingsland village settlement boundary. The need for this policy to maintain this separation has become even more important now that Herefordshire Council has granted planning permission which has reduced the gap between the two areas. It should apply to both sides of the road.</p>	No change
	Policies KNDP4, KNDP5, KNDP6, KNDP13 and KNDP14	Question/Comment	<p>How is it proposed to build on local heritage assets and to maintain the setting and surroundings which provide a much valued leisure and tourist facility for the wider community and where is the evidence to prove that KNP will achieve this? Concentrating development within the existing settlement boundary will exacerbate congestion through the village. Roadside parking in village centre is already a problem both in working hours and in the evening. Increasing the settlement boundary in a sensible and considerate manner will allow the core of the village to retain its rural character whilst still allowing flexibility for much needed growth to sustain developing this area further will destroy the rural characteristics of the village core itself and be significantly detrimental to the character of the conservation area by depleting any valuable green breaks in between dwellings which will give the village an urban feel. Is the main street of Kingsland not worthy of protecting its historic character?</p> <p>A range of policies provide for safeguarding the parish's heritage, including its main street. There are limited development opportunities within the existing Kingsland village core and settlement boundary, which has not changed significantly from that proposed in earlier development plans that also sought to maintain Kingsland's character and particularly its conservation area. In addition land for housing is proposed in other settlements within the parish that would enable the housing target to be met and exceeded. Extending the area for development will not address the parking problems within the village centre which is where facilities are located. Any new development within the settlement boundary must be capable of accommodating off-street parking so if and where any opportunities arise this will not exacerbate the current problem.</p>	No change
	Para 2.6	Question	<p>Brownfield or existing sites need to be shown on a plan. Which sites have been identified as brownfield or existing sites. What is meant by 'existing sites'? Are these properties/existing sites available?</p> <p>Existing sites refers to those already available through planning permissions and individual sites and small plots available within settlement boundaries/definitions. Where existing site with planning permissions meet criteria set out in Planning Practice Guidance (5 or more dwellings or more than 0.25 hectares) they might usefully be shown. The availability of potential small sites and those covered by the windfall allowance as provide through NPPF cannot be should because they are too small. The approach to assessing provision for windfalls is set out in the evidence base to Kingsland Neighbourhood Plan.</p>	See proposed changes Nos 36, 38, 39, 41 and 57
	Policy KNDP2 d	Question	<p>What is meant by 'exceptional' in terms of development that should take place outside of the settlement boundary? Herefordshire Core Strategy Policy RA3 and other policies defined within it set out the exceptions that relate to development in the countryside outside of allocated sites, settlement boundaries or other settlement definitions. They include agricultural and forestry dwellings, rural building conversions, dwellings associated with rural</p>	See proposed change No 22

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			enterprises, replacement dwellings, innovative design, and rural exception affordable housing sites. An improvement to the policy may assist clarify by referring to Herefordshire Core Strategy RA3.	
	Section 5 Policies KNDP12 and KNDP13	Recommend change	A plan should be provided to show the proposed location of all community buildings and facilities. No specific proposals for community facilities are put forward in this plan. The approach to accommodating such facilities is a flexible one to enable sites to come forward as and when resources are available and provided they meet certain safeguards. It is not a site specific policy because none have been identified.	See proposed change No 57
	Policy KNDP2	Recommend change/Question	Agricultural land grades 1 and 2 which are proposed for protection should be shown on a map in the plan. It would appear all possible sites for development may be classified as Grade 1 or 2 – therefore, if further development sites are required outside the settlement boundary, where will the housing go? The grades of agricultural land are a classification and not a designation. It is available through the Natural England website and a relevant extract included in the Neighbourhood Plan evidence base. It is not usual to include such information within a neighbourhood plan. For reasons explained above, the plan meets and exceeds the housing target set out within Herefordshire Core Strategy for the parish and hence this policy approach remains valid for the plan period. However it is acknowledged through the point raised that a change is necessary to better reflect the NPPF requirements.	See proposed change No 22
16	<b>Exact Duplicate of representation 15 above</b>	<b>As per representation 15 above</b>	<b>As per all representation 15 above</b>	<b>As per all representation 15 above</b>
17	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Objects/Recommends change	A plan showing all the sites considered both within and outside the settlement boundary (for Kingsland) should be provided to enable residents to make a decision on whether sites are available and deliverable. No sites were needed outside of Kingsland settlement boundary in order to achieve the original housing target and this remains the case for the new parish target following changes to Herefordshire Core Strategy with the provision of development opportunities within the parish's three settlements. Therefore a plan showing potential housing allocation options was and remains unnecessary. The level of potential housing arising from individual sites and small plots within settlement boundaries is significantly beyond the additional dwellings needed and it is reasonable to assume that even should a small proportion of these come forward the target will be met and exceeded. The approach based upon small numbers of individual sites and small plots should assist in promoting steady growth.	No change
	Section 5 Policies KNDP12 and KNDP13	Objects/Recommends change	A plan should be provided to show the proposed location of all community buildings and facilities. No specific proposals for community facilities are put forward in this plan. The approach to accommodating such facilities is a flexible one to enable sites to come forward as and when resources are available and provided they meet certain safeguards. It is not a site specific policy because none have been identified.	No change
	Para 2.6	Objects/Recommends change	Brownfield and existing sites should be shown. Existing sites refers to those already available through planning permissions and individual sites and small plots available within settlement boundaries/definitions. Where existing site with planning permissions meet criteria set out in Planning Practice Guidance (5 or more dwellings or more than 0.25 hectares) they might usefully be shown. The availability of potential small sites and those covered by the windfall allowance as provide through NPPF	See proposed changes Nos 36, 38, 39, 41 and 57

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			cannot be should because they are too small. The approach to assessing provision for windfalls is set out in the evidence base to Kingsland Neighbourhood Plan.	
	Policy KNDP2	Objects/Recommends change and Question	Agricultural land grades 1 and 2 to be protected from development should be shown on a map in the plan. It would appear all possible sites for development may be classified as Grade 1 or 2 – therefore, if further development sites are required outside the settlement boundary, where will the housing go?  The grades of agricultural land are a classification and not a designation. It is available through the Natural England website and a relevant extract included in the Neighbourhood Plan evidence base. It is not usual to include such information within a neighbourhood plan. For reasons explained above, the plan meets and exceeds the housing target set out within Herefordshire Core Strategy for the parish and hence this policy approach remains valid for then plan period. However it is acknowledged through the point raised that a change is necessary to better reflect the NPPF requirements.	See proposed change No 22
	Policies KNDP4, KNDP5, KNDP6, KNDP13 and KNDP14	Objects/Recommends change	Other protected areas should also be shown on a plan including village street scenes.  A range of policies provide for safeguarding the parish’s heritage, including its main street. The approach is generally a criteria based one which will now reflect an approach reflecting settings. This approach is fairly common for conservation areas.	No change
	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Objects/Question	Where are the houses to go that may result from any increase in housing provision resulting from any amendments to Herefordshire Core Strategy? The Plan should not be progressed until after Herefordshire Core Strategy has been adopted.  The assessment of housing targets and way in which they might be provided for has changed as a consequence of proposed modifications to Herefordshire Core Strategy. As a consequence the approach to providing the required target has been reviewed. A Housing Needs Assessment paper has been produced in the light of the proposed modifications and is included in the evidence base. The changes ensure limited development required to meet and exceed the housing target set for the parish is met and exceeded through small sits within the parish’s three settlements in accordance with the preference set in response to earlier consultations.	See proposed changes Nos 36, 38, 39 and 41
18	<u>Exact Duplicate of representation 17 above</u>	<u>As per representation 17 above</u>	<u>As per all representation 17 above</u>	<u>As per all representation 17 above</u>
19	Whole Plan	Objects	Not satisfied with the plan. There is insufficient evidence and research carried out to formalise the plan. Restrictions on development outside of the settlement boundaries are short sighted for the sustainability of the village  The plan has been prepared on the basis of Herefordshire Core Strategy, its evidence base and information gathered for the parish where this is felt necessary. Some forms of development are permitted outside of settlement boundaries both through Herefordshire Core Strategy and the neighbourhood Plan. Herefordshire Core Strategy places emphasis upon defining settlement boundaries where possible in order to define where housing development should take place other than a number of exceptions listed in its policy RA3. The plan provides for a level of housing development in excess of the Herefordshire Core Strategy target for the parish	No change
20	Whole Plan	Objects	Not satisfied with the plan. Government is keen to allow communities to shape their environment through relaxed neighbourhood planning rules. The whole Kingsland community has not been involved in the draft plan. Much of what is proposed contradicts Government policies.	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			The Neighbourhood Plan has to comply with the provisions of both the NPPF (Government Policy) and Herefordshire Core Strategy, it cannot have more relaxed rules, and is considered not to contradict Government policies. Extensive consultation has been undertaken to inform the plan and this is set out in the Kingsland Neighbourhood Plan Consultation Statement.	
21	Whole Plan	Objects	Not satisfied with the plan. Only allowing development within the settlement boundaries will not be sufficient for the growing needs of the village. Development should be considered outside of the boundaries. The plan provides for more than the required 14% housing growth required over the plan period 2011 to 2031. Sufficient sites are available within the parish to provide for the principal housing needs and provision is available to enable affordable housing outside of the settlement boundaries should a further need for this be identified. Herefordshire Core Strategy places emphasis upon defining settlement boundaries where possible in order to define where housing development should take place other than a number of exceptions listed in its policy RA3.	No change
22	Whole Plan	Objects	Not satisfied with the plan. Not enough research has been carried out for the plan, e.g. on housing. The plan has been prepared on the basis of Herefordshire Core Strategy, its evidence base and information gathered for the parish where this is felt necessary.	No change
23	Whole Plan	Objects	Not satisfied with the plan. There is inadequate confirmation of proposed development sites for housing, community buildings, brownfield sites and village parking. Suitable development sites have not been fully explored for growth outside of the settlement boundaries. The plan provides for more than the required 14% housing growth required over the plan period 2011 to 2031. Sufficient sites are available within the parish to provide for the principal housing needs and provision is available to enable affordable housing outside of the settlement boundaries should a further need for this be identified. It would enable community facilities to be provided should the need arise, subject to certain safeguards. It does not restrict the redevelopment of brownfield sites. Policy KNDP8 would facilitate the provision of new parking in association with Herefordshire Council should opportunities arise while also ensuring new development does not make parking worse through requiring all new development to provide adequate off-street car parking	No change
24	Whole Plan	Comment	Plan provides useful and accurate analysis of present situation and makes sensible suggestions for future changes Noted	No change
25	Village maps	Objects/Recommend change	Plan required to show areas for building and parking to be made available for viewing It is agreed that maps need to be clearer. However no specific sites are being allocated for development given the level of houses now required in the three settlements which can be accommodated through individual and small plots. No specific site(s) is/are identified for parking.	See proposed change No 57
26	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Object	More information is required about sites available within and outside the settlement boundary (for Kingsland), including brownfield land No sites were needed outside of Kingsland settlement boundary in order to achieve the original housing target and this remains the case for the new parish target following changes to Herefordshire Core Strategy with the provision of development opportunities within the parish’s three settlements. Therefore a plan showing potential housing allocation options was and remains unnecessary.	No change
		Object	More information is needed about sites for community buildings, parking, etc.	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Section 5 Policies KNDP12 and KNDP13		No specific proposals for community facilities are put forward in this plan. The approach to accommodating such facilities is a flexible one to enable sites to come forward as and when resources are available and provided they meet certain safeguards. It is not a site specific policy because none have been identified.	
	Policies KNDP4, KNDP5, KNDP6, KNDP13 and KNDP14	Object	More information is needed about views and areas to be protected and the justification. A range of policies provide for safeguarding the parish's heritage, including its main street. The approach is generally a criteria-based one which will now reflect an approach reflecting settings. This approach is fairly common for conservation areas	See proposed changes No 29
	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Object	There is insufficient information to show the housing numbers required can be accommodated and this should not be the minimum required. The level of potential housing arising from individual sites and small plots within settlement boundaries is significantly beyond the additional dwellings needed and it is reasonable to assume that even should a small proportion of these come forward the target will be met and exceeded. The approach based upon small numbers of individual sites and small plots should assist in promoting steady growth. Justification for the level of development proposed is to be expanded within the plan.	See proposed changes Nos 36, 38, 39 and 41
27	<b><u>Exact Duplicate of representation 26 above</u></b>	<b><u>As per representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>
28	<b><u>Exact Duplicate of representation 26 above</u></b>	<b><u>As per representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>
29	<b><u>Exact Duplicate of representation 26 above</u></b>	<b><u>As per representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>
30	Whole Plan	Comment	A thoroughly professional piece of work that may save Kingsland from opportunistic development Noted	No change
31	Whole Plan	Comment	The Plan accurately reflects the wishes of the majority of the village (Kingsland) . Congratulations on an excellent piece of work Noted	No change
32	<b><u>Exact Duplicate of representation 26 above</u></b>	<b><u>As per representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>	<b><u>As per all representation 26 above</u></b>
33	Whole Plan	Comment	Support excellent piece of work Noted	No change
34	Whole Plan	Comment	A significant effort has been made reflect the ideas of the majority of then parishioners Noted	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
35	Whole Plan	Comment	Considerable amount of work undertaken to achieve this stage. Hope it succeeds and has desired effect of protecting the heritage of Kingsland <a href="#">Noted</a>	No change
36	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Object.	Need to be more flexible with the type of housing and total percentage of growth to allow for the growing needs of a thriving village. Have already seen the closure of a play area, tea rooms, shop and pub. There is a need to encourage a younger population and avoid the school from closing. <a href="#">The plan together with existing commitments enables in excess of the proportion of housing required within the parish. The plan attempts to balance a range of needs and requirements to ensure that the community is able to grow while retaining its rural qualities. Changes are put forward to ensure each of the three settlements within the parish is able to accommodate some development. However the approach in relation to Kingsland remains as proposed in the draft Plan and still provides the potential for an excess of dwellings above the housing target over the plan period.</a>	No change
37	Policy KNDP2 and Section 6 – Meeting Housing need, in particular Policy KNDP14	Object	The approach in not showing any specific sites for each housing type is not robust evidence. It is wrong to base future housing requirements on sites that may come forward. <a href="#">The outstanding housing requirement over and above existing commitments to meet the housing target is small and can be more than accommodated through the potential sites that fall within definitions of areas for development within the parish’s three settlements. Even a cautious assessment of future provision based upon recent past trends in the windfall allowances for development in both rural areas and settlements indicate that a notable excess is likely.</a>	No change
38	Objective 4; Policies KNDP14 and KNDP15	Recommend change	Would like to see ‘Affordable Housing’ reconsidered to include a wider variety of house types, sizes and tenures; delivered through more innovative methods to meet specific and identified needs. Suggestions may include Alms housing, family sized homes, live/work dwellings, self-build, shared housing/cohousing, community owned housing, Affordable Sale/Rent (with 20% discount on market values) etc. We would expect for ‘Affordable Housing’ to be only a small part of the development projections going forward; with market housing constituting the majority of housing provision as reflected in the recent Housing Needs Survey and considering the number of conventional Social units approved and in existence within Kingsland Parish <a href="#">A mix of housing types and tenures is required through these policies. In view of the level of housing commitments covered by existing planning permissions it is considered that these meet the needs of the parish for the foreseeable future. However the plan recognises that the situation may change and Government policy is also subject to possible further changes and consequently reliance will be placed upon Herefordshire policies H1 and H2. These policies provide for low cost affordable and intermediate housing together with an element of market housing. Reliance upon Core Strategy policy H2 might however be made explicit.</a>	<b>See proposed change No 37</b>
	Objective 5	Comment	Wholeheartedly support the concept of Kingsland Parish as a tourist/visitor destination. Proposals that might enhance or increase this ‘vision’ such as visitor facilities, hospitality based proposals, high quality overnight accommodation, holiday lodges, retail opportunities, museums etc., would deliver significant benefits to the community and parish. <a href="#">Noted</a>	No change
	Objective 4	Comment	There is some concern regarding large scale development within the parish and wonder if there may be some further policy recommendations that might mitigate or prevent this type of scheme?	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			Potential sites within the settlement boundary without planning permission offer opportunities for small scale development. Existing commitments in terms of land with planning permission vary in size.	
	KNDP 1 – c)	Question	<p>Unsure what is meant by ‘improvements will be sought for the wellbeing of the whole community’? This may be open to misinterpretation. Large schemes subject to s106 contributions delivering community funds, but smaller schemes and individual projects might not be able to benefit ‘a whole community’.</p> <p>The term is used within the context of NPPF paragraph 7 bullet 2 and sets the basis for community facilities such as those listed in policy KNDP12. It is not a specific reference to funding sources through development.</p>	No change
	KNDP1 d)	Comment	<p>Need to make provision for housing needs that may <u>not</u> be objectively assessed or identified by a Housing Needs Survey – i.e. people that live somewhere else but may wish to move to Kingsland, changing family circumstances that may arise in the future etc. Housing needs will change over the plan period. The NPPF acknowledges that housing needs are wide and diverse and includes family homes, opportunities for those wishing to build their own home, homes for service families, disabled or elderly, live/work dwellings, affordable housing etc.</p> <p>NPPF paragraph 47 indicates that there should be an evidence base to objectively assess needs. Herefordshire Council has produced this assessment for the period 2011-2013 and indicated a target for Kingsland and Shirlheath which this neighbourhood plan seeks to meet. Core Strategy policies RA1 and RA2 are relevant. However the policy reference and footnote recognise that needs will change over time.</p>	No change
	KNDP 1 e)	Question	<p>Who will decide what employment is ‘appropriate’?</p> <p>Herefordshire Council will determine planning applications in accordance with the Local Development Framework having carried out consultations, including with Kingsland Parish Council where this is relevant. This Neighbourhood Plan forms part of the Local Plan. This policy paragraph needs to be read in association with Policies KNDP16 and KNDP17.</p>	No change
	KNDP 2	Comment	<p>The ‘local need’ restrictions, size restrictions and resale restrictions placed upon market housing in Cobnash, Mortimer’s Cross (and the other RA2 villages) in the Core Strategy are overly prescriptive and a barrier to delivery. We would support an amendment to the RA2 restrictions to ensure that it is viable and practical for housing to be delivered in these areas and yet remains ‘needs led’.</p> <p>This matter raised is subject to a modification set out following the Public Examination of the Core Strategy. However local need remains in Core Strategy Policy RA2 although the reference is not as specific as previously.</p>	No change
	KNDP2	Comment	<p>The plan indicates Grade 1 and 2 agricultural land should not be developed – can this be supported by evidence and justified. Do you have a definition of ‘development’ in this specific context? We don’t disagree with the intention may be more complex depending on the land and amount of land in question and who decides the grade.</p> <p>NPPF paragraph 112 requires land of lesser agricultural value rather than that of higher quality is used where this is possible. The agricultural land classification for land within the parish includes land of grade 3. The term ‘development’ in this context is that used by the Planning Acts. However it is acknowledged through the point raised that a change is necessary to better reflect the NPPF requirements.</p>	See proposed change No 22



Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	KNDP 2a)	Object	<p>Have strong reservations and concerns regarding the retention of the (Kingsland) development boundary. It limits the opportunity to deliver proportional growth. Terms such as ‘controlled’ or ‘limited’ infer that housing delivery is to be restricted rather than facilitated. There is doubt that there is capacity within the existing boundary to accommodate proportionate growth over the plan period as the remaining opportunities are severely limited and dependent upon a small handful of landowners (including ourselves) bringing forward the land for development and delivering the approval. Can the development boundary be relied upon to provide proportional and proactive growth? The percentage growth is not to be used as a numerical target. By relying on DB you are potentially preventing an exceptional scheme.</p> <p>Settlement boundaries are promoted as the most appropriate tool for rural settlements within Herefordshire Core Strategy. Together with proposals for other settlements within the parish Kingsland’s settlement boundary delivers more houses than the target amount required by Herefordshire Core Strategy and has the community’s support. Given the level of commitments and the small outstanding level of requirement for the 20 year plan period, it is considered that the boundary achieves what is required. There is no evidence that those with land having planning permissions do not intend to bring land forward at some stage during the plan period and previous windfall levels suggest permissions are readily implemented. An open ended approach would not provide the certainty to the community that is required. Exceptional schemes can come forward through Core Strategy policy RA3</p>	No change
	KNDP 2b)	Recommend change	<p>Define ‘small development’. A steer on this may be useful –an interpretation of ‘small’ would help us meet your policies.</p> <p>Previously the housing target for Shirlheath was 7 dwellings. With the proposed modifications to Herefordshire Core Strategy the target level is to be accommodated across the parish. However it remains the case that development within this settlement should provide somewhere in the region of this number. Furthermore the emphasis on settlement boundaries is such that a revised approach is necessary.</p>	See proposed changes No 22 and 40
	KNDP2 c)	Question	<p>Can KNDP improve/expand upon the Core Strategy policies? What happens if this policy changes in the CS after inspection?</p> <p>Modifications to Herefordshire Core Strategy policy RA2 have been made and it is proposed to alter the draft plan to ensure compliance with the changed provisions. KNDP has to be consistent with Herefordshire Core Strategy and it is proposed that it be adopted after the adoption of Herefordshire Core Strategy .</p>	See proposed changes Nos 22 and 44
	Kingsland Village Map	Recommend change	<p>Is it possible to have the Settlement Boundary map much larger – possibly over two pages?</p> <p>This is a reasonable request and it is the intention to enlarge the plan</p>	See proposed change No 57
	Paragraph 2.6	Recommend change	<p>This acknowledges that development proposals should be within or adjacent to the built environment, but does the KNDP reflect this when the KNDP limits development to inside the development boundary only? We would suggest that some areas adjacent to Kingsland DB could be acceptable for development without adverse impact</p> <p>The requirement set out quoted from Herefordshire Core Strategy gives direction to neighbourhood plans upon how they should provide sites to meet the housing targets. It does not mean that having identified a boundary sites can be both within this and adjacent to it. The approach taken is based upon being able to provide at least sufficient housing to meet the required target through an allowance for the exceptions set out in Herefordshire Core Strategy RA2 and then by defining settlement boundaries/definitions. It has not proved necessary to extend the settlement boundary for Kingsland.</p>	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Paragraph 2.7	Question	Does the Parish Plan explicitly support limitation of new development within the settlement boundary only? <a href="#">Yes - see Kingsland parish plan Objective 1.1b bullet 1 (page 11)</a>	No change
	Paragraph 2.7	Object	There are serious concerns that restricting development to within the Kingsland development boundary, even if sites were available, viable and deliverable, does not represent a positive approach to facilitating sustainable development, contrary to the NPPF and CS as it unreasonably restricts housing delivery. <a href="#">The plan indicates there are opportunities for a significant number of dwellings in excess of the required parish target. Sustainability at the local level needs to include effect on communities, the environment and the economy, (including retaining food production) and not just in terms of housebuilding.</a>	No change
	Policy KNDP 3	Comment	Largely support these and commend your vision. Sustainability is not just about 'carbon footprint' - although we endorse the intention. <a href="#">Noted</a>	No change
	KNDP 3 a)	Object	We support these policies except providing broadband is a homeowner prerogative and at the mercy of major infrastructure providers not developers/landowners, and renewable energy infrastructure where it is better to require higher design standards, insulation/airtightness/solar orientation/fabric first/energy demands rather than promote renewables (such as solar panels). <a href="#">The requirement is for a co-ordinated approach to reduce the carbon footprint. Energy conservation measures are a requirement which is likely to be set through Building regulations at some stage in the future. Energy generation might include solar panels or heat collection. It is the responsibility on all communities to contribute to renewable and low carbon energy generation (NPPF para 97) and the opportunities for this are limited so housing development should seek to make a contribution where possible. The requirement for broadband should be read in association with policy KNDP11 which requires the infrastructure to accommodate this which it is understood in relation to housing development is simply wiring and ducting.</a>	No change
	KNDP 3 d)	Recommend change	This may be seen as an unnecessary barrier but could swap Method Statement for Deliveries/Waste with the Sustainable Design Statement. The SDS is much more valuable and could include minimizing waste and deliveries/transport miles; it can't be easily contested by developer/landowners as it reflects NPPF and CS values. Might general support be given (but not in a policy) for local products/manufacturing/ companies/low delivery miles etc., <a href="#">This suggestion is helpful</a>	<b>See proposed change No 25</b>
	Policy KNDP4	Recommend change	Policy might require a Visual Design Statement submitted within every application to show local built form/landscape/street scene etc to promote and protect local distinctiveness and help raise design standards locally. This might be supported by a Village Design Guidelines document. <a href="#">This is a useful suggestion and might be indicated in the supporting statement to form part of the design statement which applications can submit. A Village design Guide may be something for the future but should not hold up progress on the neighbourhood plan at this stage.</a>	<b>See proposed change No 28</b>
	Policy KNDP 5b)	Question	Who decides which buildings are considered important and what constitutes 'adverse impact'? <a href="#">Herefordshire Council will determine compliance with this policy having publicised and consulted where appropriate, including with the Parish Council. Buildings of local interest can be identified (NPPF para 135) and where this is the case would fall within this policy. As an example non-listed buildings within a conservation area can be judged important to its character and appearance, being significant because of its individual or group</a>	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			contribution. It is accepted this might usefully be assessed in advance but this can be done at the time proposals are considered which may affect any asset. Assessment of adverse effect upon a heritage asset needs to be judged on its merits by a professional officer with appropriate qualifications as is currently the case.	
	Policy KNDP6(2)	Object	<p>We do not agree that these views/land areas are so important as to warrant blanket protection against ALL development. Some development can make a positive contribution to a landscape and vista, Where is the justification for these views? Not all of these justify specific protection and a high quality development proposal, might be acceptable (or desirable) in some of the locations.</p> <p>The elements referred to are considered to have importance to the community and it is important to respect such support when meeting obligations under the European Landscape Convention. A number are long established principles advanced when Kingsland Conservation Area was designated The concerns expressed are acknowledged in that the protection should be to settings of the conservation area, important buildings and other heritage assets and the village. The policy should be amended to reflect this. However the protection does relate to 'inappropriate' forms of development.</p>	See proposed change No 29
	Policies KNDP 14/15	Recommend change	<p>The word 'limited' implies restriction, so perhaps it is better to say 'appropriate'?</p> <p>It is agreed that the emphasis is not required</p>	See proposed changes Nos 37 and 40
	Paragraph 6.3	Object	<p>Concerned that the 14% indicative growth being used as a total figure or target which implies prevention rather than promoting proportional growth over the plan period.</p> <p>The 14% growth is referred to as a target within Herefordshire Core Strategy Policy RA2. It is acknowledged that there is also an emphasis upon it being a minimum despite the tautological description in Policy RA2. The target proportion has not been used as a cap.</p>	No change
	Paragraph 6.3	Comment	<p>We also have reservations regarding the use of historic approvals being counted into the numerical target without any acknowledgement that some of these approvals will not/may not be delivered.</p> <p>The action of submitting a planning application suggests strongly that then owner is interested in releasing the site for development and is acknowledged in guidance as a good indicator that land is available. (NPPF para 47 bullet 2 and associated note 11).</p>	No change
	Para 6.2	Comment	<p>We understand from HC is that 14% is only a guide to demonstrate how the rural areas might provide the 5300 homes, which shouldn't be used to prevent the facilitation of housing, especially on a long term plan.</p> <p>KNDP plans positively to achieve at least its required contribution to the 5,300 rural dwellings. The promotion of sustainable development across the County as expressed in Herefordshire Core Strategy requires development to be directed carefully so that resources are used effectively and efficiently. This does not mean allowing unrestricted housing development in the County's villages. KNDP attempts to balance the whole range of sustainable development requirements to support both its part in achieving the aims of the Core Strategy and those of the local community.</p>	No change
	Policy KNDP15	Comment	<p>A medium or large development in Shirlheath might provide some of the missing facilities and amenities; such as bus stop, community hall, play areas.</p> <p>It is not the intention to provide a medium or large development in Shirlheath and no specific facilities have been highlighted as necessary for this fairly dispersed settlement. However Policy KNDP 12 would facilitate the provision of facilities and amenities if required.</p>	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
	Policy KNDP16d)	Recommend change	Add 'unreasonable' to the statement - 'there will be no <i>unreasonable</i> detrimental effect upon the local highway.....' as a proposal to expand/diversify may generate more traffic movements or a change of traffic movements, but if the highway capacity is sufficient this should still be acceptable.  It is agreed that clarification is needed of the degree of adverse effect. It is understood the usual clarification is 'significant'	See proposed changes Nos 50 and 52
	Policy KNDP16f)	Recommend change	'Small scale' is too restrictive and open to interpretation - suggest that this is replaced by 'proportionate and justified'.  Herefordshire Core Strategy Policy RA6 requires employment generating proposals to be of 'appropriate' scale. More particularly the policy indicates any expansion or extension should be small scale. The character and highway capacity of the parish is considered such that small scale is appropriate. The term has been used consistently for rural areas in local plans. The term 'proportionate and justified' is itself open to interpretation.	No change
	Policy KNDP16h)	Recommend change	Perhaps consider adding 'brownfield and greenfield sites'?  This suggestion is welcome	See proposed change No 51
	Policy KNDP14j)	Recommend change	Support for custom build is very welcome –expand the terminology to include 'Self Build/Custom Build'.  We had understood that 'custom built' included 'self- build' but in order to be clear a change might be beneficial	See proposed change No 37
	Policy KNDP14j)	Recommend change	Take this support further requiring that large housing developments must show opportunities for Self build, live/work, single storey etc. There are schemes across the UK where a mix of self-build and speculative development has worked incredibly well.  This is a useful suggestion although we are unsure this would be considered to comply with the NPPF. Furthermore the outstanding requirement to meet the housing target does not need larger developments and none are proposed. It is however a very useful suggestion that might be forwarded to Herefordshire Council and other neighbourhood planning groups. We will see whether we can assist with this but it should not form part of this plan	No change
	Policies KNDP14 and KNDP15	Recommend change	The plan should emphasise provision of family homes (with family sized gardens), homes for the elderly/infirm, Live/Work houses with a degree of flexibility/adaptability etc., to show a vibrant and diverse community with a wide range of housing needs.  KNDP 14 requires housing developments with three or more dwellings to provide a mixture of types and sizes of dwellings. Herefordshire Local Housing Market Assessment indicates a breakdown of house sizes in terms of number of bedrooms that would be appropriate within the Leominster Housing Market Area. This might usefully form advice within the plan.	See proposed change No 49
	Policies KNDP14 and KNDP15	Recommend change	Policies should discouraged urban/suburban layouts, templates, designs, markers or anything that was 'estate' like or inward looking and undermined community cohesion. Design standards should be set to require 'exemplary', 'innovative', 'creative' , 'locally distinctive' , 'exceptional' (all of which are used in NPPF etc.) proposals and avoid ubiquitous, ordinary, substandard speculative developer fare.  Innovative and creative design is not resisted but it must be sensitive to the character of its surroundings, Housing policies for settlements have been reviewed and it is considered they include sufficient criteria to cover these matters in the most appropriate way. The supporting statement (para XXX) refers to innovative design	See proposed change No 46
	Policies KNDP14 and KNDP15	Recommend change	Provide some guidelines for development sizes. Nothing larger on one site in one application than 10 units and under perhaps?	No change

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
			NPPF requires that we use land efficiently. It would be difficult to set an arbitrary limit, especially if it could not be supported by sites of such size to meet the housing targets. In any event the further sites expected to come forward through this plan are generally small.	
	Additional Policy/criterion	Comment	<p>Delivery of housing should be phased over the plan period to ensure that approvals are brought forward rather than being sat on by the landowner.</p> <p>It is understood Government expects the market to dictate phasing, although examples of phasing to ensure housing does not all come forward at the beginning of the plan period have been seen. The mechanisms available to ensure land comes forward and is not held back are draconian and little used. This would be a matter for Herefordshire Council.</p>	No change

## Schedule 2: Stakeholder Representations and Response !

Stakeholder	Section/ Policy Number	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
S1. English Heritage	Whole Plan	Support	Supportive of the content of the document, particularly its' emphasis on local distinctiveness and overall consider it to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of "constructive conservation. English Heritage considers it is a very good example of community led planning. <i>Noted</i>	No change
	Policy KNDP5	Recommend Change	Opportunity should be taken to reference the detailed information contained in the Herefordshire Farmsteads Characterisation Project. Suggest adding new section "d) <i>In considering repair, alteration or conversion of historic farmsteads due reference should be made and detailed consideration be given to the Herefordshire Farmsteads Characterisation Project.</i> " <i>Accept suggestion with minor change to indicate information should inform 'significance' in accordance with NPPF para 128</i>	See proposed change 26
	Policy KNDP5	Recommend Change	The importance of archaeology is highlighted in the supporting statement to the policy and it would strengthen the policy by adding: "e) <i>At an early stage in the formulation of planning proposals intending developers should consult the Herefordshire Council Historic Environment Record and as deemed appropriate comply with the requirements of Herefordshire Council's Archaeology and Development Supplementary Planning Document.</i> " <i>Accept suggestion with minor change to indicate more specifically that appropriate archaeological investigations are carried out and in the event of significant and / or extensive remains being found they should be preserved in-situ in accordance with para. 135 of the NPPF</i>	See proposed change 27
	Whole Plan	Support	Supportive of the vision, objectives and policies set out in the KNDP <i>Noted</i>	No change
S2. Dwr Cymru Welsh Water	Policies KNDP1(b); KNDP7 and KNDP9	Support	Welcome these provisions <i>Noted</i>	No change
	Kingsland village	Comment	No issues in providing a supply of water for the growth proposed for this settlement. There are incidents of flooding related to sewerage which dependant on the location of proposed housing growth, will need to be resolved prior to development taking place and no schemes are programme and therefore developers may need to either wait for improvements or alternatively fund the required improvements. There is limited capacity at our Kingsland Wastewater Treatment Works at present; therefore improvements may be required to accommodate the growth proposed. Should potential developers wish to progress a site prior to our Regulatory investment, a feasibility study of the treatment works may be required to establish the improvements needed and to be funded by the developer. <i>Noted – limited development over and above commitments is proposed in Kingsland village while development within other parish settlements will ensure the housing target is met.</i>	No change
	Shirlheath	Comment	No issues in providing a supply of water for the growth proposed for this settlement. Are no public sewerage facilities in this settlement. <i>Noted – limited development proposed but in combination with development in other settlements will ensure housing target is met.</i>	No change
	Whole plan	Comment	Indicates 'Yes' to 'Are you satisfied with plan?' <i>Noted</i>	No change

Stakeholder	Section/ Policy Number	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
S3. West Mercia Constabulary	Housing Sites	Recommend change	If considering developments, rather than individual houses being built. Make reference to the need for 'Secured By design' to be part of the pre-application design process.	No change
			No housing site allocations are proposed in view of the number of outstanding commitments while additional new housing is proposed on individual plots or small sites within existing frontages. Consequently specific reference is unnecessary.	
S4. Natural England	Whole Plan	Comment	Consider the policies in the plan do not pose any likely significant risk to internationally or nationally designated nature conservation or landscape sites and so does not wish to make specific comments on the plan.	No change
			Noted	
S5. The Coal Authority	Whole Plan	Comment	The Neighbourhood Plan area is outside of the defined coalfield and therefore no specific comments to make.	No change
			Noted	
S6. Office of Rail Regulation	Whole Plan	Comment	No proposals affect the current or (future) operation of the mainline network – no comment.	No change
			Noted	
S7. Hereford and Worcester Fire and Rescue Service	Whole Plan	Comment	Commended on an excellent plan that takes in all of the issues associated with development within Kingsland and Shirlheath. It is easy to read and understand yet complex in design and execution, obviously a huge amount of work has gone into it.	No change
			Noted	
	Housing Policies	Comment	Current workforce at Kingsland may result in some of the older members leaving the service in the not too distant future. This provision of a workforce requires homes and business's being within 5 minutes of the station in the first instance. The addition of more housing would obviously increase the potential for more community members to come forward to take up the positions available and ensure that the future requirements of the fire station are met. I fully understand that this should be carried out whilst maintaining the special characteristics of the village, but commend you on your plan. Noted – The Plan will provide for over 65 new dwellings within the parish over the 20 year plan period with emphasis on family housing which should hopefully provide the potential for more community members to join the service. These dwellings should fall within the 5 minutes travel time requirements.	No change
S8. Sport England	Policy KNDP13	Comment	Neighbourhood Plans should plan positively for sport so that it is integrated with development and complies with the NPPF policy for sport, particular paras 73 and 74. Sport England's role is to protect playing fields with the presumption against the loss of playing fields. It will be important that the Neighbourhood Plan reflects the recommendations set out in the local authorities Playing Pitch Strategy and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations	No change
			No proposals would result in the loss/reduction of playing fields, play areas, other open space and the public rights of way network. Policy KNDP protects those areas which are available for such uses. There is a major area of playing fields immediately adjacent to Kingsland village which is utilised by sportsmen and women from a considerable hinterland beyond then parish. Herefordshire Council has not advised that further playing fields or play areas are required.	
S9. Herefordshire Council	Para 1.5	Recommend change	Factual amendments to the table – in the second box; once the plan has been submitted, this is the plan which will be examined. Therefore reference to 'and any subsequent amendments made' should be removed Noted – accept recommended change	See proposed change 14
	Para 2.3	Recommend change	Planning and Compulsory Purchase Act 2004 indicates that decisions should be made in accordance with the adopted development plan 'unless material considerations indicate otherwise'. Therefore for clarify reference to the planning terminology would be helpful in the final sentence of para 2.3	See proposed change 21

