



# **KINGSLAND PARISH Neighbourhood Development Plan**



**Community Consultation Draft  
December 2014 – February 2015**



## Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14 (a) – (c), notice is hereby given that a **formal pre-submission public consultation on the draft Kingsland Parish Neighbourhood Development Plan** (KNDP) will start at 9.00 am on Wednesday 17<sup>th</sup> December 2014 for a period of eight weeks ending at 5pm on Tuesday 10<sup>th</sup> February 2015.

The Kingsland Parish Neighbourhood Development Plan (KNDP) has been developed to help deliver the local community's requirements and aspirations for the Herefordshire County Council's plan period up to 2031. The Plan has been created through listening to the views of the residents of Kingsland Parish.

The Plan will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Kingsland Parish.

The Kingsland Parish Council invites comments on the Draft Plan. All responses received will be considered by the Steering Group and the Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Herefordshire Council, as the local planning authority, for examination by an independent examiner.

The Draft Plan may be viewed at [www.kingslandlife.com](http://www.kingslandlife.com) or be e-mailed to residents on request to [kingslandneighbourhoodplan@gmail.com](mailto:kingslandneighbourhoodplan@gmail.com) Paper copies of the plan may be borrowed from Mrs Jackie Markham, at Westmead almost opposite the school, 01568 708 281.

Details of the residents' survey, large version of maps and other information that has informed the creation of the Plan can be viewed on line at [www.kingslandlife.com](http://www.kingslandlife.com) and is also available on request from [kingslandneighbourhoodplan@gmail.com](mailto:kingslandneighbourhoodplan@gmail.com)

Response forms may 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)

**All comments must be received by 5pm on Tuesday 10<sup>th</sup> February 2015**

## Summary of Draft KNDP

The Draft Neighbourhood Development Plan for Kingsland Parish is published for 8 weeks formal public consultation, and your comments are invited until 5pm 10<sup>th</sup> February 2015.

The plan sets out the Vision, Objectives and Policies for the growth of the Parish of Kingsland up to 2031. The Neighbourhood Development Plan sets down a series of planning policies which, once adopted by means of a parish referendum, will form part of the Local Plan for Herefordshire. The policies of the Neighbourhood Development Plan, alongside the Core Strategy and National Planning Policy Framework (NPPF) will be used by planning officers to guide decisions on all planning applications within the Parish.

This draft Neighbourhood Development Plan has been drawn up by a Steering Group made up of parish councillors and local residents working under the auspices of Kingsland Parish Council. This document builds on the key planning related issues in the published Parish Plan, which was prepared in 2013, and also addresses issues raised by the Neighbourhood Development Plan Steering Group, local residents and representatives of local businesses and organisations.

The draft plan has a Vision, Aims and Objectives for the Parish which seek to:

- protect and enhance the rural nature of the parish;
- allow for a range of housing;
- ensure there is sufficient infrastructure for the future growth of the community; and
- support new and existing business which is beneficial to the economic health and sensitive to the rural character of the parish.

The Policies, which are a result of extensive community consultation, will provide planning guidance, once adopted, as part of the Local Plan for Herefordshire. The policies cover the following issues:

- Promoting a sustainable community, sustainable design, renewable energy & infrastructure for broadband
- Retaining the rural character of Kingsland Parish and its heritage assets and the character of the Conservation Area
- Flood risk, highways and community infrastructure
- Protection & enhancement of open space, play areas, services and facilities for the community
- New homes in Kingsland village and Shirtheath village
- Supporting local business, agriculture, forestry and rural enterprises

Following this formal period of public consultation, the Plan will be amended and submitted to Herefordshire Council, who will check it for compliance with all relevant documents and legislation, and publish it for further consultation. 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.

<b>Contents</b>		<b>Page</b>
<b>1</b>	<b>Introduction and Background</b>	<b>5</b>
<b>2</b>	<b>Vision, Objectives and Strategic Policies</b> Policies KNDP 1, 2, 3	<b>13</b>
<b>3</b>	<b>Kingsland Parish Character and Environment</b> Policies KNDP 4, 5, 6	<b>19</b>
<b>4</b>	<b>Ensuring Essential Infrastructure</b> Policies KNDP 7, 8, 9, 10, 11	<b>27</b>
<b>5</b>	<b>Providing Community Facilities</b> Policies KNDP 12, 13	<b>34</b>
<b>6</b>	<b>Meeting Housing Needs</b> Policies KNDP 14, 15	<b>38</b>
<b>7</b>	<b>Supporting Local Business</b> Policies KNDP 16, 17	<b>44</b>
<b>8</b>	<b>Delivering the Plan</b>	<b>48</b>
<b>9</b>	<b>Conclusion</b>	<b>49</b>

# 1 INTRODUCTION AND BACKGROUND

1.1 Kingsland Neighbourhood Development Plan (KNDP) is a new type of planning document. The Localism Act of 2011 is designed to pass some of the decision making, with regard to how their areas should be developed, to local communities.