Stakeholder	Section/ Policy Number	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
			<i>Noted – accept recommended change</i>	
	Policy KNDP2	Comment	Has a study been undertaken to determine if proportional growth and capacity is available on Grade 3 land to justify restrict Grade 2 agricultural land? <i>Land surrounding the three parish settlements falls with agricultural land grades 2, 3 and 4. The NPPF requires that land of poorer quality be used in preference to higher grade land. Proposals for housing in the Plan now provide for infilling within defined settlement boundaries where this provision is not relevant and no specific site allocations are required in view of the extensive number of commitments. However this reference to agricultural land value is considered important in the event that further development proposals are advanced over and above those set out in this Plan, and not only for housing. A change is nevertheless proposed to reflect NPPF and Core Strategy policy on agricultural plan</i>	<b>See proposed change 22</b>
		Comment	Is there capacity within the settlement boundary ( <i>Kingsland village</i> ) to allow for proportion growth? Has the Walks report been supplemented by availability assessment. Capacity is defined as suitable and available. If so this needs to be reflected in the text. <i>It was considered there is sufficient capacity within the settlement boundary to accommodate the required level of growth for the settlement given the level of commitments. The level of need was small and could easily be accommodated through a realistic assessment of windfall allowance utilising trend data. Subsequent changes to Herefordshire Core Strategy sets one target for the parish as a whole to be accommodated across the parish and primarily within its three settlements. The revised plan will set out how this target will be met.</i>	<b>See proposed changes 35,36, 38, 41 and 45</b>
		Comment	Shirlheath – can capacity be evidenced. What is the definition of ‘small developments’ in KNDP policy terms? Cross reference in the text to Policy KNDP15 would be useful. <i>Given the changes to the Core Strategy referred to above and a change of approach consequent to this, capacity will be evidenced in terms of total provision within then parish including Shirlheath</i>	<b>See proposed changes No 22 and 40</b>
	Kingsland settlement boundary	Comment	The settlement boundary south of the village hall appears odd on the plan with a spur off and dwellings on one side of the road appear to be inside but not on the other. <i>It is accepted that the boundary looks odd and this should be addressed. However the dwellings referred to on the north west side of the road are outside of the settlement boundary because they fall within an ‘exception site’ granted planning permission for affordable housing to remain so in perpetuity because they fall outside the boundary. To include them now would potentially alter their status and the purpose of the planning permission and then [parish would lose much needed affordable housing.</i>	<b>See proposed change No 57</b>
	KNDP 3	Recommend change	The promotion of walking, cycling, <b>public transport</b> and reducing the need to travel by car - should be added to criteria b iv <i>Advice is welcome.</i>	<b>See proposed change No 25</b>
	Policy KNDP6	Recommend change	Part 1 /2 refers to this section being objectives. Objectives are not planning policy, therefore some rewording of this section may be required to differentiate between objectives and policies. <i>A change will help to clarify matters including a correction to the policy requirements.</i>	<b>See proposed change No 29</b>
		Comment	Part 2 Views are a difficult area in policy terms. If they cannot be accurately defined then they will be difficult to enforce. Mapping and evidence of a character assessment to justify protection will be required. The introduction of mapping at a late stage could give rise to new concerns about the implications of the policy as it is more widely understood. <i>The protection of views is important and those considered most worthy of community support have been identified within the text of this policy. The difficulty in defining these within policy terms is recognised but no different to that</i>	<b>See proposed change No 29</b>



Stakeholder	Section/ Policy Number	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number
			<p>involving many planning related issues for example, the setting of heritage assets (e.g. Listed buildings, conservation areas, Scheduled Monuments), or important landscapes such as effect of development upon the scenic beauty of AONBs. Many of these are defined in text only and do not lend themselves to graphic representation. Herefordshire Core Strategy does not define on a map a number of features that it wishes to protect or enhance yet planning officers use their skills to implement these policies. The issue is no different in relation to this policy.</p> <p>Notwithstanding the above, the policy relates to Kingsland Conservation Area and the whole of Kingsland village falls within this designation. The policy might more appropriately provide for protection of 'setting' which is important in relation to heritage matters such as character and appearance and the views referred to should be used as part of the assessment of 'significance'. A change to reflect this might be proposed.</p>	
	Policy KNDP8 General	Comment	<p>Speeds can be quite high either side of the central area. If the parking in the village centre was removed, speeds could get higher. Some feedback has been to make no change to the parking, and increase speed limit enforcement either side of the village centre. Concerns over the ability to actually enforce (resource wise) any new parking restrictions.</p> <p>Comment noted. Policy KNDP8 identifies the approach that is needed to address this and related issues in a comprehensive and integrated way. The extent of parking in the village centre is an issue and it remains a concern that needs to be addressed to promote safety and sustainable transport measures, in particular walking, which also benefits health and wellbeing. Measures to achieve self-enforcement can be jointly investigated which is the first element of the policy.</p>	No change
		Comment	<p>Safeguarding the line of former railway lines should be incorporated into NPs for sustainable travel use as they are ideally suited from a gradient point of view for greenways (shared use paths). We have had in the past requests to include former rail lines in our aspirations for conversion to long distance greenways. Kingsland parish could progress this themselves in a way similar to the protection of agricultural land. A similar policy could refer to "Protection of former rail lines in favour of provision of sustainable transport corridors".</p> <p>Herefordshire Council has not previously raised this matter as an infrastructure project or advised upon the potential compensatory implications of such a policy for a potentially non-remunerable public use with the NP Steering Group. There is no reference to this in Herefordshire Core Strategy. It is felt such a matter would need to be addressed for significant lengths of route and across parish boundaries. Another implementation vehicle should be used.</p>	No change
	Para 4.6 bullet 2	Recommend change	<p>Add at end of paragraph - The need for a 20 mph limit within Kingsland village centre close to its primary school and extending the 30 mph limit in certain other locations <b>such as North Road and Longford</b></p> <p>Advice welcome.</p>	See proposed change No 31
	Para 4.6 bullet 3	Recommend change	<p>Amend to read: <b>There has been a parking problem at the auction site in the past. Parking enforcement is not easy here due to the more isolated location, lack of street lighting and the large number of vehicles on auction evenings which makes it risky for enforcement officers. The auctioneer owner was given some advice in 2010 as to how to help alleviate the problem including better usage of the car park.</b></p> <p>The intention of this paragraph is to succinctly highlight what and where problems exist rather than how it might be addressed. However the advice is welcome and might be included in a later paragraph.</p>	See proposed change No 32
	KNDP13	Recommend change	<p>A map should be provided to accompany this policy.</p> <p>Recommendation agreed but areas should be shown on Kingsland Inset Map</p>	See proposed change No 57
		Recommend change	Add at end of last paragraph - Provision should also include safe walking and cycling access.	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment	Comment Parish/ Council Consideration (in blue)	Amendment Number	
			The policy relates to the provision of open space and play areas, although the public rights of way network is referred to not as a means of access to these but as supplementing open space provision, for example in that it provides an alternative to parks and gardens within urban areas. However the point raised indicates the need for existing space serving the wider community should be accessible.	See proposed change No 34	
	KNDP14	Recommend change	Consideration should be given to the rewording of the policy opening to remove any potential confusion – Criteria ‘a to k’ apply to Kingsland criteria ‘c to k’ apply to Shirlheath. It is recognised that the wording is confusing	See proposed change No 37	
		Comment	Are there sufficient deliverable sites within the settlement boundary, as drawn, to accommodate proportion growth? Is this documented, is the Walk Report a mapped survey and does it include availability criteria. See response under KNDP2 above (second comment)	See proposed changes 35,36, 38, 41 and 45	
		Recommend change	It would be helpful to show the existing commitments on the Kingsland map to demonstrate that the settlement boundary been drawn to take account of them. The commitments comprise sites with a range of sizes. Those that can be represented on the map base might usefully be shown although it will not be possible or necessary to show very small sites or individual plots. Those sites within or immediately adjacent to the settlement boundary and not falling within the countryside can be shown where they exist at the time of publication.	See proposed change No 57	
		Comment	It should be noted that the Core Strategy proportionate figures are a guideline and not a cap. This is recognised and the policies within KNDP achieve and potentially exceed the required target in the most practical way that respects the character of its settlements.	No change	
		Comment	There isn’t specific data with regards to the affordable housing other than referring back to the core strategy Noted. It is understood surveys can be carried out to assess affordable housing need from time to time and according to resources available. This applies across the County.	No change	
			Affordable housing can no longer be sought on schemes less than 10 if the combined floor space does not exceed 1000 sq. m. The policy is stated in the widest possible terms in order to accommodate the requirement current at any time	No change	
		Comment	At the moment we ask for certain standards for the affordable housing when Herefordshire adopt the new Building Regulations we will only be asking for minimum HQI sizes for the affordable. Neither the policy no the supporting statement suggests a minimum HQI size for affordable housing, or in fact any other housing	No change	
		KNDP17	Recommend change	Suggest that ‘no significant impact’ would be more appropriate to ‘no adverse impact’. ‘No significant effect’ might include positives as well as negatives so would not address the issue concerned. However the concern expressed is understood and a change is suggested.	See proposed changes No 52 - 55
S.10 Homes and Communities Agency		Consultation arrangements	Comment	Consultation arrangements are a positive approach in the preparation of the plan. Noted	No change
	Objective 4 - Housing	Comment	Welcome Noted	No change	
	Policy KNDP14	Recommend change	This is a positive approach in line with the NPPF but would like to see reference to any local affordable housing need evidence being up-to-date in accordance with NPPF para 50. Advice welcome	See proposed change No 48	

## Appendix 8: Kingsland Neighbourhood Plan Changes to Draft Plan Following Regulation 14 Consultation !

Alteration Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Header	Delete header and replace with Footer: <b>'Kingsland Neighbourhood Development Plan Submission Draft – October 2015'</b>	To reflect change in version of the plan
2	Footer	Amend page numbers as necessary	To page numbers where required
3	Frontispiece	Replace documental title with <b>'Kingsland Neighbourhood Development Plan 2011 – 2031 Submission Draft – October 2015'</b>	To reflect change in version of the plan
4	Page 1	Delete "Regulation 14 Public Consultation Notice" and replace heading with ' <b>Forward</b> '	To reflect plan will now be the submission draft version to be presented to Herefordshire Council under Regulation 15.
5	Page 1	Text replaced by a Foreword drafted by Steering Group Chair	To include a foreword to the plan
6	Page 2	Amend section title to read: " <b>Summary of Kingsland Neighbourhood Development Plan</b> "	To delete Draft KNDP as no longer a draft in the sense of presented for consultation.

7	Page 2	Amend first paragraph to read: “A draft Neighbourhood Development Plan for Kingsland Parish was published for public consultation and comments during February and March 2014. Comments received were considered and some changes made in the light of these. In addition some further changes were made following modifications to Herefordshire Core Strategy which principally affected the calculation of the housing target, which is now based upon a parish figure, and the approach that should be taken in relation to accommodating development associated with and the defining of settlements. A further consultation event was undertaken in relation to development at Shirlheath and Cobnash as a consequence of the effects the Core Strategy changes had upon them.”	To update the paragraph in the light of the Regulation 14 consultation and subsequent changes to Herefordshire Core Strategy that required a change in approach to the housing target set.
8	Page 2	Amend 3 <sup>rd</sup> paragraph by: i) Deleting “draft’ before ‘Neighbourhood Development Plan’ in first sentence; ii) Insert ‘ <b>Herefordshire Core Strategy</b> ’ between ‘Steering Group’ and local residents’ in last sentence.	Although a submission draft it is not presented as a draft; to include reference to Herefordshire Core Strategy
9	Page 2	Amend 4 <sup>th</sup> paragraph by deleting ‘draft’ before ‘Neighbourhood Development Plan’ in the first sentence’	Although a submission draft it is not presented as a draft.
10	Page 3	Amend 5 <sup>th</sup> paragraph by amending 5 <sup>th</sup> bullet point to read ‘ <b>New homes in Kingsland village, Shirlheath and Cobnash. The approach to housing outside of these settlements and within the parish’s countryside is also covered.</b> ’	The change reflects that Cobnash is now a settlement where development may take place and that provision may also be made for housing development outside of settlements.
11	Page 3	Amend first sentence of final paragraph of section to read ‘ <b>The amended Plan has been submitted to Herefordshire Council who will publish it for formal consultation under Regulation 16 of The Neighbourhood Plan (General) Regulations 2012.</b> ’	To reflect the current stage of the plan

12	Contents page	Amend page numbers for sections as shown in amended plan	To reflect change in page numbers for the sections
13	Section 1 Introduction and Background	Within paragraph 1.3: i) Delete 'draft' in first sentence; ii) The last sentence should read ' <b>As required, it also complies with the National Planning Policy Framework (NPPF) and Herefordshire Core Strategy</b> ' iii) Amend related footnote to read 'This document refers to the 'Core Strategy' throughout as it is intended to adopt the final KNDP following the adoption of Herefordshire Core Strategy.'	Although a submission draft it is not presented as a draft; to reflect the intention that the plan will follow adoption of Herefordshire Core Strategy
14	Section 1 Introduction and Background	Delete paragraph 1.5, its heading and chart. Renumber subsequent paragraphs in section	The document is presented as the plan which it is hoped will be approved for adoption and therefore need not set out the process for preparation at this stage.
15	Section 1 Introduction and Background	Amend last sentence in paragraph 1.7 (now 1.6) to read: " <b>The resulting community preferences, in conjunction with county and national planning policies, have been built upon and developed into neighbourhood plan policies, which are outlined in subsequent sections.</b> "	To indicate the relevant levels of policies that have informed the neighbourhood plan.
16	Section 1 Introduction and Background	Amend paragraph 1.8 (now 1.7) to refer to the event held in <b>September 2015</b> and to add a further sentence at the end to read: " <b>In addition formal consultation processes were undertaken and representations received and considered.</b> "	To update with subsequent consultation events
17	Section 1 Introduction and Background	Revise the start of the first sentence in paragraph 1.9 (now 1.8) to read " <b>A Neighbourhood Plan Steering Group was established and consisted of three members of the Parish Council:</b> "	To reflect the stage the plan is now at.
18	Section 1 Introduction and Background	Refer to ' <b>policies</b> ' rather than 'legislation' in the last sentence to paragraph 1.10 (now 1.9).	To use the correct term

20	Section 1 Introduction and Background	Amend the first two sentences in paragraph 1.16 (now 1.15) to read: <b>“1.15 Kingsland village has seen a considerable amount of development over recent years and there are currently a large number of commitments in terms of planning permissions for new housing. This is expanded upon later in this document. There remain concerns that a continued increase in dwellings at a rate similar to recent levels, which is not part of a well thought through plan, could spoil the very characteristics of the parish that make people want to live and visit here. There has been no accompanying development of infrastructure such as parking, footways (pavements), flood management or sewage capacity; all areas which are now causing residents concern. There is a danger that the character, rural nature and heritage of the village and wider parish could be irrevocably changed if housing and development are not sympathetically incorporated, either physically, ecologically or socially. Similar concerns might be highlighted for new development at Shirlheath and Cobnash n now that they are indicated as locations for housing within Herefordshire Core Strategy.”</b>	To reflect the change in Herefordshire Core Strategy approach within Policy RA2
21	Section 2 Vision and Objectives	Add at the beginning of paragraph 2.3 <b>“The Planning and Compulsory Purchase Act 2004 indicates that planning decisions should be made in accordance with the adopted development plan ‘unless material considerations indicate otherwise.”</b>	To meet a representation by Herefordshire Council
22	Section 2 Vision and Objectives	Replace draft Policy KNDP 2 with: <b>“The settlements of Kingsland village, Shirlheath and Cobnash will be the focus for development within the Parish. Limited small scale employment opportunities will nevertheless continue to be retained and new proposals supported outside of the parish’s settlements where they have limited negative impact upon amenity and the environment, especially the landscape. In addition particular regard shall be had to utilising brownfield land in the first instance and protecting Grades 1 and 2 agricultural land unless land of a lower grade is not available or the need for the development outweighs this requirement. The accommodation of development to</b>	To take into account modifications to Herefordshire Core Strategy, in particular in relation to its policies RA1 and RA2. To meet representations in relation to the policy for agricultural land quality.