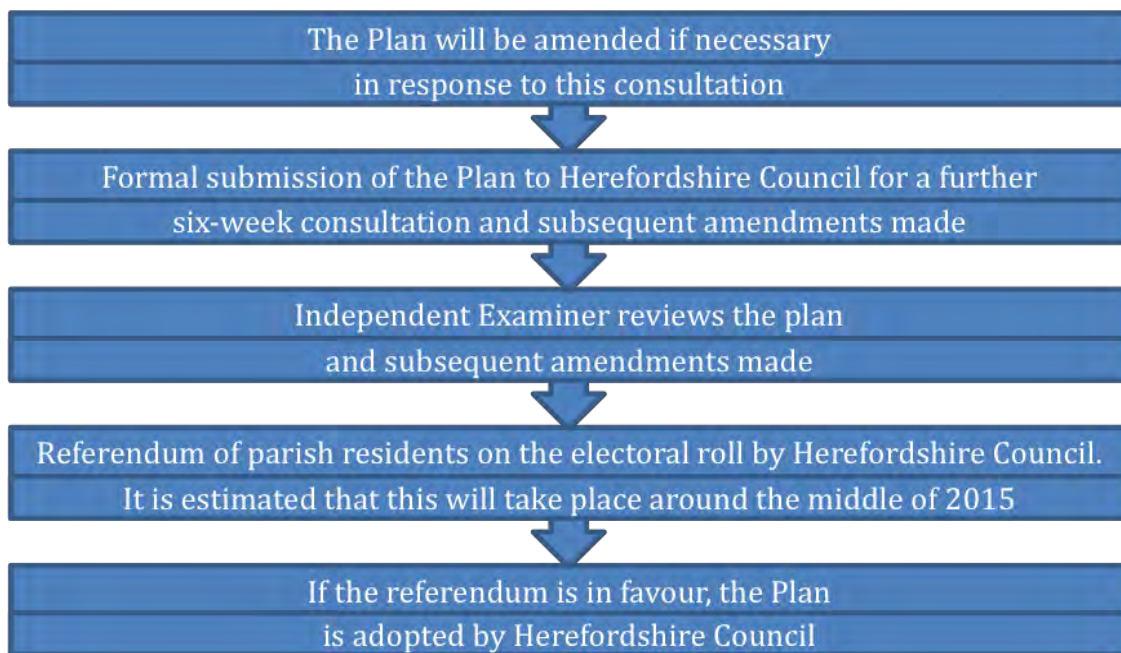
1.2 In August 2013, Kingsland Parish Council made a formal submission to Herefordshire Council to designate the parish area as a Neighbourhood Plan Area under the Localism Act 2011, with the intention of preparing a Neighbourhood Plan for the parish of Kingsland. Following a consultation period this was approved.

1.3 This draft Neighbourhood Development Plan has been prepared on the basis of the evidence gathered of residents' and business needs, views, and aspirations, including those expressed in the Parish Plan of 2013. As required, it also complies with the National Planning Policy Framework (NPPF) and with Herefordshire Council's emerging Core Strategy<sup>1</sup>.

1.4 Evidence documents referred to in the plan are listed with their locations on [www.kingslandlife.com](http://www.kingslandlife.com) under 'KNDP Evidence Base', which is also available on request from [kingslandneighbourhoodplan@gmail.com](mailto:kingslandneighbourhoodplan@gmail.com).