		<p><b>meet the needs of the Parish and contribute to County requirements will be based upon the following approach:</b></p> <ul style="list-style-type: none"> <li><b>a) To allow for residential development and appropriate other uses within Kingsland village, a settlement boundary is defined. Development should take place within this boundary in accordance with relevant policies set out in this Neighbourhood Plan. Kingsland village will continue to play a major role as a centre providing a range of facilities for the parish;</b></li> <li><b>b) To accommodate limited residential development within Shirlheath, a development boundary is defined for the main group of houses comprising the built up area of the settlement. Housing development shall take place through infilling upon individual plots or the development of small sites in a sensitive manner;</b></li> <li><b>c) To accommodate limited residential development within Cobnash a development boundary has been defined within which infill development can take place where this is achieved safely and reflects its particular rural character, form, layout and setting;</b></li> <li><b>d) Development outside of the settlements listed above should be exceptional and located in accordance with relevant policies in Herefordshire Core Strategy, in particular but not exclusively, Policy RA3, and this Neighbourhood Plan. In this regard no settlement boundary is defined for that part of Mortimer’s Cross falling within Kingsland Parish and it will be considered open countryside. The countryside will continue to accommodate development in association with agricultural and rural enterprises where these reflect the scale and nature of the landscape within which they sit.”</b></li> </ul>	<p>To respond to the community’s comments in relation to development at Shirlheath and Cobnash resulting from modifications to Herefordshire Core Strategy.</p>
23	Section 2 Vision and Objectives	Relocate Kingsland Village Proposed Settlement Boundary Map from section and relocate, to an appendix with other proposal maps, enlarge and add further notations	To respond to representations seeking enlarged plan and additional information

			being presented. Bring together various proposals maps to be consistent.
24	Section 2 Vision and Objectives	<p>Replace existing paragraphs 2.5 to 2.8 with new paragraphs 2.5 to 2.7</p> <p><b>“2.5 This policy is aligned with the Herefordshire Core Strategy Policy RA2 which identifies the three settlements as locations where new housing will be supported. In particular this policy indicates new housing should be located within or adjacent to main built up areas. Kingsland is the largest settlement and possesses a range of services and facilities, including a primary school, doctor’s surgery, garage and post office, two public houses and village hall. Consequently it should accommodate the major part of the housing target set for the parish. Although Shirlheath is listed in Herefordshire Core Strategy table 4.20 together with Kingsland as a location which should be a primary focus for housing it has no services or facilities and its built up area is small. The approach proposing a small amount of development is considered to comply with the Core Strategy’s requirement for growth to be sensitive and appropriate. Cobnash is identified as a smaller settlement that might accommodate development. As with Shirlheath, Cobnash contains no facilities or services. In these settlements the location of development should demonstrate particular attention to its form, layout, character and setting. How the issues pertinent to each settlement have been taken into account is described later in this plan. A settlement boundary for Mortimer’s Cross is not expected to include land within the parish of Kingsland. Outside of the parish’s settlements development would need to accord with the rural area policies set out in Herefordshire Core Strategy, in particular but not exclusively, Policy RA3, and this Neighbourhood Plan.</b></p> <p><b>2.6 Other forms of development will come forward within the parish and this policy directs where these might be. They include land for employment, services, facilities and infrastructure. Those considered most likely to be required, are explained in greater detail later within this plan. Where proposals are not covered by this plan then Herefordshire Core Strategy policies would be used, as long as they are sustainable in accordance with KNDP 1. With this in mind it will be required to</b></p>	To explain the basis for the revised strategic policy KNDP 2 by setting out the approach taken in relation to accommodating new housing in accordance with Herefordshire Core Strategy Policies RA1 and RA2 which were subject to modification after the regulation 14 draft was presented for comment.



		<p>consider building on brownfield and existing sites and lower grade agricultural land, before taking land of higher quality as defined in the NPPF and Herefordshire Core Strategy.</p> <p>2.7 This policy is also aligned with Kingsland Parish Plan, which is based upon the various views expressed in the survey completed by over 50% of residents. It is also in accord with the results from the June 2014 and September 2015 community consultation events for this Plan.”</p>	
25	Section 2 Vision and Objectives	<p>Change policy KNDP 3:</p> <p>In b replace ‘Site’ with ‘<b>Onsite</b>’</p> <p>In b) iv) add ‘<b>public transport</b>’ after ‘cycling’.</p> <p>Amend d to read:</p> <p>“d. <b>The submission and adoption of a sustainable design statement.</b></p> <p><b>Developers should preferably set out their integrated sustainable design approach within the design and access statement submitted with their planning application. This should include, where appropriate measures, for minimising waste and reducing transport miles, and the transportation of materials to and from site (including waste).”</b></p>	To respond positively to representations received including from within the business sector.
26	Section 3 Kingsland Parish Character and Environment	<p>Add additional criterion to KNDP 5 as follows:</p> <p>“d. <b>In considering repair, alteration or conversion of historic farmsteads due reference should be made and detailed consideration be given to the Herefordshire Farmsteads Characterisation Project.”</b></p>	To respond positively to representations received from English Heritage.

27	Section 3 Kingsland Parish Character and Environment	Add additional criterion to KNDP 5 as follows: “e. <b>At an early stage in the formulation of planning proposals intending developers should consult the Herefordshire Council Historic Environment Record and as deemed appropriate comply with the requirements of Herefordshire Council’s Archaeology and Development Supplementary Planning Document. In particular appropriate archaeological investigations shall be carried out and in the event of significant and / or extensive remains being found they should be preserved in-situ in accordance with para. 135 of the NPPF</b> ”	To respond positively to representations received from English Heritage.
28	Section 3 Kingsland Parish Character and Environment	Add a further supporting statement at 3.10  “ <b>3.10 In order to protect the character and appearance of Kingsland parish’s natural and historic environment applications which might have impacts on either or both components should be accompanied by a design statement showing what the visual and other effects might be and how they would be mitigated should this be required.</b> ”  Renumber subsequent paragraphs	To respond positively to representations received from within the business sector.
29	Section 3 Kingsland Parish Character and Environment	In KNDP 6 redraft the beginning of the policy to the following:  <b>Proposals to enhance the landscape setting, character and local distinctiveness of Kingsland village will be supported; especially those that address the detailed conservation and environmental requirements set out below.</b>  <b>Development proposals will only be permitted where they:</b>  <b>i) Conserve or enhance the character and appearance of Kingsland Conservation Area</b>	To meet a representation by Herefordshire Council.

		<p><b>ii) Do not adversely affect the setting of important buildings and other heritage assets within the village</b></p> <p><b>iii) Meet the detailed conservation and environmental criteria established for the conservation area as set out below.</b></p> <p><b>The following conservation and environmental criteria should be complied with in order to conserve or enhance Kingsland Conservation Area:</b></p> <p><b>1. Proposals for development should preserve important settings where they relate to the character and appearance within, into and from the conservation area. These should remain protected from inappropriate forms of development. Key settings and characteristics include:</b></p> <p><b>a) The approach into Kingsland from the south along the B4360 including The Shrublands and its gardens, which forms a focal point at the entrance to the village</b></p> <p><b>b) The open aspect to the south of Longford</b></p> <p><b>c) Long distance views of St Michael’s and All Angels Church particularly from the east and south</b></p> <p><b>d) The setting of the combination of the Church, the Motte and Bailey Castle Scheduled Ancient Monument and the Millennium Green</b></p> <p><b>e) The sense of enclosure within the village historic core formed principally around the staggered crossroads at the Corners Inn with its concentration of listed buildings, extending south east to Fairfield Cottage, north east to Myrtle Cottage north west to Lilac Cottage and south west to Kingsland House (The old Rectory)</b></p> <p><b>f) The clear separation between Kingsland village and West Town</b></p> <p><b>2. New development should contribute ..... etc</b></p> <p><b>3. Trees and hedgerows should be an integral part of any new development as essential components of the rural character of Kingsland Village as well as Shirlheath and Cobnash: (etc)</b></p>	
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		<p>.....</p> <p><b>f) The retention of small or remnant hedgerows that currently remain within the village and have been used to mark building frontages is considered highly important. Further provision of native hedgerows will be encouraged wherever possible."</b></p> <p>Renumber criteria</p> <p>In 4) delete "in particular in the form of street furniture,"</p>	
30	Section 3 Kingsland Parish Character and Environment	<p>In 3.12 replace "LA2" with "LD4"</p> <p>Amend the first sentence in paragraph 3.13 to read: "In <b>preparing</b> the Parish Plan significant majorities <b>of the community</b> expressed a preference for the following:"</p> <p>Within bullet points replace "hedges" with "hedgerows"</p>	To emphasise the community contribution to plan preparation/
31	Section 4 Ensuring Essential Infrastructure	<p>At end of paragraph 4.2 refer to "policies SD4 and ID1"</p> <p>Add at end of second bullet point in paragraph 4.6 "such as North Road and Longford."</p> <p>In Policy KNDP14 first sentence delete "including in association with development proposals"</p>	To meet a representation by Herefordshire Council.
32	Section 4 Ensuring Essential Infrastructure	<p>Add new statement and paragraph after paragraph 4.8 to say: <b>"4.9 There has been a parking problem at the auction site in the past. Parking enforcement is not easy here due to the more isolated location, lack of street lighting and the large number of vehicles on auction evenings."</b></p> <p>Renumber subsequent paragraphs</p>	To meet a representation by Herefordshire Council.

33	Section 5 Providing Community Facilities	<p>In Policy KNDP 12 Replace “Ensure” with “<b>Secure</b>” the continuation a post office” with “<b>A Post Office</b>”</p> <p>Add to list of areas designated as Local Greenspace in Policy KNDP 13</p> <p><b>“The churchyard area surrounding St Michael’s and All Angels’ Church”</b></p>	<p>The issue of the Post Office is under discussion</p> <p>The inadvertent omission of this area has been identified by residents.</p>
34	Section 5 Providing Community Facilities	<p>Add at end of Policy KNDP 13:</p> <p><b>“Where appropriate and possible developers should ensure such space and the public rights of way network are as accessible as possible, including through a choice of sustainable means.”</b></p>	<p>To meet a representation by Herefordshire Council.</p>
35	Section 6 Meeting Housing Needs	<p>Delete paragraph 6.1 and replace introduction to section with the following paragraphs 6.1 to 6.4:</p> <p><b>“6.1 Herefordshire Core Strategy requires a minimum of 65 dwellings to be built within Kingsland parish over the period 2011 to 2031. Between 2011 and October 2015, 10 dwellings were completed and 37 dwellings had received planning permission. These figures were subsequently updated and by October 2015, 10 dwellings were completed and 37 dwellings had received planning permission. Consequently some 47 dwellings were already proposed leaving a minimum shortfall of 18 further dwellings to be found.</b></p> <p><b>6.2 Paragraph 48 of the National Planning Policy Framework (NPPF) provides advice upon how to assess any windfall allowance indicating in particular it should have regard to historic windfall delivery rates and expected future trends. Past rates for housing windfall developments within the parish’s countryside have been high over the past 14 years suggesting in excess of 2.3 dwellings per annum. Should this rate continue it would equate to 38 dwellings over the remainder of the plan period. However this figure includes a number of large developments that are unlikely to</b></p>	<p>To explain in greater detail the background to housing provision in the light of representations received for further information</p>

		<p>occur again and a more modest estimate of 12-17 dwellings between 2015 and 2031 is considered appropriate as an allowance for rural windfall dwellings.</p> <p><b>6.3 On the basis of the minimum figure for rural windfalls, only some 6 further dwellings are needed in order to achieve Herefordshire Core Strategy’s target for the parish. However it is recognised that this figure is a minimum and that in planning positively for development this Neighbourhood Plan should enable development to meet its local needs. It is estimated that the policies put forward present the opportunity for between a further 40 and 55 houses in addition to current commitments. Currently the amount of affordable social rented housing for local people proposed through outstanding planning permissions appears sufficient to meet needs. Some seven social rented dwellings are proposed across two sites within the parish and this matches the needs expressed in the parish housing survey and three intermediate properties are proposed which is greater than the need identified. Survey evidence suggests the greatest need to be in the open market sector and the community recognises the need to provide opportunities for local young people to custom-build their own homes through self-build or commissioned housing. The most appropriate way to enable this is to provide individual plots or small sites within the three settlements. Allocated sites have failed to deliver this potential and an approach based on providing infill opportunities is advanced.</b></p> <p><b>6.4 Having previously received general support for proportional growth within the parish’s settlements, this overall approach has been retained despite the change in Herefordshire Core Strategy policy RA2. The following housing policies reflect this. “</b></p>	
36	Section 6 Meeting Housing Needs	<p>Insert new paragraph introducing housing issues for Kingsland</p> <p><b>“6.5 Kingsland village</b> is the principal settlement within the parish and it contains a range of services and facilities. Development of the village, comprising small sites and individual plots, has normally taken place within the former settlement boundary. Some 50 dwellings have received planning permission within that settlement</p>	To introduce the issue of housing provision in Kingsland village.

		boundary since 2001. In addition a site for 12 dwellings was approved outside of the settlement boundary, as windfall, largely because Herefordshire Council did not have a suitable 5-year supply of housing land at that time. The following policy would enable a reasonable number of further dwellings to come forward.”	
37	Section 6 Meeting Housing Needs	<p>Replace draft Policy KNDP 14: new Homes in Kingsland Village with:</p> <p><b>“To meet housing needs within Kingsland village provision will be made solely within the defined settlement boundary as shown on the Kingsland Village Inset Map, and in accordance with the following specific criteria:</b></p> <ul style="list-style-type: none"> <li><b>i) Development shall complement and where possible enhance the village character and comply with the conservation requirements for Kingsland Conservation Area, its Listed Buildings and other heritage assets and their settings, and be in accordance with Policy KNDP 6;</b></li> <li><b>ii) New development shall be beneficial to the local community and have no adverse effect upon local services and facilities;</b></li> <li><b>iii) Children’s play areas, open space and other green infrastructure shall be provided in accordance with Policy KNDP 13;</b></li> <li><b>iv) New housing on sites of 3 or more dwellings shall provide a mix of house design and size in accordance with identified needs at the time of application;</b></li> <li><b>v) Developments, including individual dwellings shall be of a scale, massing, density and layout compatible with the character, size and form and the particular part of settlement within which they are located;</b></li> <li><b>vi) Development will not impair the free flow of traffic or highway safety and shall provide appropriate parking in accordance with Policy KNDP8;</b></li> </ul>	To be address Herefordshire Council’s concerns about clarity in terms of which criteria apply to Kingsland village and to address environmental concerns raised in the consultation

		<ul style="list-style-type: none"> <li>vii) <b>Development shall not unduly harm the amenity of neighbouring property;</b></li> <li>viii) <b>Development shall not adversely affect important features or sites of biodiversity interest, in particular important trees, orchards and hedgerow cover and should, where possible, increase and enhance biodiversity by adding to green infrastructure and connectivity within the local ecological network;</b></li> <li>ix) <b>Landscape proposals shall form an integral part of the site’s design and, in particular, contribute towards mitigating the effects of climate change;</b></li> <li>x) <b>Provision shall be made for affordable housing in accordance with Herefordshire Core Strategy and local housing need;</b></li> <li>xi) <b>Development expecting to connect to the mains sewer should not result in the capacity of Kingsland Sewage Treatment Works being exceeded or for the potential for this to happen in accordance with Policy KNDP 9.</b></li> <li>xii) <b>Support will be given to proposals comprising custom built and/or self- build dwellings that comply with other relevant policies contained within this plan.</b></li> <li>xiii) <b>Development shall comply with other relevant policies contained within this plan and Herefordshire Core Strategy.”</b></li> </ul>	
38	Section 6 Meeting Housing Needs	<p>Add new supporting statement to Policy KNDP14 as follows:</p> <p><b>“6.6 Despite recent development upon infill sites within the settlement boundary there remains the potential for some 31 to 36 dwellings excluding sites where development might be acceptable within gardens. A significant number of these are within land to the north of Longford where Herefordshire Council has indicated a previous designation as protected open areas and greenspace is not sustainable. Not all of these sites are expected to come forward within the plan period but evidence of past trends, at between 3 and 4 dwellings per annum within the village since</b></p>	To explain in greater detail the background to housing provision in the light of representations received for further information



		<p><b>2001, suggests a significant proportion would likely be developed. Even if only a small proportion were to be realised by 2031, and no development takes place within the other two settlements, the parish target will still be exceeded.</b></p> <p><b>6.7 The criteria set out in this policy are largely those for which the community has shown support. In relation to biodiversity, the river environment is important and particularly the status of the River Lugg which is an SSSI where it runs close to the village and a Special Area of Conservation to the south of Leominster. A Nutrient Management Plan has been prepared for the Rivers Wye and Lugg because of the need to ensure they meet required conservation status by 2027. Point source pollution through Sewage Treatment Works is a contributory factor to the River Lugg where in particular it is failing to meet required targets. The Environment Agency has advised that Kingsland Sewage Treatment Works is operating close to capacity. A precautionary approach is required therefore to ensure the outfall into the River Lugg does not increase pollution. Should this be the case then the plan would fail to meet its obligations under the Habitats Regulations. The approach to further housing provision within the village would allow small incremental growth that would best meet the needs of a precautionary approach.</b></p> <p><b>6.8 Other criteria seek to ensure development conserves or enhances Kingsland Conservation Area and the character of the village, that amenity is protected, and that appropriate regard is given to social and community needs. An affordable housing site built as an exception to planning policies provides 10 dwellings just outside Kingsland village settlement boundary. Additional social housing provision is located at Boarsfield. There are proposals including further affordable rented housing within or close to the village through sites referred to within paragraph 6.3, which should meet local needs. Should any further be required before the end of the plan period they might come forward through Herefordshire Core Strategy Policy H2 –</b></p>	
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		<b>Rural Exception Sites, provided there is sufficient capacity within the sewage treatment works serving the village.”</b>	
39	Section 6 Meeting Housing Needs	<p>Insert new paragraph introducing housing issues for Shirlheath</p> <p><b>“6.9 <u>Shirlheath</u> is a scattered settlement for which it is difficult to define a built-up area. Originally a target of some 7 dwellings was set for its growth. It does not contain any services or facilities. However it is considered realistic to assume that its location just to the west of Leominster would be as attractive to development as Kingsland village. The area considered to form a built up area for which a development boundary is defined as the area to the west of the A4110 at Longmoor. The following policy sets out an approach based upon this premise.”</b></p>	To introduce the issue of housing provision in Shirlheath.
40	Section 6 Meeting Housing Needs	<p>Replace draft Policy KNDP 15: new Homes in Shirlheath with:</p> <p><b>Residential development will be permitted within the development boundary defined on Shirlheath Inset Map provided it meets the following criteria:</b></p> <p><b>i) Development shall be of a design with materials, detailing, scale, massing, density and layout which contribute positively to the character, size and form of the settlement;</b></p> <p><b>ii) It will not harm any areas or buildings comprising heritage assets or their settings;</b></p> <p><b>iii) It will not adversely affect important features or sites of biodiversity interest, in particular important trees, orchard and hedgerow cover and should, where possible, increase and enhance biodiversity by adding to green infrastructure and connectivity within the local ecological network;</b></p> <p><b>iv) It will not impair the free flow of traffic or highway safety and shall provide appropriate parking in accordance with Policy KNDP8;</b></p> <p><b>v) It will not unduly harm the amenity of neighbouring property;</b></p>	To amend the draft policy to reflect modifications to Herefordshire Core Strategy Policy RA2 and to reflect subsequent views expressed by residents at a consultation event. To enable the policy to be more self-contained.