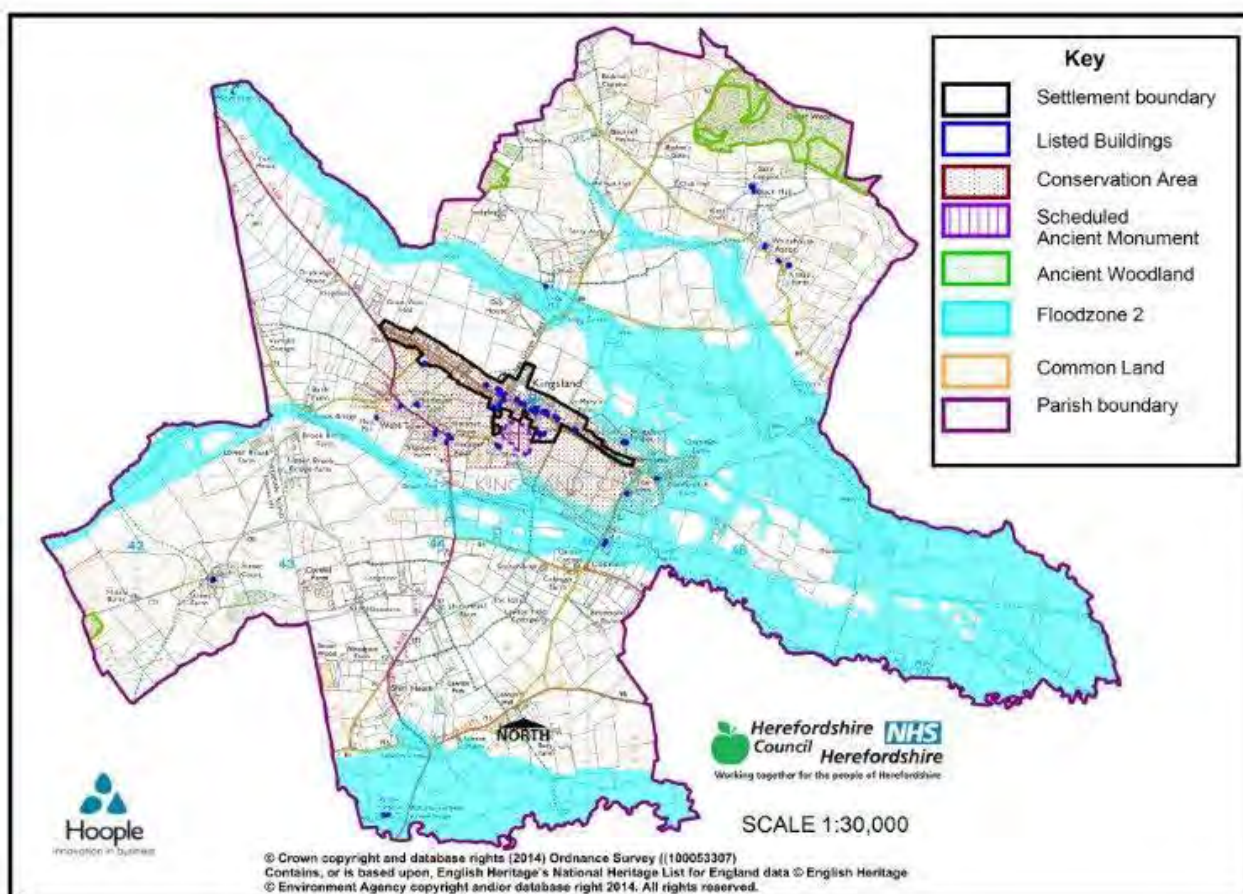
## Next Steps Over The Coming Months

1.5 The process for approving this Neighbourhood Plan will now be as follows:



<sup>1</sup> Herefordshire Council's Core Strategy has not yet been adopted. This document refers to the 'Core Strategy' throughout as it is intended to publish the final KNDP subsequent to the adoption of Herefordshire's emerging Core Strategy.

## Kingsland Parish Neighbourhood Plan Designated Area



### Where do the policies in this plan come from?

1.6 This Neighbourhood Plan has been based upon extensive consultation with the community, beginning in 2012 with the Parish Plan. A robust survey of over 50 questions covering every aspect of parish life was conducted in 2013. It was completed by over fifty per cent of Kingsland Parish residents over the age of 11 and by 57% of households and then analysed by demographics and other household characteristics. In addition, a two-day community consultation event for the Parish Plan in 2012 generated further useful information. **This resulted in the Objectives set out in the Kingsland Parish Plan 2013**

1.7 The community events held for the Kingsland Parish Neighbourhood Plan in June 2014 (detailed in the Consultation Statement), added to and supported the findings from the Parish Plan. In addition, responses to a set of objectives and criteria produced from the Parish Plan, alongside some specific option choices posed for the Neighbourhood Plan events, provided a clear steer from the community and local business. **The resulting community preferences, in conjunction with local and national planning**

**regulations, have now been developed into policies, which are outlined in section 2.**

## **Acknowledgements !**

1.8 There has been significant engagement from the community, including the business community, from the public meetings held at the beginning of the process, from attendance at the weekend consultation events in June 2014, to individual communication commenting on particular aspects and observers at committee meetings.

1.9 The Steering Group consists of three members of the Parish Council; Rodney Smallwood, Chris Southgate and David Thompson and the Parish Clerk Richard Hewitt, with nine members from the general community; Sarah Hanson, Patricia Potheary, Sally Deakin, Jackie Markham, Rick Noordegraf, Merry Albright, Robin Fletcher, Jenny Nicol and Ed Wallington. Our local Councillor Sebastian Bowen has provided regular support.

1.10 The Steering Group has written these policies with professional support from Chris Gooding of Data Orchard, Gemma Webster of the Herefordshire Council Neighbourhood Planning Team and in particular planning consultant Bill Bloxsome of Data Orchard. The County Archaeologist Julian Cotton and Lucie Dingwall from the Historic Environment Records Office in Hereford have also provided specialist information. **This has ensured that the plan is consistent with local views as well as government and local planning legislation including the Core Strategy for Herefordshire.**

***Document designed by Jellefish Designs !***

***Photographs courtesy of Rick Noordegraf, Sally Deakin, Sarah Hanson and Patricia Potheary !***

## Kingsland Parish – Its People and Place !

1.11 Kingsland Parish is typical of all that is distinct and special about Herefordshire. Four mile by road to the north west of the town of Leominster, it is located in a fertile plain surrounded by hills and is between the rivers Lugg and Arrow with the Pinsley Brook running through the centre. It was originally known as Kings 'Leane' (watery place) in Saxon times. The parish is divided into several distinct districts which, in the distant past, were sometimes considered as separate manors. These comprise the main village of Kingsland, the minor village of Shirleath, Street, West Town, Cobnash, Mortimer's Cross, Lawton Cross and Aston and the Brook. Kingsland village is linear in form and well over a mile long.

1.12 This is a working rural community, with numerous local businesses. Farms commonly front the roadside and the changing pattern of the modern farming year is ever present. The parish supports a vibrant and active community, which not only enhances community spirit and well-being for residents, but provides a place for the wider community from local towns and villages, as well as further afield, to work, visit, relax and enjoy themselves.

1.13 Throughout the parish residents make a substantial contribution to others, through caring in times of adversity to volunteering to support the fabric, activities and events so crucial to parish life. This is particularly important in a community some distance away from the more commercially viable and substantial offerings in larger towns.



This plan is designed to support, develop and protect this community, its special character and its surroundings in the years to come, whilst allowing for the growth which is also essential to its survival.



## Who Lives Here and How? !

1.14 According to the 2011 census figures for Kingsland parish there are 986 residents of whom:

Ages	15 and under	16-24	25-64	65+
Number	134	53	497	302

There are 439 households, 79 with resident children %

Bedrooms	1	2	3	4	5
Number	13	82	192	113	39

There are slightly more women (509) than men (477). The great majority of residents are of white British origin.

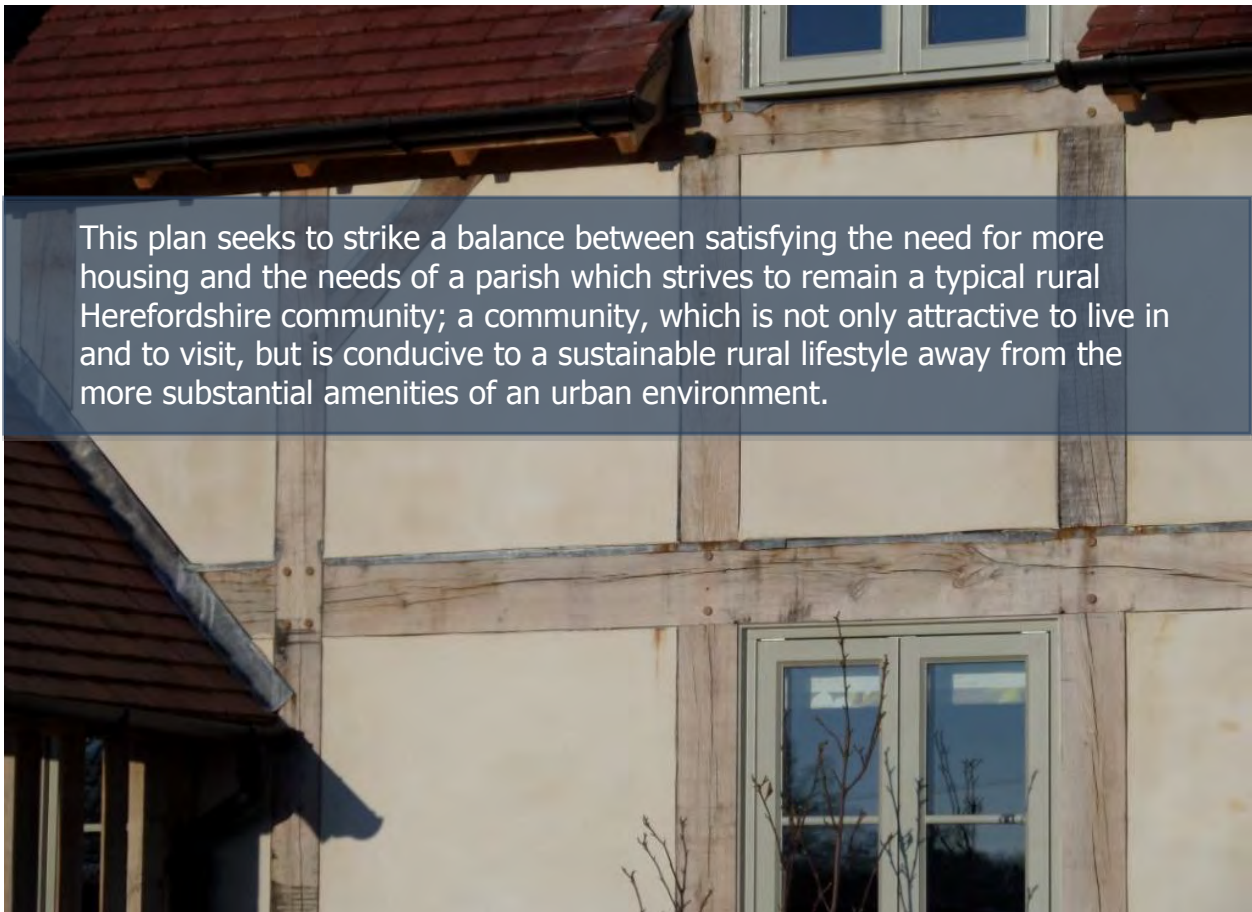


1.15 Compared to the rest of Herefordshire there are more detached houses, though this is typical of the traditional pattern of rural development. There are fewer one bedroom properties, but a broadly typical number of two to four bedroom homes with less overcrowding. A higher proportion of homes are owner occupied and a lower proportion are rented, including rented social housing. A higher proportion of the residents are either married or widowed and a lower proportion live in single person households. Less people

are employed full time, but more are self-employed and retired. Far more people have to drive to work than is typical for Herefordshire, which isn't surprising given the limited public transport. This pattern of ages, work and living circumstances fits logically with a community where the wherewithal to travel to work in more major centres has to be achievable.

## **Kingsland and the Changing Nature of the Built Environment !**

1.16 Kingsland village has seen approximately 30 dwellings built in the fourteen years before 2011. In the three years since then the number of dwellings either completed or with existing planning permission is a further 40, which is close to the minimum requirement for the next 20 years, as set out in the Core Strategy. This brings with it concerns that a continued increase in dwellings at a similar rate, 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.



1.17 According to the written comments made during the community consultation events for the Parish and Neighbourhood Plans and for the survey, residents, although supporting more housing, do not want inappropriate, large developments built on the edges of the village. They want to keep the settlement boundary largely where it is to prevent sprawl and to protect separation between different areas such as West Town and Kingsland village. However, there is a dilemma here, as most people would also like to see a halt to the gradual infilling of the main street where the gardens and hedges add to the traditional rural feel. This plan is based upon a finely balanced reflection of those needs and preferences.

## **What Style of Housing Do We Need?**

1.18 The current housing stock is an eclectic mix of historic timber framed buildings, Victorian and Georgian properties, post war developments, sixties and seventies bungalows, terraced cottages, small cul-de-sacs and one estate, alongside larger more architecturally imposing dwellings, listed buildings, farmsteads and barn conversions. Several farms front the roadside including in the main village centre. Some smaller dwellings have been extended to meet the needs of growing families, whilst some properties have been subdivided as circumstances altered. There is however a feel of organic history about the shape of the parish and this mix of housing and its changing nature has contributed to that over the centuries. This is reflected in the Conservation Area designation of 1975, a status which remains of extreme importance today.

This Plan sets out to allow for a range of housing sizes and styles, which suit their individual settings, location and purpose and the historic pattern of development.