		<p>vi) Landscape proposals shall form an integral part of the site’s design and, in particular, contribute towards mitigating the effects of climate change;</p> <p>vii) Appropriate provision shall be made for sewage treatment that meets the requirements of Herefordshire Core Strategy Policy SD4;</p> <p>viii) Appropriate measures to protect any dwellings from noise nuisance shall be provided for properties that may be constructed in the vicinity of employment land on the eastern edge of the settlement boundary;</p> <p>ix) Support will be given to proposals comprising custom built and/or self-build dwellings that comply with other relevant policies contained within this plan;</p> <p>x) Development shall comply with other relevant policies contained within this plan and Herefordshire Core Strategy.</p>	
41	Section 6 Meeting Housing Needs	<p>Add new supporting statement to Policy KNDP15 as follows:</p> <p><b>“6.10 The potential for some 7 to 12 dwellings is estimated to be available within the boundary defined. Change to Herefordshire Core Strategy Policy RA2 resulted in revisions to what was originally intended as the policy for Shirlheath and further consultation was undertaken with the community to ascertain its views upon the form of settlement definition that might be proposed. The community at large preferred a development boundary to be defined although for those residents from Shirlheath the preference was slightly in favour of defining a built up frontage within which development might take place. The level of development proposed remains similar to that indicated in the draft plan. To increase certainty, a development boundary is defined although it is not as extensive as previously indicated to take into account the views expressed.</b></p> <p><b>6.11 The form of the area comprising Shirlheath does not lend itself easily to having a settlement boundary, without having to encompass significant areas of undeveloped land. The lack of amenities such as footways/pavements, street lighting, speed limits, community buildings, gathering places, shops and facilities of</b></p>	To explain the background to housing provision in Shirlheath.

		<b>any kind make the village a less sustainable location for a greater level of development. “</b>	
42	Section 6 Meeting Housing Needs	Relocate Map of Shirlheath village to an appendix with other proposal maps; amend to reflect change in policy	To be consistent with other proposals maps and to take into account changes resulting from modifications to Herefordshire Core Strategy
43	Section 6 Meeting Housing Needs	<p>Insert new paragraph introducing housing issues for Cobnash:</p> <p><b>“6.12 Cobnash is a small settlement to the south of Kingsland and east of Shirlheath. Its core is located at the junction of the B4360 and the road from Cobnash to Shirlheath where the former has a sharp right angled bend. Just to the west of the junction, Broomyhill Lane leads off the Shirlheath road. The settlement’s character is that of an historic hamlet between farms, which on its outer edge, is separated by small fields forming notable gaps. Previously Herefordshire Core Strategy indicated Cobnash to be a settlement accommodating proportional growth where this provided for local needs only. Such a proportion might have amounted to 4 dwellings. Modifications to Herefordshire Core Strategy removed the requirement for provision to be only for local housing need. The following policy sets out the approach to development for this settlement in order to add greater certainty than would be the case should this have to rely upon Herefordshire Core Strategy policy RA2.”</b></p>	To introduce the issue of housing provision in Cobnash.
44	Section 6 Meeting Housing Needs	Add new Policy KNDP 16: new Homes in Cobnash:	To provide a policy to reflect modifications to Herefordshire Core Strategy Policy RA2 and

		<p><b>Policy KNDP 16: New Homes in Cobnash</b></p> <p><b>“Residential development will be permitted within the development boundary defined on Cobnash Inset Map provided it meets the following criteria:</b></p> <ul style="list-style-type: none"> <li><b>i) It will not impair the free flow of traffic or highway safety and shall provide appropriate parking in accordance with Policy KNDP8</b></li> <li><b>ii) Development shall be of a design with materials, detailing, scale, massing, density and layout which contributes positively to the character, size and form and the settlement;</b></li> <li><b>iii) Development adjacent and close to the front of sites facing onto the B4360 shall contain measures to ensure residents are adequately protected from noise;</b></li> <li><b>iv) It will not harm any areas or buildings comprising heritage assets or their settings;</b></li> <li><b>v) It will not adversely affect important features or sites of biodiversity interest, in particular important trees, orchard and hedgerow cover and should, where possible, increase and enhance biodiversity by adding to green infrastructure and connectivity within the local ecological network;</b></li> <li><b>vi) Appropriate provision shall be made for sewage treatment that meets the requirements of Herefordshire Core Strategy Policy SD4;</b></li> <li><b>vii) It will not unduly harm the amenity of neighbouring property;</b></li> <li><b>viii) Landscape proposals should form an integral part of the site’s design and, in particular, contribute towards mitigating the effects of climate change;</b></li> <li><b>ix) Support will be given to proposals comprising custom built and/or self- build dwellings that comply with other relevant policies contained within this plan;</b></li> <li><b>x) Development should comply with other relevant policies contained within this plan and the Core Strategy”</b></li> </ul>	<p>to reflect subsequent views expressed by residents at a consultation event.</p>
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		Renumber all subsequent policies	
45	Section 6 Meeting Housing Needs	<p>Add new supporting statement to New Policy KNDP16 as follows</p> <p><b>“6.13 It is considered there is potential for some 3 to 7 dwellings within the development boundary. The most important requirement is considered to be the ability to accommodate safely any further housing upon the highway network. Consequently a major factor in determining the location and extent of the development boundary was to avoid creating new accesses onto the B4360 and the Cobnash to Shirlheath link road. The absence of services and facilities is such that the location is not one that should accommodate a larger scale of development for wider sustainable development reasons. The level of development proposed remains consistent with that which might have resulted from Herefordshire Core Strategy prior to its modification.</b></p> <p><b>6.14 Consultation upon the approach to development in Cobnash was equally split between those residents who felt there should be no development within the settlement and those who considered it should accommodate some development. However those who were resident within the Cobnash area all felt some level of development should take place. Cobnash residents’ preference was for an infill boundary to be defined although overall all residents were equally split between that and a development boundary. The approach adopted seeks to take into account both by defining a boundary that limits opportunities primarily to building within a defined frontage while retaining the settlement’s character. This would include affording the opportunity for the redevelopment of the Old Forge site to housing provided properties are protected from any significant adverse impacts upon amenity as a consequence of being located close to the B4360 and highway safety is not compromised.”</b></p>	To explain the background to housing provision in Cobnash.

46	Section 6 Meeting Housing Needs	Delete paragraphs 6.2 to 6.5 and revise old paragraph 6.6 and renumber to 6.15 :  <b>“6.15 A number of requirements set out as policy criteria are common to developments in all three settlements. The potential for high-density, urban type developments is not appropriate to the character of all three settlements and their historical pattern of development. In addition modern, densely packed housing developments have a noticeable lack of meaningful gardens for children, dogs and recreation, atypical of the area and the activities which are traditionally important in rural life. Such estate type developments also limit opportunities for social cohesion and often represent mediocre design templates. Designs must respect the particular location, even outside of Kingsland Conservation Area. There is no restriction on innovative design where this is sympathetic to its surroundings and setting. Protection of local heritage is of significant importance and where necessary assessments and evaluations should be undertaken.”</b>	To add further detail supporting the criteria listed in the housing policies.
47	Section 6 Meeting Housing Needs	Add new paragraph 6.16:  <b>“6.16 The parish contains a number of Local Wildlife Sites, primarily woodland. Land at Kingsleane, to the south west of the village is indicated to be a Local Wildlife Site on Herefordshire Core Strategy Policies Map, although it is understood this is now unlikely to meet the qualifying criteria. Surveys may be required to ensure biodiversity interests are protected and even enhanced.”</b>	To add further detail supporting the criteria listed in the housing policies.
48	Section 6 Meeting Housing Needs	Amend second sentence in paragraph 6.9 (now paragraph 6.19) to read:  <b>“Again it is stressed that</b> should there be a <b>demonstrable</b> need for a range of affordable local <b>homes</b> which cannot be delivered through this mechanism, then it is recognised that development outside the settlement boundary may also need to take place.”	To reflect the fact that this had been mentioned previously in the plan and that the point needed emphasising. To reflect representation in relation

		In final sentence of paragraph add ' <b>up to date</b> ' in front of 'evidence'.	to the need for up to date evidence.										
49	Section 6 Meeting Housing Needs	<p>Add new paragraph 6.23:</p> <p>6.23 Table 1 shows the mix of dwelling sizes required within the rural parts of Leominster Housing Market Area, within which Kingsland Parish is located and at the time this plan was drafted. Developers should contribute towards meeting this need, particularly in Kingsland village on sites where 3 or more dwellings might be built.</p> <p style="text-align: center;"><b>Table 1: Proportion of Houses required by Size within Rural Part of the Leominster Housing Market Area</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>House Type by Size</th> <th>Proportion Required</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom</td> <td>5.8%</td> </tr> <tr> <td>2. Bedrooms</td> <td>25.8%</td> </tr> <tr> <td>3 Bedrooms</td> <td>59.1%</td> </tr> <tr> <td>4+ Bedrooms</td> <td>9.2%</td> </tr> </tbody> </table> <p style="text-align: center;">(Herefordshire Local Housing Market Assessment 2012 Update)</p>	House Type by Size	Proportion Required	1 Bedroom	5.8%	2. Bedrooms	25.8%	3 Bedrooms	59.1%	4+ Bedrooms	9.2%	To add further detail supporting the criteria listed in the housing policies.
House Type by Size	Proportion Required												
1 Bedroom	5.8%												
2. Bedrooms	25.8%												
3 Bedrooms	59.1%												
4+ Bedrooms	9.2%												



50	Section 7 Supporting Local Businesses	In KNDP 16 (now KNDP 17) first sentence delete “ <b>as a whole</b> ” .  In policy KNDP 16 d) (now policy KNDP 17) add ‘ <b>significant</b> ’ before ‘detrimental effect’.	To improve text  To meet a representation by Herefordshire Council.
51	Section 7 Supporting Local Businesses	In Policy KNDP 16 g) (now policy KNDP 17)redraft to state: <b>“In relation to the conversion of rural buildings to employment uses, the character of the buildings should be retained where this is important including measures to avoid unacceptable external storage and paraphernalia”</b>  In policy KNDP 16 h) (now policy KNDP 17) add ‘ <b>or brownfield</b> ’ after ‘greenfield’. Replace “ <b>in particular there have</b> ” with “ <b>where there has</b> ”  In Policy KNDP 16 i) (now policy KNDP 17) replace “ <b>They will especially</b> ” with “ <b>Proposals for Tourism related activities will</b> ”	To improve clarity of text  To respond positively to representations received from within the business sector.  To improve clarity
52	Section 7 Supporting Local Businesses	In policy KNDP 17 c) (now Policy KNDP 18) amend to read: a) They do not generate an increase in traffic volumes and HGV movements through <b>settlements</b> .  b) In the case of new buildings, development is sited with existing groups of buildings where practicable. Where new buildings cannot be located with existing buildings, new development should not be sited <b>in isolated locations</b> where it will have a detrimental impact upon <b>the</b> surrounding landscape and the visual amenity of the parish  c). There is no <b>significant</b> adverse <b>effect arising</b> from the cumulative effects of too many developments of a similar nature;	To reflect Herefordshire Core Strategy terminology  To improve clarity  To meet a representation by Herefordshire Council.
53	Section 7 Supporting Local Businesses	In policy KNDP 17 d) (now Policy KNDP 18) amend to read:	To meet a representation by Herefordshire Council.

		d. There is no <b>significant</b> adverse <b>effect from</b> noise, smell, traffic movements <b>or the</b> loss of rural ambience on the amenity of occupiers and users of buildings within proximity of the proposed site	
54	Section 7 Supporting Local Businesses	In policy KNDP 17 h) (now Policy KNDP 18) add ' <b>particular</b> ' before 'rural setting'	To ensure the distinctiveness of the rural setting is considered.
55	Section 7 Supporting Local Businesses	In policy KNDP 17 i) (now Policy KNDP 18) replace 'impact' with ' <b>effect</b> '. Insert " <b>and appropriately catered for</b> " after "is fully"	To be consistent with previous changes to the policy criteria. To improve clarity.
56	Section 9 Conclusions	Amend note at bottom of section to read: <b><i>"Evidence documents referred to in this plan, together with large versions of all maps, are listed on <a href="http://www.kingslandlife.com">www.kingslandlife.com</a> under 'KNDP Evidence Base'."</i></b>	To reflect the current stage that plan preparation has reached. document
57	Kingsland Village Inset Map	<ol style="list-style-type: none"> <li>1. Enlarge Inset Map to present at A3 size</li> <li>2. Amend the settlement boundary to the south of the village hall</li> <li>3. Revise area showing Kingsland Motte and bailey Scheduled Monument</li> <li>4. Show all areas proposed as 'Local Greenspace';</li> <li>5. Show land/areas comprising community facilities</li> <li>6. Show sites of 5+ dwellings or 0.25 ha + of housing land which are commitments with planning permission.</li> </ol>	To meet a representation by Herefordshire Council. To improve presentation and ability to read; to show the correct area for the Scheduled Ancient Monument; to present additional information related to designations and commitments.
58	Shirlheath Inset Map	Revise Inset Map to show development boundary	To show the development boundary
59	Cobnash Inset map	Provide Inset Map showing development boundary	To show the development boundary
60	Kingsland Parish Proposals Map	Provide proposals map with appropriate land designations and notations at a readable scale.	To improve presentation and ability to read

## Appendix 9: Consultation on Housing Options for Cobnash and Shirlheath (As at 5/9/12)

1. The consultation event took place on Friday 4<sup>th</sup> and Saturday 5<sup>th</sup> September in the Parish Church, Kingsland. All residents of the Parish were circulated with a notice of the event well beforehand. The event took place from 5 – 7pm on Friday 4<sup>th</sup> September and between 10.00 am and 2.00pm on Saturday 5<sup>th</sup> September.
2. Table 1 below provides the raw data in terms of choice of options for both Cobnash and Shirlheath from returns received on the two days, Further returns may be received on line

Respondent From	COBNASH				SHIRLHEATH		
	Option 1	Option 2	Option 3	TOTAL	Option 1	Option 2	TOTAL
Cobnash	0	9	2	11	4	0	4
Shirlheath	3	2	5	10	9	7	16
Kingsland Village	25	2	9	36	6	23	29
Elsewhere in Parish	8	5	2	15	3	9	12
Outside Parish	1	0	0	1	1	0	1
Prefer Not To Say	0	1	0	1	0	0	0
TOTAL	37 (50%)	19 (26.8%)	18 (25.4%)	74	23 (37.1%)	39 (62.9%)	62

3. In addition to asking people which options were preferred space was provided for comments. The following issues were raised through this and also noted from conversations.

#### 4. **Cobnash**

- i) By far the greatest concern related to the highway safety issues that were already present and might be exacerbated as a consequence of further development, and that would affect whether further housing development could and should be accommodated. The concerns included (14 mentions in total):
  - The inadequacy and danger of road junctions at Cobnash. This included the junction of the B4360 with the road to Shirlheath and the junction of Broomyhill Lane also with the road to Shirlheath;
  - Traffic speed along the main routes and the absence of a speed restriction and traffic calming; (
  - Visibility along the main routes; (
  - The condition of Broomyhill Lane itself in terms of width, absence of passing bays, large vehicles that already use the lane from an existing haulage business, and its ability to accommodate traffic from new houses;
  - The absence of any footpath anywhere within the village and particularly a link to Kingsland;
  - The danger that would result from creating further accesses onto the main roads through the settlement;

- Whether solutions might be found to traffic problems such as the introduction of a 30 mph limit, banning HGVs along certain routes (except for access); creation of a roundabout at the principle junction, and a new footpath from Cobnash to the Shrublands
  - ii) ( The second highest set of comments (5) indicated that further development should be limited with additional comment from 2 that this should in particular be along Broomyhill Lane. Two comments in association with the above responses suggest that there should not be a negative view about development at Cobnash.
  - iii) ( The next issue raised (3 mentions in total) was the effect of further development as proposed by the two options on the rural character of the settlement. A further comment suggested that there should be a criteria based policy only.
  - iv) ( There were individual comments about accommodating sewage and the need to define exactly where Cobnash was.
  - v) ( Two comments related specifically to the settlement boundary cutting through the middle of one garden; that the site had potential for development with options for access.
  - vi) ( Two comments suggest that any development in Cobnash should utilise the brownfield site of the Old Forge.

## 5. Shirlheath

- i) Some 5 people indicated that there should be no development in Shirlheath, which they felt should all be located in the main village (presumably Kingsland village);
- ii) Some 4 comments suggested that Longmoor was the most appropriate place for development at Shirlheath;
- iii) Three comments indicated support for the settlement boundary with a further four comments suggesting it should be extended - one suggested up to the A4110, and another that it should be made bigger to give the area a 'village feel'. Two comments suggest that the SB approach is best in terms of providing housing for local people;
- iv) Two comments however wanted the SB to be reduced to exclude the area around 'Mayfield' and adjacent properties. A further comment wanted the boundary to exclude land at the back of their property.
- v) One comment indicated that the infill approach was more appropriate to maintain the character of the area concerned.
- vi) ( Alternatives to the two options presented included using brownfield land at Longmoor instead (2). Another 2 comments indicated that neither of the options were appropriate and that a criteria of 'on its merits' approach should be adopted;

- vii) ( One comment suggested that for development to take place along Longmoor improvements to the lane's junction with the A4110 would be needed.

## 6. General Comments

- i) ( There is a need for affordable housing/starter homes for local young people (3);
- ii) There is a need for elderly persons' accommodation (2);
- iii) There are too many large/executive homes already (2);
- iv) The options are totally inappropriate to provide affordable housing;
- v) The areas covered are too isolated for development with reliance on cars;
- vi) Brownfield sites should be redeveloped before any greenfield sites are taken;
- vii) You need to retain the rural character of the two settlements;
- viii) Why not use both settlement boundaries and infilling as in Kingsland?
- ix) Concerned about loss of village shop and PO in Kingsland village;
- x) 'Waste of money'.