1.19 Several comments received during the consultations of 2012 and 2014 were concerned with a perceived need for affordable housing and housing for first time buyers in Kingsland Parish. In the 2014 Kingsland Parish Housing Needs Survey, undertaken by Herefordshire Council, of the 24 households who wished to move to a home in Kingsland Parish, seven wished to move to affordable housing, although only two are currently registered with 'Homepoint', Herefordshire Council's service provider for affordable homes. Sixteen expressed a desire for an open market home and one expressed a preference for mixed tenure. Eleven of the respondents expressed a possible interest in moving to another parish and seventeen of the respondents were existing households and would therefore contribute equivalent housing vacancies if they could move to another home. The parish contains several one and two bedroom properties, including some for rent, and several managed by Registered Social Landlords, some with local occupancy restrictions and some limited to those over 55, which is detailed in the Herefordshire Housing Survey of 2014. There are also many bungalows to suit elderly people and three and four bedroomed houses for bigger families, together with accommodation for seasonal

workers. This plan sets out to meet and balance the housing needs of all the different groups within the community as they change over time.

## **Kingsland as an Historic Village and Tourist Destination !**

1.20 The pretty heart of the village with the Millennium Green between the beautiful, Grade 1 listed Norman church and the sixteenth century coaching inn attracts people from far and wide to visit Kingsland village for an enjoyable evening out or even to be married in such a traditional and stunning setting.

1.21 There is an increase in history tourism nationally and Kingsland is well placed to take advantage of this, which in turn makes a contribution to the economy of Herefordshire. The route of the main Roman marching road, West Watling Street, crossing through the parish, ensured that settlement here took place from at least the beginning of Roman times. Kingsland also has a large, well defined Motte and Bailey Castle site whose origins may go back as far as Saxon times. There was an early settlement at Street and the first king of this area, Merewhal, built his palace in Kingsland in c.660. In medieval times Marcher Earls and Kings owned the manor of Kingsland and King John slept in our castle. Numerous Grade II listed buildings, many linking back to medieval times, add to the historic feel of the parish.



1.22 The village is being added to the Mortimer History Trail for those interested in the fascinating history of these powerful Marcher Lords and their lengthy connection with Kingsland. The parish is also famous for the site of the Battle of Mortimer's Cross which is growing in significance, as the story of the Wars of the Roses is gradually uncovered.

1.23 Walking here is extremely popular and the village and its pubs are a natural finishing point for walkers from the surrounding countryside. Many cyclists use the old Roman road route and detour through Kingsland and even those travelling from Land's End to John o' Groats have been seen more than once! This slow but steady increase in tourism supports many local businesses, particularly accommodation providers, the two public houses with their restaurants and the leisure industry.

This plan seeks to build on this heritage asset and to maintain the setting and surroundings which provide a much valued leisure and tourist facility for the wider community, whilst allowing for the necessary housing that has been identified.

## 2 VISION AND OBJECTIVES

In preparing the Kingsland Parish Neighbourhood Development Plan the community set the following:

**VISION: Protect and enhance the rural nature of the parish so that all groups and ages can thrive and develop in a sustainable way.**

2.1 To support this vision the community was consulted upon a number of objectives that the Neighbourhood Plan should pursue. The following were agreed as the basis for setting proposals and development management policies:

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

**OBJECTIVE TWO:** Ensure that all development is based upon sound environmental sustainability principles; including energy sourcing and conservation, water and sewerage management, waste minimisation, wildlife conservation and habitat protection.

**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.

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

**OBJECTIVE FIVE:** Ensure that new and existing business and commerce, including tourism, which are beneficial to the economic health of the parish, can grow and are in scale with and sensitive to the rural character of the parish.

### Strategic Policy !

2.2 A strategic policy KNDP 1 setting the framework for achieving this vision has been agreed, based upon the objectives and priorities seen by the community as important to the achievement of sustainable development. Policies KNDP 2 and KNDP 3 also provide a framework for other policies below.

## Policy KNDP 1: Promoting a Sustainable Community

The Parish of Kingsland will support positive measures that promote sustainable development in accordance with the principles and policies set out in this Neighbourhood Plan. Where development proposals are advanced they should, in particular, address the following high-level priorities that are considered essential for maintaining a cohesive and resilient community.

a. The highest priority will be given to maintaining and enhancing the rural character and local distinctiveness within the parish. This includes the settings and amenity within its settlements, particularly in relation to the preservation of the Kingsland Conservation Area and its associated character, landscape and views

b. Development should be accommodated within infrastructure limits in particular for sewage treatment, highway safety, resilience from flooding, and measures brought forward for adapting to or mitigating climate change

c. Improvements to community facilities will be sought for the wellbeing of the whole community

d. Housing provision should meet the on-going identified needs<sup>2</sup> of the community with a suitable mix of size, style and tenure

e. Emphasis should be on promoting employment which is appropriate in terms of scale and contributes positively to the character of the parish

Development proposals must comply with the policies in this Neighbourhood Plan. Where this Plan does not cover a proposal any decision should reflect, where possible, the community's sustainable development priorities set out above and policies within Herefordshire Core Strategy.

### **Supporting Statement !**

2.3 This overarching policy covers the essential elements for sustainable development in Kingsland Parish. It is reflected in the Herefordshire Core Strategy, the National Planning Policy Framework (NPPF), the Kingsland Parish Plan and community preferences as

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<sup>2</sup> In line with prevailing local housing needs assessments

expressed in the community consultation events. It is intended to implement this policy through the resulting policy detail outlined below in KNDP 2-17. These are to be used as a reference and blueprint for all planning decisions made by Kingsland Parish Council and Herefordshire Council, and will be overseen by Kingsland Parish Council. These requirements and criteria should be upheld at all times where there is no exceptional or overriding reason to ignore them.

2.4 The way in which the Parish accommodates essential development whilst addressing, as the highest priority, the safeguarding of its rural character requires consistent yet area specific management of development. A Kingsland Parish development strategy is set out for this purpose, comprising four elements.