## **Kingsland Neighbourhood Development Plan**

### **Schedules of Representations in response to Regulation 16 Consultation 17.11.15 – 4.1.16 on Draft Plan**

**April 2016**

# Schedule 1: Community Representations and Response

(Most representations are presented in full. However some of the longer ones have been summarised)

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
C.1 Landmark Planning on behalf of Vaughan Farms	Objection	Policy KNDP2 does not accord with the planning balance required by NPPF. The settlement boundary would prevent the accommodation of the needs identified within the Housing Needs Survey for 24 dwellings.  Alternative text on KNDP2 to cater for residential development within or adjoining the settlement boundary would allow for reasonable development within the village.	No change required
		<b>The Policy provides the basis for providing in excess of the required number of houses required by Herefordshire Local Plan Core Strategy and in also in excess of the 24 stipulated in the representation. The identification of a settlement boundary accords with Herefordshire Local Plan Core Strategy paragraph 4.8.23. This boundary defines what are considered to be areas appropriate for housing development within or adjacent to the built up area of the settlement in accordance with Core Strategy Policy RA2.</b>	
	Comment	Policy KNDP12 seeks the retention and creation of key services in the community. Para 55 (NPPF) housing should be provided where it will enhance or maintain the vitality of rural communities. Strict adherence to the settlement boundary will risk restricting the population of the village and supporting key services and facilities	<b>The location of development is in accordance with the areas identified by Herefordshire Local Plan Core Strategy Policies RA1 and RA2 which will have been established through considering the full range of provisions within the NPPF. The plan provides for development in excess of the Core Strategy requirements and the vast majority have and will take place within the main settlement of Kingsland.</b>
C.1	Objection	Policy KNDP2 - Supporting text to Policy KNDP14 refers to previous occurrence of windfall to justify Policy KNDP2. Para 48 of the NPPF – windfall can only be made in 5-year supply calculations if there is compelling evidence that such sites will continue to provide a reliable source of supply.  Concern the more stringent criteria imposed on such developments. KNDP conflicts with Housing Need Survey evidence and fails to meet need.	No change required
		<b>The evidence relating to windfall development outside of the settlements is based on past trends and consideration of how they might continue, in particular given the increasing flexibility relating to the conversion of rural buildings. Evidence has been produced to indicate sufficient sites are available within the three settlement boundaries to meet and exceed the required housing target. Additional information shows that past trends show that dwellings come forward readily within Kingsland village.</b>	
C.2	Support	Plan seeks to provide sites within the settlement boundary to fulfil the need and protect the rural village, Conservation area. Wishes of villages are clearly expressed. Development should not take place on Grade 1 & 2	No change required

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
Mr and Mrs D Thompson (Resident)		<p>agricultural land. Few employment opportunities, no extra capacity in the school, doctors, sewage works. Pinsley Brook within the Wye catchment currently in breach of European Directive on phosphate discharges.</p> <p>Fully support policies KNDP 1, 2, 3, 5, 6, 7, 13 and 14.</p> <p><b>Support noted. The plan has sought to avoid development on land of higher agricultural value. The Steering Group has placed significant emphasis on protecting the rivers in its parish given the importance of the need to improve river water quality.</b></p>	
C.3 Mr R Fletcher	Objection	<p>Policy KNDP16 - The plan does not reflect the consultation which took place in Sept 2015. Over 52% of the parish and Cobnash residents wanted development to take place.</p> <p>Proposed settlement boundary is too small and tight to allow for the proportional growth suggested. No effort made to include land. No call for sites has been made.</p> <p>Boundary arbitrarily bisects the land/garden of Cobnash House. Land to the south east is appropriate and environmentally preferable for 1 to 2 houses. This would not harm amenity, heritage, visual or landscape. Access from Broomyhill Lane.</p> <p>Request plan revised to reflect wishes of the majority of residents by enlarging the proposed Cobnash settlement boundary.</p> <p>The settlement boundaries for Kingsland, Shirlheath and Cobnash are all rather tight and very restrictive. Why settlement boundaries if positive planning for growth – more flexible without boundaries.</p> <ol style="list-style-type: none"> <li>1. <b>The settlement boundary provides for development within Cobnash. The approach is based upon retaining its current character.</b></li> <li>2. <b>Despite the ‘proportional growth of settlements approach’ is no longer included in Herefordshire Local Plan Core Strategy, the sites known to be available within the proposed settlement boundary are consistent with the previous approach which would have suggested 4 dwellings would be required. The level of development required is such that no call for sites is necessary. Herefordshire Council undertook a Strategic Land Availability Assessment which included a call for sites.</b></li> <li>3. <b>The boundary has been drawn to retain the character of the settlements. Many gardens are substantial and their development might adversely affect the character of settlements.</b></li> <li>4. <b>The views of all residents within the parish have been taken into account as set out in the Plan’s Consultation Statement.</b></li> <li>5. <b>The settlement boundaries provide for a level of development over the plan period in excess of that required. Core Strategy paragraph 4.8.23 gives emphasis to the need for the defining of settlement boundaries.</b></li> </ol>	No change required
C.4	Objection	Policy KNDP16 - Concerns and recommendations of Cobnash residents have been ignored. Should be some housing development in Cobnash. Objection to settlement boundary being drawn seemingly arbitrarily.	No change required



Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
Mrs K Fletcher		<p>Contravenes the criteria set out in Policy KNDP16. Too restrictive, would lose open aspect of Cobnash, impact on the amenity of neighbouring properties, not allow for the required proportional growth.</p> <p>It cuts through the middle of several properties. Would be preferable to allow housing on an individual basis through criteria.</p> <ol style="list-style-type: none"> <li>1. <b>The views of all residents within the parish have been taken into account as set out in the Plan's Consultation Statement.</b></li> <li>2. <b>The settlement boundary provides for new housing in Cobnash. The approach is based upon retaining its current character.</b></li> <li>3. <b>Despite the proportional growth of settlements approach is no longer included in Herefordshire Local Plan Core Strategy, the sites known to be available within the proposed settlement boundary are consistent with the previous approach which would have suggested 4 dwellings would be required. The level of development required is such that no call for sites is necessary. Herefordshire Council undertook a Strategic Land Availability Assessment which included a call for sites.</b></li> <li>4. <b>The boundary has been drawn to retain the character of the settlement. Many gardens are substantial and their development might adversely affect the character of settlements.</b></li> <li>5. <b>The settlement boundaries provide for a level of development over the plan period in excess of that required. Core Strategy paragraph 4.8.23 gives emphasis to the need for the defining of settlement boundaries.</b></li> </ol>	
C.5 Evans Jones on behalf of Mr and Mrs Smith	Objection	<p>Clients have recently challenged the decision on the committed site at Kingsleane (P143252) for 12 dwellings under Judicial Review proceedings. The Council has indicated that it does not wish to defend the JR and proposing to quash this planning permission.</p> <p>The application will be re-determined and assessed under the newly adopted Core Strategy and the emerging NDP including KNDP6 and KNDP14.</p> <p>Request that the Kingsleane site is removed from the policies map as a committed site.</p> <p><b>Herefordshire Council has notified the Parish of the quashing of the planning permission. A change to remove this site as a commitment is proposed.</b></p>	See proposed change No 23
C.6		Support policies KNDP1, KNDP2, para 6.3, para 5.3 and approach to conservation area but concerns that not followed through in detail of KNDP.	No change required

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
CR Planning Solutions on behalf of Mrs Hinton Powell		<p>Concern that housing allocation has not been included nor has this option been consulted upon or a call for sites undertaken.</p> <p>Restrictive approach within a tightly drawn boundary for Kingsland. Boundary reflects superseded UDP. Too much reliance on windfall. Does not represent positive sustainable approach to sustainable development.</p> <p>Concern over the deliverability of affordable housing or future community facilities when relying on windfalls.</p> <p>Does not identify how 31/36 windfalls within the settlement boundary will be accommodated and how this fits within protecting the Conservation Area. At odds with NDP Guidance Note 20.</p> <p>Land north of Longford – site has not been assessed through SHLAA and no further evidence provided. Land previously protected under UDP’</p> <p>Inconsistent approach to protected open space.</p> <p>Land to the rear of The Lindens, Kingsland – should be allocated. 2.8-hectare flat site, well contained could accommodate 25/30 dwellings. Site has been assessed through SHLAA and considered suitable.</p> <ol style="list-style-type: none"> <li>1. <b>There is no specific requirement to make housing allocations. Core Strategy paragraph 4.8.23 places emphasis upon defining settlement boundaries. In addition, there is no specific need to call for sites if they are not required. However, Herefordshire Council undertook a call for sites as part of its Strategic Housing Land Availability Assessment (SHLAA) and the Steering Group preparing the plan was aware of its content.</b></li> <li>2. <b>Evidence has been prepared and is available on the Neighbourhood plan website to show that deliverability has been considered.</b></li> <li>3. <b>The availability of sites within the three settlement boundaries has been considered as well as whether their development would preserve or enhance the character and appearance of Kingsland Conservation Area. This is set out in the evidence base referred to above as well as the utility constraints.</b></li> <li>4. <b>Land does not need to be considered in the SHLAA for it to be considered for inclusion in the Plan. It has been shown to be available for development and falls within both the proposed and previous settlement boundaries. The land may have been protected in a previous plan but Herefordshire Council has already granted planning permissions on parts of these areas indicating that they give this little weight and the designations were not sustainable.</b></li> <li>5. <b>The approach to protecting local green space is considered to meet the provisions of NPPF paras 76 and 77.</b></li> <li>6. <b>The efficient use of 2.8 hectares of land might result in some 80 dwellings at the target net densities advocated in Herefordshire Local Plan Core Strategy. The land concerned falls between Kingsland main village and west town, an area acknowledged as creating a separation between the two areas within the Kingsland Conservation Area statement and a characteristic considered to be preserved within the Neighbourhood Plan. Consequently, it does not meet the requirement for sustainable development. (KIND003) The site is within the Conservation Area and access on to the main road is</b></li> </ol>	

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
		shared with a public right of way. Development would be contrary to the historic settlement pattern although the site is relatively well contained.	
C.7 Mr M Sampson	Objection	Support plan but object to the Kingsland Bowls Club being described as ‘protected local facility’. Not used by residents, uses a protected green and blights view of ancient Motte and Bailey monument. Using Glebe Land as a car park rather than village hall car park. Should be relocated to rugby and sports club.  Primary school oversubscribed – the catchment area should be reduced rather than building more class rooms and facilities.  <b>Support noted. There is no proposal to remove the bowling green and it is not proposed to seek this through the Neighbourhood Plan.</b>	No change required
C.8 Mr G Bradley	Objection	Not enough land has been suggested to expand the village especially for starter or downsizing. Majority do not want any change from basically a retirement village and fear nothing will change once this plan is in plan.  <b>The plan meets and exceeds the housing target set by Herefordshire Local Plan Core Strategy. Provision is made within a recent planning application for intermediate homes. The approach to the outstanding requirement supports self-build and commissioned housing which will also assist provision for local needs.</b>	No change required
C.9 Mr J Vaughan	Objection	Object – the plan is no different to the old development plan. Must expand our village boundary instead of infilling gardens. Plan is masterminded by a handful of people. Should have more progressive thinking.  Ideas from consultation have been disregarded. Focussed on limiting expansion to only meet target.  Development plan should operate in line with para 19 of the NPPF.  <b>The plan meets and exceeds the housing target set by Herefordshire Local Plan Core Strategy. The available sites are considered small parcels of land and individual plots the development of which will strengthen the character of the respective villages. The Neighbourhood Plan should be seen within the context for the County as a whole. The constraints upon the village also have to be recognised. It is considered that the plan balances the range of local, County and national requirements.</b>	No change required
C.10 Mr G Hall	Support	Lots of hard work by the planning group. Consultation has resulted in a balanced and appropriate plan. Ignoring or changing the number of dwellings will cause problems with services and sewerage system.  Proposals put forward take account of all concerns of the village.  <b>Comment noted</b>	No change required
C.11 Mr A Davies	Support	This plan has involved the local community at every stage and genuinely represents local opinion.  <b>Comment noted</b>	No change required

<b>Respondent Identification Number</b>	<b>Support/ Object/ Comment/Recommend change/etc.</b>	<b>Suggested Changes Parish Council Consideration (In blue)</b>	<b>Proposed Change Number</b>
C.12 Mary Champion	Support	The plan submitted seems the best for the village, retaining its character. Further development on agricultural land would not be in the best interest of the area. <b>Comment noted. The plan has sought to avoid development on land of higher agricultural value.</b>	No change required
C.13 Mr and Mrs C Jaynes	Support	Support in principle. If a new estate were to be built this would put further strain on the overloaded mains services. Road surfaces have deteriorated, insufficient pavements, increase in volume of traffic, speed limited not adhered to. School and medical practice at capacity. <b>Support and comments noted</b>	No change required
C.14 Mr Terence Hall	Support	Fully support the Neighbourhood Plan submitted. <b>Support noted</b>	No change required
C.14 Mr and Mrs J Guest	Objection	Object to the residential development of Kingsland village particularly the former Luctonians playing fields on the south side of North Road. Concern about sewerage system, doctor's surgery and school at capacity. Object to building on agricultural land behind our property. <b>The development of this area is not proposed in the Neighbourhood Plan</b>	No change required
C.15 Mr J Davies	Support	Consultation of the plan has been fantastic. Nobody left out. Current proposals strongly reflect local opinion. <b>Comment noted</b>	No change required
C.16 Mr and Mrs Smith	Support	Commend the KNDP which seems thoroughly researched and expertly compiled after careful consideration and full public consultation. Commend the retention of the conservation area and village envelope. Kingsland can fulfil its housing need within the present designated area. <b>Comments noted</b>	No change required
C.17 Mr and Mrs Bigger	Support	Important that future developments should be confined to sites within the defined village boundaries and not encroach on prime agricultural land. Need to take account of sewage works, school, and surgery. <b>Comment noted. The plan has sought to avoid development on land of higher agricultural value.</b>	No change required
C.18J Markham	Support	Great care and attention has been taken at every stage, making all households informed of all events and consultations. Fair and unbiased opinions and wish that the plan should be considered in new planning applications. <b>Comments noted</b>	No change required
C.19 Mr C Southgate	Support	Hope plan is fully supported and implemented. Some of the proposed planning developments do not seem in the spirit of the NDP and overstretched existing infrastructure. <b>Comments noted</b>	No change required
C.20 P Friday	Support	Need plan to be supported and brought into operation so can stop loss of good quality agricultural land <b>Comment noted. The plan has sought to avoid development on land of higher agricultural value.</b>	No change required
C.21 Mrs C Southgate	Support	Plan aims to preserve the nature of the village and protect valuable agricultural land. Plan notes the existing pressure on village infrastructure and this needs to be addressed before housing development. <b>Comment noted</b>	No change required

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
C.22 H Pickering	Support	Need this plan to be implemented if going to keep Kingsland a true village and enable us to improve facilities <b>Comment noted</b>	No change required
C.23 Mr J Morris	Support	A lot of work has gone into producing these documents and hope the village will acknowledge this by supporting it. Chance to protect the village from unnecessary housing developments but at the same time try to enhance village amenities. <b>Comments noted</b>	No change required
C.24 Mr J Davies	Support	Very much in the interest of the village as a whole. <b>Comment noted</b>	No change required
C.25 Mr G Schenke Petition signed by 92 residents		Land adjoining Kingsleane should be allocated as housing development prior to examination. Land shown as 'committed site' within the KNDP has planning permission for 4 affordable and 8 market houses. Single householder has applied for High Court to quash planning permission on technical grounds not the site itself. By retaining the site for development it will halt gradual infill of the main street and gardens. Assessment of potential sites undertaken in a series of walks by a small Steering Group. Plan should be included that shows only available land. Residents do not know where any development is proposed. Plan should show extent of areas to be protected as part of the KNDP with specific reasons. Do not agree with the statement that there needs to be a clear separation between Kingsleane and West Town.  <ol style="list-style-type: none"> <li>1. <b>The site at Kingsleane was previously shown as a commitment with planning permission for 12 dwellings but the decision quashed. It falls outside of the proposed settlement boundary and is not adjacent to it. It lies adjacent to a rural affordable housing site granted planning permission as an exception to the housing planning policies. In this regard it sits on the opposite side of that exception scheme to the settlement boundary. It would also conflict with the long established characteristic of Kingsland Conservation area which has been identified as a gap creating a separation between Kingsland village and West Town. The Neighbourhood Plan acknowledges this characteristic and considers it should be preserved.</b></li> <li>2. <b>Allocating this site will not halt the development of sites within the current settlement boundary as the areas available within Kingsland reflect others that are currently coming forward with planning permission. Those within the other two settlements represents similar forms.</b></li> <li>3. <b>Areas identified as local green space are shown on the Kingsland Village map. Other important areas reflect the character and appearance of Kingsland Conservation Area. It is not always possible to show such characteristics although a change is proposed to set out the broad characteristics based on the characterisation approach advocated by Historic England.</b></li> <li>4. <b>The characteristic comprising the separation between Kingsland village and West Town was identified when the Conservation Area was designated and has been substantially retained. It is a matter of fact and there is a legislative requirement to consider the preservation and enhancement of the character of conservation areas when making planning decisions.</b></li> </ol>	See proposed change 7 in relation to point 3. No changes required in relation to other points
C.26 D Pryce		Concerned about development on the former Luctonian's Playing field on the south side of North Road. <b>The development of this area is not proposed in the neighbourhood plan</b>	No change required
C.27 A Sharp	Support	This plan was deliberated upon by the villagers of Kingsland with all aspects taken into consideration. Any further additions would be detrimental to the whole village. The doctors' surgery is fully subscribed to, as is the school.	No change required