## Policy KNDP 2: Development Strategy

The villages of Kingsland and Shirlheath will be the focus for development within the Parish. Development within Cobnash and Mortimer's Cross will be restricted to meeting local needs. Limited small scale employment opportunities will nevertheless continue to be supported outside of the parish's settlements where they have limited negative impact upon amenity and the environment, especially the landscape.

Agricultural land classified as Grade 1 or 2 shall be protected and shall not be developed. %

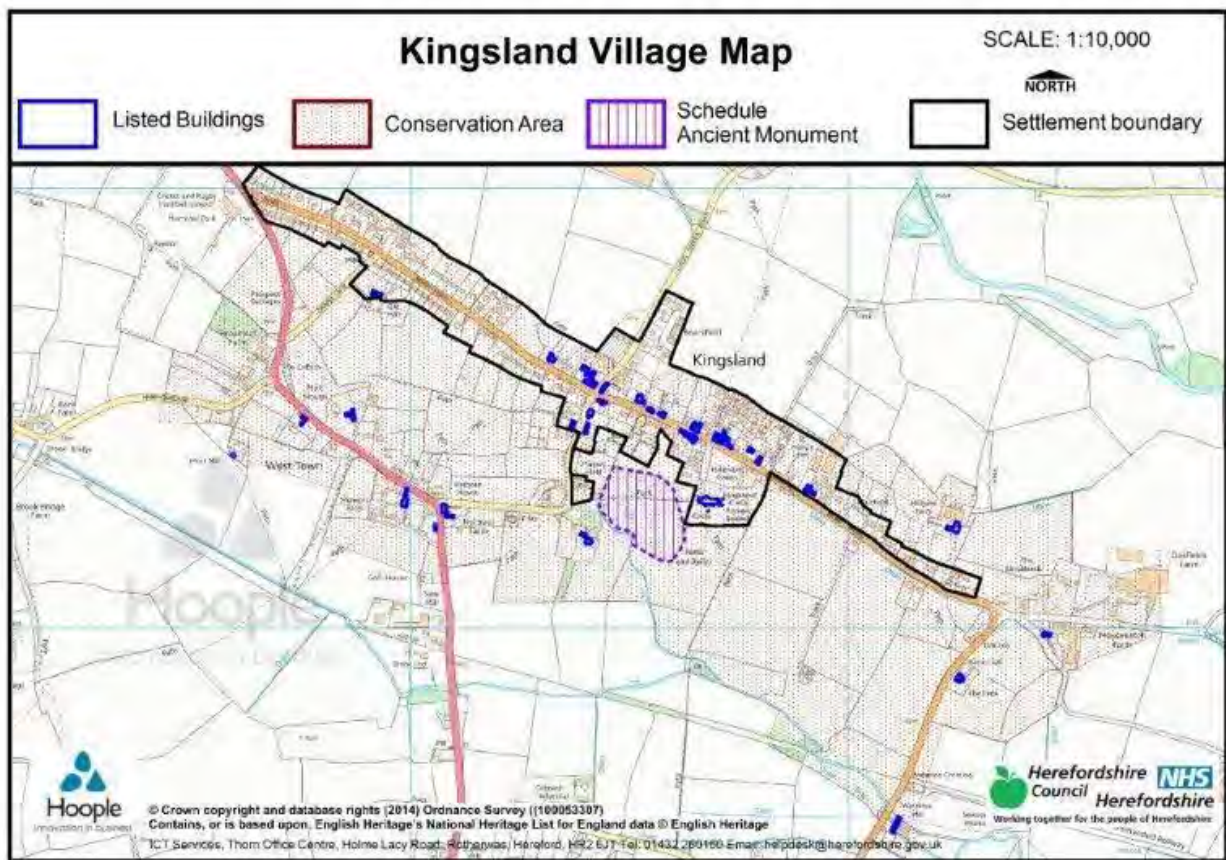
The approach to accommodating development will be based upon the following: %

a. %To allow for required development and controlled appropriate growth in Kingsland village, a settlement boundary is defined as shown on the 'Kingsland Village Proposed Settlement Boundary' Map below. 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. %To allow for required, appropriate development proposed for Shirlheath, no settlement boundary is defined. The approach to accommodating housing development will be based upon seeking individual plots or sites for small developments closely associated with the main groups of houses comprising the settlement

- c. Development within Cobnash and Mortimer’s Cross will be restricted to local need housing in accordance with Herefordshire Core Strategy policy RA2
- d. %Development outside of the settlements listed above should be exceptional and located in accordance with relevant policies in Herefordshire Core Strategy and this Neighbourhood Plan

## Kingsland Village Proposed Settlement Boundary



### Supporting Statement !

2.5 Most new building within Kingsland village is to be contained within the proposed settlement boundary. This boundary has been redrawn to protect the historic ancient monument of the Motte and Bailey Castle site and the playing fields by excluding them entirely from the new settlement boundary. In all other respects it remains the same as before.

2.6 This policy is aligned with the Herefordshire Council Core Strategy on housing developments and land use strategies. In particular the rural development Core Strategy paragraph 4.8.20, which states that *'Residential development will be located within or*



*adjacent to main built up areas, guarding against unnecessary linear, detached or isolated dwellings in the surrounding countryside which adversely damage the character and setting of a village and its local environment. Development of locally defined sensitive sites will not be acceptable.*<sup>1</sup> It is intended that development should take place only using brownfield or existing sites before taking agricultural land as defined in this Core Strategy policy.

2.7 This policy is also aligned with the 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 community consultation events for this Plan.

2.8 The village walks undertaken by the Kingsland Neighbourhood Plan Steering Group were specifically intended to make sure that the land enclosed in the redrawn settlement boundary was capable of accepting the housing development required and needed by 2031. The resulting Walks Report<sup>3</sup> show that this is feasible.

## Policy KNDP 3: Sustainable Design

An integrated approach will be expected to achieve the maximum possible reduction in the carbon footprint of any development. Development proposals should contain a co-ordinated package of sustainable design measures, which accord with regulatory requirements and should include:

### **a. Physical measures associated with buildings such as: !**

- i. % Details of the fabric of the building and its construction methods/materials including high levels of insulation
- ii. % The orientation of buildings to maximise passive solar gain
- iii. Provision of energy and water conservation measures
- iv. Bicycle and recycling storage
- v. % Broadband infrastructure
- vi. Renewable energy infrastructure

### **b. Site measures to support energy conservation such as: !**

- i. % Tree planting and other forms of green infrastructure for biodiversity and ecology mitigation and enhancement
- ii. % The inclusion of sustainable drainage systems where appropriate

<sup>3</sup> KNDP Evidence Base at [www.kingslandlife.com](http://www.kingslandlife.com)

- iii. The maximum use of permeable surfaces
- iv. The promotion of walking, cycling and reducing the need to travel by car
- v. Minimising the use of external lighting

**c. Offsite measures such as: !**

- i. Supporting infrastructure to promote sustainable travel
- ii. Enabling a sustainable drainage system to serve a wider range of properties

**d. The adoption of a working method statement for the construction and operation period that minimises the transport of materials to and from the site, including removal of any waste materials.**

Developers should preferably set out their integrated sustainable design approach within the design and access statement submitted with their planning application.

**Supporting Statement !**

2.9 These requirements and criteria are aligned with sustainable design policies in the Herefordshire Core Strategy and the NPPF requirement for local plans to have 'a *presumption in favour of sustainable development*', and for policies to support economic, social and environmental sustainable development jointly. Policy KNP3, in tandem with all the other policies in this plan, fulfils this requirement.

2.10 Kingsland residents in the Parish Plan Survey demonstrated a keen interest in sustainable development and these views are reflected in detail throughout the Parish Plan.

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### 3 KINGSLAND PARISH CHARACTER AND ENVIRONMENT

#### Background !

3.1 The community wishes to give the highest priority to protecting the rural character of the area within which it lives, and to protect the character and appearance of its villages, in particular the historic environment and its landscape. It also wishes to seek measures to enhance this where possible. The following policies seek to address these objectives.



#### Policy KNDP 4: Retaining the Rural Character of Kingsland Parish

Measures to maintain and reinforce Kingsland Parish rural landscape character and the ecological network that it supports will be promoted wherever possible.

To ensure development contributes positively to the area's rural character proposals should:

- a. Not adversely affect landscape character but, where appropriate, include measures to conserve, restore or enhance

- b. Contribute towards the ecological network of the area with measures to support the biodiversity value of designated and local sites
- c. Maintain and preferably extend tree cover by planting with indigenous species
- d. Retain important natural assets of the parish such as orchards and hedgerows
- e. Not result in a loss of landscape features such as trees, woodland vistas, wide grass verges and panoramic and other views
- f. Retain the character and setting of historic and traditional rural buildings, the historic landscape and archaeological sites

### **Supporting Statement !**

3.2 Kingsland Parish is in a rich fertile flood plain between the rivers Lugg and Arrow. The land surrounding Kingsland village is largely grade 2 and 3. The agricultural land, both arable and pasture, is highly productive and consistently will yield high value crops of potatoes, maize, cereals, oil seed rape and has high yielding grassland which is farmed to very high standards by local farmers. It also supports livestock; mainly sheep and cattle. Loss of agricultural land of this quality both here and elsewhere will impinge on the nation's ability to feed itself. The Land Classification Map was prepared to prevent wide scale non-agricultural development taking place on such land.

3.3 This landscape surrounding the village and in the wider Parish supports innumerable wildlife species. Abundant woodland, trees, hedges, orchards, grasses, wild flowers, ponds and streams support this rich diversity of wildlife. There are also interesting areas of boggy ground and small marshes supporting plant and animal species which prefer this type of environment. This in turn attracts visitors from far afield to walk in and enjoy the area as a way to stay healthy and happy.

### **Background to Protecting Kingsland Parish's Heritage !**

3.4 There is a depth of local history associated with the parish, reflecting its important role in the history of the nation. Consequently, it is important to protect the heritage assets that remain, including those yet to be found or unfold. This protection needs to be undertaken comprehensively to reflect the range of historical periods covered.

3.5 These assets include a large Castle site and Bailey, which may even date back to Saxon times and the site of the Battle of Mortimer's Cross, alongside indications of possible Roman or pre Roman Settlements. In addition, the parish contains many Grade II

listed buildings some, although rebuilt, date in location from medieval times. These listed buildings include Black Hall, Must Mill, Angel House and St Mary's Farm, which was an ancient religious community possibly dating from before the Normans arrived. Other sites of significant interest include probable burial mounds and Lawton Cross where ancient places of worship and burial have been found. Two of our mills, Waterloo Mill and Arrow Mill were mentioned in the Domesday Book. The first 'Poor House' in the whole area was designated in Kingsland in 1784 and is still lived in today opposite the Corner's Inn.