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
		<p>The sewerage system has reached capacity and the Environment Agency has shown concern about flora in the locale.</p> <p><b>Comments noted</b></p>	
<p>C.28 J Greene on behalf of Border Oak Design and Construction – Kingsland business</p>		<p>General support Concern regarding delivery of housing over the longer term. Limited opportunities within the settlement boundaries. Support wording which encourages and supports self-build and custom-build. Support rural enterprise and biodiversity enhancement policies. New homes will support our workforce to live locally and travel less. Would have supported a policy to enable exception development that enabled a new pre-school and additional community facilities.</p> <p><b>1. Support noted</b> <b>2. Permissions and sites known to be available exceed the required housing target and the growth needs to be seen within the County-wide context.</b> <b>3. Support for self-build and commissioned housing welcome.</b> <b>4. Policy KNDP12 does not restrict the provision of community services and facilities to within settlement boundaries.</b></p>	<p>No change required</p>
<p>C.29 Mrs W Schenke</p>	<p>Objection</p>	<p>KNDP does not put forward any mechanism or additional policy direction to deliver the housing objectives. The Core Strategy will deliver the same housing objectives Plan seeks to retain/create key services and essential community needs through CIL although this is likely to be limited as the KNDP does not seize the opportunity for growth. Development is confined to old UDP boundary rather than promote expansion needed. Red line approach fetters local community needs and contrary to the NPPF Insufficient information is available regarding the consultation process regarding land availability. Other NDPs have identified potential housing, leisure, employment, brownfield and open space. KNDP should be the same. Grade 1 and 2 Agricultural land should be identified on a plan if we are to be protected and made public so landowners and property owners are aware. With previous allocated sites such as Croftmead should be confident of delivery. This will be help to Herefordshire Council to meet its 5-year supply Many SHLAA sites are located on Grade 1 and 2 or ‘protected’ as important views. Development sites cannot be achieved within the settlement boundary. <i>Current commitment site – Land adjoining Kingsleane</i> Land adjoining Kingsleane should be allocated as housing development prior to examination. Land shown as ‘committed site’ within the KNDP has planning permission for 54 affordable and 8 market houses. Single householder has applied for High Court to quash planning permission on technical grounds not the site itself. By retaining the site for development it will halt gradual infill of the main street and gardens. Assessment of potential sites undertaken in a series of walks by a small Steering Group. Plan should be included that shows only available land. Residents do not know where any development is proposed. Data should show this development accords with the majority of residents’ views in the village</p>	<p>No change required</p>

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
		<ol style="list-style-type: none"> <li>1. The Core Strategy identifies three settlements that should be considered as the location for housing development and the Neighbourhood Plan defines settlement boundaries for all three which paragraph 4.8.23 indicates as the most appropriate way to define areas within or adjacent to their built up areas where housing might be developed.</li> <li>2. Policy KNDP 12 recognises the level of funding through CIL will be limited and therefore also refers to other potential sources of funding to assist, where necessary, in supporting community facilities. This will include other public and private sector funding depending upon the particular service or facility.</li> <li>3. Only the settlement boundary for Kingsland reflects that of the previous Unitary Development Plan. There were no settlement boundaries defined for either Shirlheath or Cobnash in previous planning policy documents. The settlement boundaries are primarily to indicate where housing should be located to comply with Core Strategy policy RA2. Other forms of development can be undertaken outside of these boundaries where they comply with policy requirements. The three settlement boundaries together with the rural windfall allowance based on previous trends will meet and exceed the housing target for the parish and therefore complies with the NPPF.</li> <li>4. There is no evidence that more than a very limited number of NDPs have identified land for new leisure, employment or open space provision. Many safeguard such areas, as does this plan. With regard to housing, the approach varies between plans that allocate sites and those that have simply set settlement boundaries within which housing might be located.</li> <li>5. Agricultural land quality is a classification not a designation. Information upon this is published on Natural England's website for anyone to see (<a href="http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736">http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736</a>). It is not usual for the classification to be shown on any map forming part of a local or neighbourhood plan. The issue and approach was discussed at the Core Strategy Examination with the conclusion that it was not to be shown.</li> <li>6. An assessment has been made of available land parcels within the settlement boundaries and this shows the number to meet and exceed the required target for the plan period. The five-year land supply is to be seen across the County and there will be parishes that make various levels of contribution. Kingsland parish is expected to exceed its proportional requirement. Given the constraint in relation to Kingsland WWTW, paragraph 119 of the NPPF may apply.</li> <li>7. The SHLAA process does not allocate land but looks at whether a strategy is deliverable. The quality of the process is sometimes questionable and factors such as agricultural land quality and landscape sensitivity are issues that often need to be considered at the local level. Kingsland parish contains land of lesser than grades 1 and 2 agricultural qualities and these should be looked at for development first, subject to other criteria also being relevant. Similarly, land of lesser landscape sensitivity should be utilised before that which is higher. The approach should be based upon identifying essential needs then meeting these in the most appropriate way, balancing a range of material considerations of varying weight.</li> <li>8. The Kingsleane site is no longer a 'commitment' as a consequence of being quashed on Judicial Review. It is understood the reason relates to the site not having been assessed against the</li> </ol>	

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
		<p>requirement to preserve or enhance Kingsland Conservation Area. The site lies outside the settlement boundary and not adjacent to it. An extended boundary to encompass this would incorporate other significant areas of land which would considerably exceed the housing requirement and also be beyond the means of the WwTWs. The characteristic comprising the separation of Kingsland village from West Town has been identified from the time the Conservation Area was designated and remains important. The development of this site would not preserve this characteristic. The plan makes provision to meet and exceed the housing requirement for the parish.</p> <p>9. Only limited provision is made for infill within frontages within Kingsland settlement boundary. Other available parcels are to the rear where, in both instances, Herefordshire Council has granted planning permissions for developments of similar parcels.</p> <p>10. The approach indicated in Core Strategy paragraph 4.8.23 is for settlement boundaries to be defined. There is no requirement to show the parcels available within the settlement boundary. The neighbourhood plan evidence base contains the assessment of available land within the three settlements. Other opportunities exist but have not been shown to be available at the current time. Residents will know whether or not they fall within the various settlement boundaries through the plan.</p> <p>11. The data collected for the Parish Plan showed the strongest support for development to be within the existing settlement boundary. The Kingsleane site is not adjacent to that boundary (see 8 above).</p>	
C.30 Mr G Schenke	Objection	<p>KNDP does not put forward any mechanism or additional policy direction to deliver the housing objectives. The Core Strategy will deliver the same housing objectives</p> <p>Plan seeks to retain/create key services and essential community needs through CIL although this is likely to be limited as the KNDP does not seize the opportunity for growth.</p> <p>Development is confined to old UDP boundary rather than promote expansion needed. Red line approach fetters local community needs and contrary to the NPPF</p> <p>Insufficient information is available regarding the consultation process regarding land availability. Other NDPs have identified potential housing, leisure, employment, brownfield and open space. KNDP should be the same.</p> <p>Grade 1 and 2 Agricultural land should be identified on a plan if we are to be protected and made public so landowners and property owners are aware.</p> <p>With previous allocated sites such as Croftmead should be confident of delivery. This will be help to Herefordshire Council to meet its 5-year supply</p> <p>Many SHLAA sites are located on Grade 1 and 2 or 'protected' as important views. Development sites cannot be achieved within the settlement boundary.</p> <p><i>Current commitment site – Land adjoining Kingsleane</i></p> <p>Land adjoining Kingsleane should be allocated as housing development prior to examination. Land shown as 'committed site' within the KNDP has planning permission for 4 affordable and 8 market houses.</p> <p>Single householder has applied for High Court to quash planning permission on technical grounds not the site itself. By retaining the site for development it will halt gradual infill of the main street and gardens.</p>	No change required



Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
		<p>Assessment of potential sites undertaken in a series of walks by a small Steering Group. Plan should be included that shows only available land. Residents do not know where any development is proposed. Data should show this development accords with the majority of residents' views in the village</p> <ol style="list-style-type: none"> <li>1. The Core Strategy identifies three settlements that should be considered as the location for housing development and the Neighbourhood Plan defines settlement boundaries for all three which paragraph 4.8.23 indicates as the most appropriate way to define areas within or adjacent to their built up areas where housing might be developed.</li> <li>2. Policy KNDP 12 recognises the level of funding through CIL will be limited and therefore also refers to other potential sources of funding to assist, where necessary, in supporting community facilities. This will include other public and private sector funding depending upon the particular service or facility.</li> <li>3. Only the settlement boundary for Kingsland reflects that of the previous Unitary Development Plan. There were no settlement boundaries defined for either Shirlheath or Cobnash in previous planning policy documents. The settlement boundaries are primarily to indicate where housing should be located to comply with Core Strategy policy RA2. Other forms of development can be undertaken outside of these boundaries where they comply with policy requirements. The three settlement boundaries together with the rural windfall allowance based on previous trends will meet and exceed the housing target for the parish and therefore complies with the NPPF.</li> <li>4. There is no evidence that more than a very limited number of NDPs have identified land for new leisure, employment or open space provision. Many safeguard such areas, as does this plan. With regard to housing, the approach varies between plans that allocate sites and those that have simply set settlement boundaries within which housing might be located.</li> <li>5. Agricultural land quality is a classification not a designation. Information upon this is published on Natural England's website for anyone to see (<a href="http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736">http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736</a>). It is not usual for the classification to be shown on any map forming part of a local or neighbourhood plan. The issue and approach was discussed at the Core Strategy Examination with the conclusion that it was not to be shown.</li> <li>6. An assessment has been made of available land parcels within the settlement boundaries and this shows the number to meet and exceed the required target for the plan period. The five-year land supply is to be seen across the County and there will be parishes that make various levels of contribution. Kingsland parish is expected to exceed its proportional requirement. Given the constraint in relation to Kingsland WwTW, paragraph 119 of the NPPF may apply.</li> <li>7. The SHLAA process does not allocate land but looks at whether a strategy is deliverable. The quality of the process is sometimes questionable and factors such as agricultural land quality and landscape sensitivity are issues that often need to be considered at the local level. Kingsland parish contains land of lesser than grades 1 and 2 agricultural qualities and these should be looked at for development first, subject to other criteria also being relevant. Similarly, land of lesser landscape sensitivity should be utilised before that which is higher. The approach should be based upon</li> </ol>	

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		<p>identifying essential needs then meeting these in the most appropriate way, balancing a range of material considerations of varying weight.</p> <p>8. The Kingsleane site is no longer a ‘commitment’ as a consequence of being quashed on Judicial Review. It is understood the reason relates to the site not having been assessed against the requirement to preserve or enhance Kingsland Conservation Area. The site lies outside the settlement boundary and not adjacent to it. An extended boundary to encompass this would incorporate other significant areas of land which would considerably exceed the housing requirement and also be beyond the means of the WwTWs. The characteristic comprising the separation of Kingsland village from West Town has been identified from the time the Conservation Area was designated and remains important. The development of this site would not preserve this characteristic. The plan makes provision to meet and exceed the housing requirement for the parish.</p> <p>9. Only limited provision is made for infill within frontages within Kingsland settlement boundary. Other available parcels are to the rear where, in both instances, Herefordshire Council has granted planning permissions for developments of similar parcels.</p> <p>10. The approach indicated in Core Strategy paragraph 4.8.23 is for settlement boundaries to be defined. There is no requirement to show the parcels available within the settlement boundary. The neighbourhood plan evidence base contains the assessment of available land within the three settlements. Other opportunities exist but have not been shown to be available at the current time. Residents will know whether or not they fall within the various settlement boundaries through the plan.</p> <p>11. The data collected for the Parish Plan showed the strongest support for development to be within the existing settlement boundary. The Kingsleane site is not adjacent to that boundary (see 8 above).</p>	
C.31 Anonymous Kingsland resident	Objection	<p>Representation against the proposed plan for the village of Kingsland. As an elderly resident feel our views should be known although tend to get ignored. Close band of people who put themselves on a committee. Would welcome more residential areas within and around the village to ensure the future of shop, post office, school and doctors. Views given in Coronation Hall event have not been taken any notice of. Not democratic way of dealing with the future of the village.</p> <p><b>The plan meets and exceeds the housing target set by Herefordshire Local Plan Core Strategy. The Neighbourhood Plan should be seen within the context for the County as a whole. The constraints upon the village, including sewerage which is considered a temporary problem being solved, have to be recognised. In addition, representations have suggested that the surgery and school are at capacity. It is considered that the plan balances the range of local, county and national requirements. The local community has been consulted throughout and the approach and findings are set out in the Consultation Statement.</b></p>	No change required
C.32 Mrs J Vaughan	Objection	<p>Plan is very negative and leaves no room real movement for expansion. Appears to be squeezing houses into garden areas. Problem with sewerage. Consultation wishes not reflected in the plan or taken on board. In order to thrive, expansion must be a reality. Too many struggling amenities.</p>	No change required

Respondent Identification Number	Support/ Object/ Comment/Recommend change/etc.	Suggested Changes Parish Council Consideration (In blue)	Proposed Change Number
		<p>The plan meets and exceeds the housing target set by Herefordshire Local Plan Core Strategy. The available sites are considered small parcels of land and individual plots the development of which will strengthen the character of the respective villages. The approach continues that which has been accepted by Herefordshire Council, for example at St Mary’s farm, Longford. The Neighbourhood Plan should be seen within the context for the County as a whole. The constraints upon the village, including sewerage which is considered a temporary problem being solved, have to be recognised. It is considered that then plan balances the range of local, County and national requirements. The local community has been consulted throughout and the approach and findings are set out in the Consultation Statement.</p>	
C.33 Mr R Jaynes		<p>Support in principle. If a new estate were to be built this would put further strain on the overloaded mains services. Road surfaces have deteriorated, insufficient pavements, increase in volume of traffic, speed limited not adhered to. School and medical practice at capacity.</p> <p>Comments noted</p>	No change required

## Schedule 2: Stakeholder Representations and Response

Stakeholder	Support/ Object/ Comment/Recom mend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S.1 Herefordshire Council Environmental Health (Contamination)	General Comment	<p>No specific sites have been identified in this plan.</p> <p>Developments such as hospitals, homes and schools may be considered ‘sensitive’ and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>Finally it should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p> <p><b>Comments noted although they are not considered material to the policies set out in the neighbourhood plan.</b></p>	No change required
S.2 Herefordshire Council Strategic Planning		<p>Confirmation that in general conformity with the adopted Core Strategy with the exception of Policy KNDP14 – development boundary of Kingsland is tight with limited potential for infill to accommodate proportionate growth. Kingsleane site is undergoing a Judicial Review. A revision of capacity will be necessary to reflect this. Full details in Appendix 1.</p> <p><b>Further work has been undertaken and submitted to Herefordshire Council which it is understood its officers are happy with. This will be placed on the Neighbourhood Plan website under its evidence base and changes proposed to the plan that reflect the information gathered</b></p>	See proposed changes 6 to 18, 20, 22 and 23 in the Kingsland Development Plan Changes to Submission Draft Plan Following Regulation 16 document
S.3 Herefordshire Council Environmental Health		<p>Our comments are with reference to the potential impact on amenity – in terms of noise, dust, Odours or general nuisance of residential occupants that might arise as a result of any new residential development or any new commercial or industrial development. Suggest a slight amendment to KNDP14 which is to amend g) to say not only ‘Development shall; not unduly harm the amenity of neighbouring property <i>and existing development shall not unduly harm the amenity of any new residential property.</i></p> <p>Similarly, KNDP15 we recommend should be amended at f) <i>Proposals for new properties that may be constructed on the eastern edge of the settlement boundary in the vicinity of employment must be able to demonstrate that noise levels are properly addressed and mitigated to ensure to ensure the protection of the amenity of new residential property.</i></p> <p><b>See proposed change 17</b></p>	See proposed change 19

Stakeholder	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S.4 Herefordshire Council Transportation		No comments to make <b>No response required</b>	No change proposed
S.5 Herefordshire Council Archaeology		The plan makes particularly good coverage of historic environment issues and sound policy provision in KNDFP6 and elsewhere <b>Comment noted</b>	No change required
S.6 Herefordshire Council Economic Development		<p>Main concern of KNDFP is to retain the distinctive nature and character of its rural settlements. Much emphasis on design, type and amount of housing. Affordable housing appears to be less favoured than bespoke housing. Very prescriptive. New housing will bring new skills to the area. Lack of emphasis on the provision of local employment opportunities. Plan refers to the wish to see a reduction in traffic throughput and see Leominster as the main employment area with additional housing increasing volumes of traffic and commuters. Active support for the installation of broadband. However this can be costly with small scale developments and unlikely to be covered by contributions. Details of the economic benefits of tourism are not detailed. Restriction of development is unlikely to receive the increase in population to support vital services and CIL monies. Plan supports the development of brownfield land and extensions to industrial estates but no sites earmarked or put forward. Not sure how restrictions on highways and lighting will balance with any development of housing and employment. Encouraged by statements in 7.2 and 7.3 however detail is not within the plan. Note support for re-use of farm buildings and farm diversification.</p> <ol style="list-style-type: none"> <li>1. <b>Provision has been made for affordable housing through an existing exception scheme and in a scheme at St Mary's farm recently granted planning permission. The main emphasis in terms of meeting local needs is through small sites that would enable self-build and commissioned housing. This will meet current 'known' needs. It is understood that the HCA require current/up-to-date information to support social housing needs through the housing association sector that provides social housing. Reference is made to Core Strategy policy H2 that would enable exception schemes in rural areas should any additional need arise in the future.</b></li> <li>2. <b>There provision of housing to bring skills to an area will no doubt have been looked at by this sections planning colleagues in determining through the Core Strategy housing strategy and the plan meets and exceeds the required housing target. The parish is located close to Leominster where some 2,300 houses are proposed over the plan period.</b></li> <li>3. <b>The installation of broadband infrastructure within properties should not be onerous for developers and is not an issue related to CIL.</b></li> <li>4. <b>The plan relies upon Herefordshire Council's evidence base for its economic assessment and the reference to tourism reflects the Core Strategy approach.</b></li> <li>5. <b>The policy relating to industrial land is an enabling one, as with many policies including those in the Council's Core Strategy</b></li> <li>6. <b>The environmental and highway constraints are not untypical and reflect those in Herefordshire Core Strategy.</b></li> <li>7. <b>The basis for the content of much of these two paragraphs are the statements and supporting evidence for Herefordshire Core Strategy.</b></li> </ol>	No change required

Stakeholder	Support/ Object/ Comment/Recommend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
S.7 Natural England		Does not consider this plan poses any likely significant risk to internationally or nationally designated nature conservation or landscape sites. Therefore no specific comments to make.  HRA – Confirm agree with the conclusions that the KNDP will not have a likely significant effect on the River Wye or Downton Gorge SACs  SEA Confirm that this meets the requirements of the Directive and Regulations and concur with conclusions <b>Comments noted</b>	No change required
S.8 Coal Authority	Comment	No specific comments to make at this stage <b>Noted</b>	No change required
S98 National Grid		National Grid has identified Pembridge 7 BAR – Intermediate Pressure Gas Distributor Main pipeline within the NP area. This pipeline does not interact with any of the proposed development sites. There may be low and medium Pressure gas distribution pipes present. <b>Noted</b>	No change required
S.10 Sport England		Important that NPs reflect national policy for sport with particularly paras 73 and 74. Number with web links highlighted <b>Noted – Existing private playing fields protected as Local Green Space. No playing fields proposed for development</b>	No change required
S.11 Severn Trent Water		Does not provide water or sewage services to Kingsland area and therefore have no specific comments <b>Noted</b>	No change required
S.12 Welsh Water Dwr Cymru		Representations submitted at Regulation 14 remain appropriate.  Comments on KNDP14 and KNDP15:  Kingsland – Water no issues with supply. Sewerage – incidents of flooding in the settlement need to be resolved prior to development taking place. No scheme in current AMP. Sewerage Treatment – Limited capacity at Kingsland WwTW. Improvements required to accommodate growth proposed.  Shirlheath – Water no issues with supply. Sewerage/Sewerage Treatment – no sewerage facilities in the settlement.  <b>The absence of sufficient capacity at Kingsland WwTW to accommodate the proposed level of growth is taken very seriously and acknowledged to be an issue of particular importance given the WwTW sits on the River Lugg where there is known to be particular issues in relation to phosphates and the need to ensure compliance with the Habitats Regulations. Although Welsh Water/Dwr Cymru is responsible for meeting the terms of its discharge licence, it is understood this licence fails to meet the requirements of Natural England and the Environment Agency (See River Wye Nutrient Management Plan). Correspondence with Welsh Water/Dwr Cymru has resulted in the following jointly agreed position:</b>  <b>1. The available capacity within Kingsland WwTW forming the current basis for any further new housing is less than 32 dwellings. This is on the basis that the site at St Mary's Farm already has planning permission and the current application represents a minor change in terms of number of dwellings.</b>	See proposed changes 8 to 10 and 15.

Stakeholder	Support/ Object/ Comment/Recom mend change/etc.	Comment Parish Council Consideration (in blue)	Amendment Number
		<p>2. Works to upgrade Kingsland WwTW may well take place in either AMP7 (2020-2025) or AMP8 (2025-2030) although this cannot be guaranteed at this point in time.</p> <p>3. Kingsland WwTWs discharges into the River Lugg. It is understood that the current discharge levels for Kingsland WwTW is above the 1mg/LP that it is possible to achieve but well above the 0.1 mg/LP that will be sought in order to achieve Natural England's target to meet the Habitat Regulation's requirements for the River Wye SAC into which the River Lugg flows. Consequently, despite the small current capacity at Kingsland WwTWs there is a potential failure to meet the SAC requirements at the moment. As a consequence, it may be argued that Herefordshire Council would need to carry out an 'Appropriate Assessment' to determine whether any further development would have a 'significant effect' on the River Wye SAC. I also understand that Herefordshire Council and others have produced a Nutrient Management Plan (NMP) that aims to address this issue and therefore part of any 'Appropriate Assessment' might be to determine whether the aims of the NMP might be compromised by any planning decision now.</p> <p>4. It is anticipated that the upgrade to Kingsland WwTW should be able to meet the required phosphate standard/target although the technologies necessary have yet to be trialled.</p> <p>5. Again it would be for Herefordshire Council to determine whether any new dwellings added to the foul drainage system may have a 'significant effect' under the Habitats Regulations as a consequence of either/both the Neighbourhood Development Plan and/or any planning application given the current limited outstanding capacity.</p> <p>6. Developers can contribute towards the upgrade of the WwTWs but you are unable to advise what level of contribution would be required even should works be able to be brought forward both within an appropriate timescale and sufficient for the SAC purposes. It is therefore difficult to assess whether any scheme would be viable and therefore deliverable within the plan period.</p> <p>7. Any development served by Onsite Waste Water Treatment Works would need to be agreed with the Environment Agency and Herefordshire Council. One or both would need to consider whether this would increase diffuse pollution in the Lugg catchment and consequently scope the need for an 'Appropriate Assessment' and carry one out if there was any uncertainty. This would need to take into account other proposals in order to consider the 'in combination' effect and might include effect on the ability to deliver the NMP.</p> <p>It is considered that the provisions in Policy KNDP9 should provide appropriate safeguards although amendments to the supporting statements (paragraphs 4.10 and 4.12) are proposed.</p>	
S.13		In addition to the representation to Policy KNDP14 covered under S.2 above, the following comments were made:	

Stakeholder	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b> <b>Parish Council Consideration (in blue)</b></p>	Amendment Number
Herefordshire Council Appendix 1		<p>1. Policy KNDP6 – 3(c) ‘trees that die should be replaced’. Question how this will be enforced as it may occur post development</p> <p>2. Policy KNDP8 – ‘Parking standards shall conform with Herefordshire Core Strategy but should also include additional parking for visitors’.</p> <p>Supporting statement ‘The need for a 20 mph limit within Kingsland village centre close to its primary school and extending the 30 mph limit in certain other locations such as North Road and Longford’ – Views from Highways need to be sought.</p> <p>3. Update cross references to the Adopted Core Strategy e.g. para 2.5 refers to the earlier versions of the Core Strategy tables.</p> <p>4. There is a strong ‘heritage’ conservation element to this plan and the views from Archaeology and Conservation (sections) should also be sought.</p> <p>5. Reference to the judicial review of the Kingsleane decision which was subsequently quashed.</p> <hr/> <p><b>1. Such provision is included in Circular 11/95 which Herefordshire should be aware of (see example 74 in that circular).it is a valid requirement which Herefordshire Council as LPA should enforce.</b></p> <p><b>2. There has been no comment from Herefordshire Council’s Transportation section (see above).</b></p> <p><b>3. Change proposed.</b></p> <p><b>4. Herefordshire Council’s Archaeology section comments are shown above. No comments have been received from the Conservation section.</b></p> <p><b>5. This has been acknowledged in the plan</b></p>	<p>1, 2 and 4. - No change proposed</p> <p>3. See proposed change 5</p> <p>5. See proposed change 23</p>
S.14 Historic England		<p>Support the content of the document particularly the comprehensive treatment of the wider historic environment including its’ emphasis on local distinctiveness, non-designated heritage assets and their setting. We are also gratified to note that our earlier comments regarding farmsteads and archaeological remains have been accommodated in this iteration of the Plan. Overall, therefore, Historic England consider the Plan to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of “constructive conservation” and is a very good example of community led planning.</p> <p><b>Support and comments noted</b></p>	No change required



## Appendix 11: Changes to Submission Draft Plan following Regulation 16 Consultation

### Kingsland Neighbourhood Development Plan Changes to Submission Draft Plan Following Regulation 16 Consultation from 17.11.15 – 4.1.16

Change Ref No	Draft Plan Section/reference	Proposed Change	Reason
1	Plan Title page	Amend to read ' <u>Resubmission Draft July 2016</u> '	
2	Footer	Amend to read: ' <u>Kingsland Neighbourhood Development Plan Resubmission Draft – July 2016</u> '	
3	Summary – final paragraph	Amend to read  ‘A previous version of this plan was submitted to Herefordshire Council who published it for formal consultation under Regulation 16 of The Neighbourhood Plan (General) Regulations 2012 (the Regulations) between December 2015 and February 2016. However, subsequent changes outside of the control of the Parish Council resulted in previous commitments being withdrawn and Herefordshire Council required additional work to be undertaken to show that the policies, in particular, so far as they related to Kingsland village were robust and compliant with Herefordshire Local Plan Core Strategy. This work has now been undertaken and the further representations considered. This resubmitted Neighbourhood Plan is published again for formal consultation under Regulation 16 of Regulations. The Neighbourhood Development Plan will then be examined by an Independent Examiner and, following any further revisions, will be subject to a Referendum by the local community.’	
4a	Contents page	Renumber page references as appropriate	
4b	Paragraph 1.4	Change reference to and location of Evidence Base	
5	Paragraph 2.5	In 7 <sup>th</sup> line replace ‘table 4.20’ with ‘ <u>table 4.14</u> ’.	
6	Para 3.11	Add at end of paragraph:  ‘As a consequence of its historic origins, its heritage remains and conservation area designation, Kingsland Village has a particularly special character and a simple characterisation ( <i>add footnote 1</i> ) has been undertaken in accordance with good practice related to neighbourhood plans produced by Heritage England ( <i>add footnote 2</i> ). Diagram 1 indicates the relevant broad character elements into which the village and its fringe can be defined. This represents the cultural landscape of the village	

		<p>comprising its historic parts, recent developments and relationship to its notable surroundings (<i>add footnote 3</i>). Many of these elements are referred to in policy KNDP6 (1) .’</p> <p>Footnote 1 - Approach based upon English Heritage advocacy of Rapid Townscape Assessments. Footnote 2 - English Heritage - <a href="http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf">http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</a> and <a href="http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf">http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf</a> Footnote 3 - Natural England - <a href="http://publications.naturalengland.org.uk/publication/6361194094919680?category=31019">http://publications.naturalengland.org.uk/publication/6361194094919680?category=31019</a></p>	
7	New Diagram 1	Add - Diagram 1: Kingsland Village Characterisation - see Appendix 1	
8	Policy KNDP9	<p>Amend policy to read:</p> <p><b>Works to improve the performance of Kingsland Sewage Waste Water Treatment Works (WwTWs) to ensure it meets the requirements of the River Wye Nutrient Management Plan will be supported if and when they come forward. Development that might result in the capacity of the WwTWs being exceeded will not be permitted. Developers will therefore have to demonstrate that their proposals will not overload the system or lead to any significant adverse effects on the River Wye SAC. In such circumstances development acceptable in all other respects should be deferred until appropriate works have been carried out, which may be advanced through developer contributions. Developers may be required to provide such information as is necessary to show their proposals will have no adverse effects upon the integrity of the River wye SAC. This may also apply to proposals involving Onsite Waste Water Treatment Works (OSWwTWs).</b></p>	
9	Paragraph 4.10	<p>Add at end of paragraph to read:</p> <p>‘More recent discussions with Welsh Water/Dwr Cymru indicate that the current capacity at Kingsland WwTWs is less than 36 dwellings. However, it is also understood that the current discharge levels for Kingsland WwTW is above the 1mg/LP that it is possible to achieve but well above the 0.1 mg/LP needed in order to achieve Natural England's target to meet the Habitat Regulation's requirements for the River Wye SAC into which the River Lugg flows.’ Kingsland</p>	

		WwTWs is identified as one of the works that requires attention within the Environment Agency's Nutrient Management Plan Evidence Base and Options Appraisal.'	
10	Paragraph 4.12	<p>Amend paragraph to read:</p> <p>Consequently, a precautionary approach will be advocated and developers need to be aware that there may be a restriction on development seeking to connect to the mains sewer. It is likely that further development <u>might need to be deferred until later in the plan period when the funds become available to upgrade the sewage system. With the failure of the current discharge consent to meet the needs of Natural England in terms of phosphate levels coupled with the very limited capacity even at this current higher level all planning applications may require 'Appropriate Assessments under the Habitats' Regulations. This requirement may also apply to any private onsite waste water treatment works (OWwTWs) as there is also a particularly high level of diffuse pollution in this part of the River Lugg sub-catchment. The Environment Agency's Nutrient Management Plan acknowledges that OWwTWs are known to have a low level of effectiveness. Given the circumstances relating to discharges from Kingsland WwTWs and high levels of diffuse pollution it is considered that the provisions of NPPF paragraph 119 will apply until at least works are technologically possible and programmed to be carried out to Kingsland WwTWs that will achieve the required level of phosphate discharge into the River Lugg.</u></p>	
11	Paragraph 5.1	<p>5.1 Kingsland village provides a number of services and facilities for the parish including a primary school, village hall, toddler play area, doctors' surgery, pharmacy, garage, churches, <u>Post Office, shop</u> and two public houses. Support for these, and also enhancing provision, is encompassed in objective 3 of this Neighbourhood Plan. <del>There is currently no village shop and, at the time of writing, the future of the Post Office is uncertain.</del></p>	
12	Paragraph 5.2	<p>5.2 Residents of the parish value the present level of services and facilities available, many of which are run by volunteers. Almost all services and facilities are located in Kingsland village. <del>The community would support proposals to reinstate a shop and tearoom, which have recently closed. The Post Office is also highly vulnerable to closure. The Post Office and shop were of particular concern, as evident in the community consultation events and the Parish Plan survey.</del> Enabling these and other services and facilities to re-establish themselves, expand or extend their viability, or provide additional accommodation is seen as an important supportive measure.</p>	

13	Paragraphs 6.1 to 6.3	<p>Amend these paragraphs to read:</p> <p><u>'6.1 Herefordshire Core Strategy requires a minimum of 65 dwellings to be built within Kingsland parish over the period 2011 to 2031. Between 1<sup>st</sup> April 2011 and 30<sup>th</sup> April 2016 some 17 dwellings had been built or were under construction and a further 23 had planning permission. Consequently, a minimum target of some 25 further dwellings remained to be found before 2031. '</u></p> <p><u>'6.2 Paragraph 48 of the National Planning Policy Framework (NPPF) provides advice upon how to assess any windfall allowance, indicating in particular it should have regard to historic windfall delivery rates and expected future trends. Past rates for housing windfall developments within the parish's countryside have been high over the period 2001-2015 suggesting in excess of 2.3 dwellings per annum. Should this rate continue it would equate to 38 dwellings over the remainder of the plan period. However, this figure includes a number of large developments that are unlikely to occur again and a more modest estimate of 12 dwellings between 2016 and 2031 is considered appropriate as an allowance for rural windfall dwellings. These are ex-0pected to be principally from the conversion of rural buildings.'</u></p> <p><u>'6.3 Kingsland, Shirlheath and Cobnash are identified within Herefordshire Local Plan Core Strategy as settlements where housing development might take place. Provision should be made by identifying settlement boundaries (add footnote referring to Core Strategy paragraph 4.8.23). Although it is recognised that the proportional housing growth target figure is a minimum and that Neighbourhood Plan should plan positively to enable development to meet its local needs, it is also recognised that there are significant local environmental constraints which are described earlier in this document. It is estimated that the policies put forward present the opportunity for around 45 further houses although of these sites for some 37 dwellings are currently identified as available. This figure is based on densities reflecting adjacent developments and, where appropriate, the ability to preserve the character and appearance of Kingsland Conservation Area. The assessment of availability and suitability in relation to the two major constraints is set out in the Neighbourhood Plan's evidence base (add footnote for link to evidence base). Currently 6 affordable housing units for local people is proposed through a current planning permissions at St Mary's Farm and this appears sufficient to meet anticipated local needs. Survey evidence suggests the greatest need to be in the open market sector and the community recognises the need to provide opportunities for local young people to custom-build their own homes through self-build or commissioned housing. The most appropriate way to enable this is to provide individual plots or</u></p>	
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		small sites within the three settlements. Allocated sites have failed to deliver this potential and an approach based on providing infill opportunities is advanced.’	
14	Paragraph 6.5	<p>Replace paragraph with:</p> <p>‘6.5 <b>Kingsland village</b>, as the principal settlement within the parish is expected to accommodate the majority of the housing required. Development of the village, comprising small sites and individual plots, has normally taken place within the former settlement boundary. Some <u>17 dwellings have been or are being built and a further 23 have planning permission within its current settlement boundary since 2011. Sites for a further 26 dwellings are known to be available within that boundary during the plan period with further potential remaining. Notwithstanding the issue of phosphate discharge into the River Lugg there will remain little spare capacity to accommodate further development at Kingsland WwTWs. The following policy would enable the suggested number of further dwellings to come forward.</u>’</p>	
15	Policy KNDP14	<p>Amend criterion k) to read:</p> <p>k) Development expecting to connect to the mains sewer should not result in the capacity of Kingsland <u>Waste Water Treatment Works</u> being exceeded or for the potential for this to happen in accordance with Policy KNDP9. <u>Provision through any Offsite Waste Water Treatment Works should also meet the requirements of Policy KNDP9 and Herefordshire Core Strategy Policy SD4.</u></p>	
16	Paragraph 6.6	<p>Replace paragraph with</p> <p>‘6.6. Despite recent development upon infill sites within the settlement boundary there remains the potential <u>for nearly 30 dwellings</u> excluding sites where development might be acceptable within gardens. A significant number of these are within land to the north of Longford where Herefordshire Council has indicated a previous designation as protected open areas and greenspace is not sustainable. <u>Most</u> of these sites are expected to come forward within the plan period <u>and</u> evidence of past trends, at between 3 and 4 dwellings per annum within the village since 2001, suggests a significant proportion would likely be developed. ‘</p>	
17	Paragraph 6.7	Revise to read:	

		6.7 The criteria set out in this policy are largely those for which the community has shown support. In relation to biodiversity, the river environment is important and particularly the status of the River Lugg which is an SSSI where it runs close to the village and a Special Area of Conservation to the south of Leominster. <u>Paragraphs 4.10 to 4.12 explain the significant constraint that this together with the current capacity of Kingsland WwTWs poses.</u> A precautionary approach is therefore adopted to ensure the outfall into the River Lugg does not increase pollution <u>posing potential problems of a far wider nature to the achievement of Herefordshire Local Plan Core Strategy’s housing objectives.</u> Should this be the case then the plan would fail to meet its obligations under the Habitats Regulations. The approach to further housing provision within the village would allow small incremental growth that would best meet the needs of a precautionary approach.	
18	Paragraph 6.8	Delete the sentence ‘There are proposals including further affordable rented housing within or close to the village through sites referred to within paragraph 6.3, which should meet local needs.’	
19	Policy KNDP15	Amend criteria g) and h) as follows:  g) Particular regard shall be had to the treatment of waste water in accordance with the requirements of Policy KNDP9 and Herefordshire Core Strategy Policy SD4  h) <u>Proposals for new properties that may be constructed on the eastern edge of the settlement boundary in the vicinity of employment must be able to demonstrate that noise levels are properly addressed and mitigated to ensure the protection of the amenity of new residential property.</u>	g) Both policies are relevant h) To take into account advice issued by Herefordshire Council Environmental Health Section
20	Paragraph 6.10	Amend first sentence of this paragraph to read:  ‘The potential for some 10 new dwellings is estimated to be available within the boundary defined although sites for at least 5 units are known to be available and this point in time.’	
21	Policy KNDP16	Amend criterion f) to read:	

		f) Particular regard shall be had to the treatment of waste water in accordance with the requirements of Policy KNDP9 and Herefordshire Core Strategy Policy SD4.	
22	Paragraph 6.13	Amend first sentence of this paragraph to read:  'It is considered there is potential for some 9 further dwellings within the development boundary although sites for 6 properties are known to be available.'	
23	Kingsland Village Map	Remove the site at Kingsleane shown as a commitment	Planning permission has been quashed.

## Appendix 1 - Diagram 1: Kingsland Village Characterisation