## Policy KNDP 5 Protecting Kingsland's Heritage Assets

In order to ensure that heritage assets and their settings, including those which have not yet been identified, are not destroyed or disturbed, development proposals are required to ensure that the Parish's historic character and local distinctiveness shall be conserved or enhanced by:

a. Retaining its historic landscape character

b. Opposing developments that impact adversely on important buildings, archaeological sites and other heritage assets within the village and surrounding countryside, including their settings

c. Retaining the character of traditional rural buildings, in particular farmsteads

**Supporting statement !**

3.6 Appropriate development in the parish is welcomed. However, the presence of significant heritage assets and the potential for discovery of substantial and significant below ground archaeology may constrain development in this area. This is not only in accordance with national and local planning constraints but also community views. There are numerous Listed Buildings within the parish and one Scheduled Ancient Monument. In addition, many other buildings and sites are considered to be of local importance. These contribute significantly to the character and distinctiveness of the parish and, together with their settings, which are often of similar importance, need to be preserved and might also benefit from enhancement. The likelihood of unexpected finds remains high. 'Absence of evidence does not mean evidence of absence' where unexplored sites are concerned, and Kingsland parish has several sites which are worthy of investigation.

3.7 The approach that should be taken where the potential for archaeological remains has not been assessed can be found in Herefordshire Council's Archaeology and Development Supplementary Planning Document. This sets out the need for various levels of assessment according to the particular circumstances, including desk based and field evaluations.

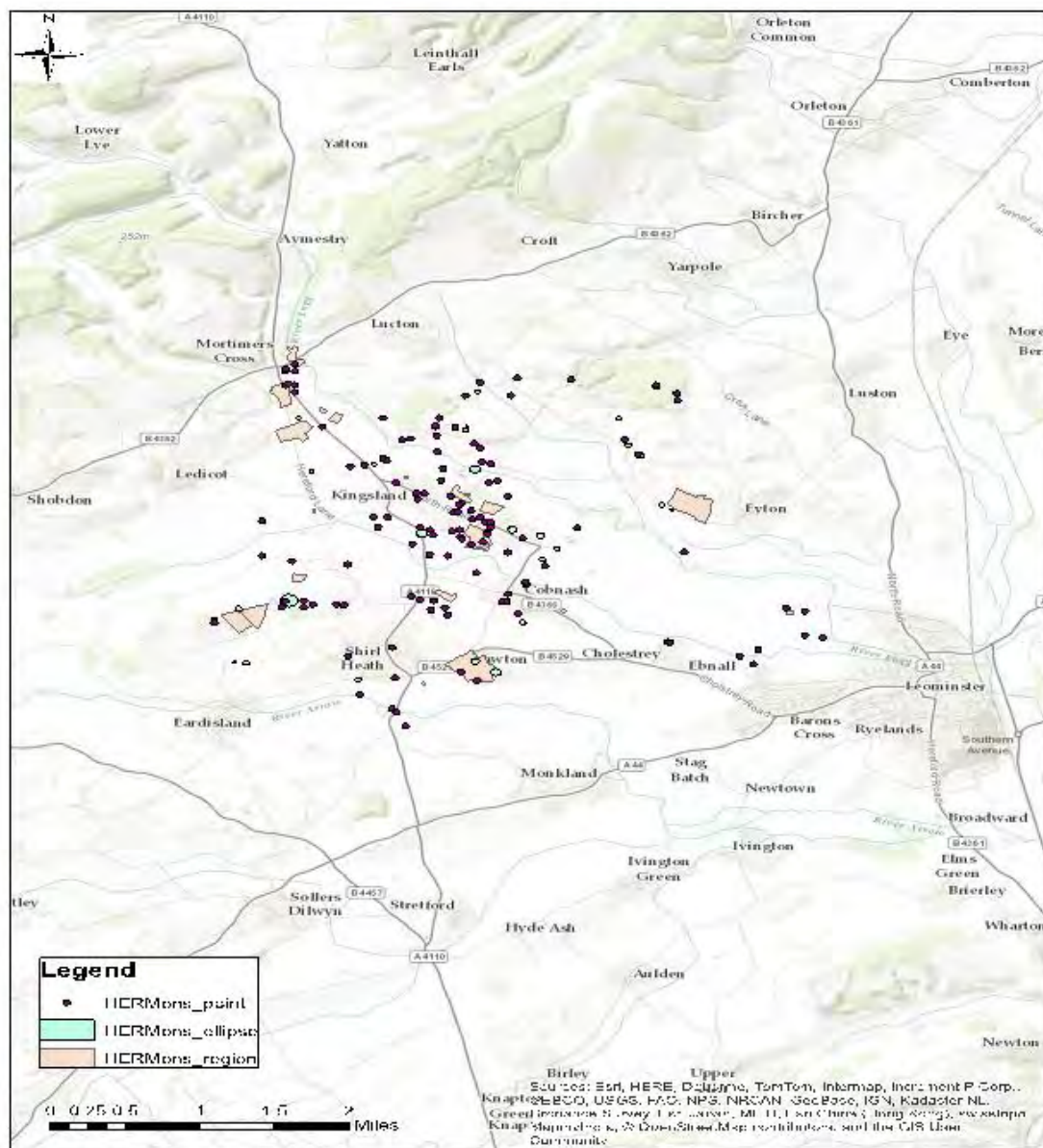
3.8 The potential for the parish to gain economic benefits from our heritage sites should not be underestimated and the community has indicated it would wish to see such sites preserved. It is likely that tourism will grow given the current level of interest in the area's history and archaeology from various bodies including English Heritage, the Mortimer's Society and the Battlefield Trust.

3.9 The large number of possible historic sites and finds, identified by the Herefordshire Historic Environment Records Office and shown below in the historic environment map below, indicate a significant and rich heritage throughout Kingsland Parish from Roman or pre-Roman times to the present day and, as such, should be protected from inappropriate development.

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## Historic Environment Map

*The sites identified on this map indicate finds as well as potential but not always verified historical evidence.*



### Policy KNDP 6: Retaining the Character of the Conservation Area and Kingsland Village

1. 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 objectives set out below.

Development proposals will only be permitted where they:

- a. %Conserve or enhance the character and appearance of Kingsland Conservation Area
- b. %Do not adversely affect the setting of important buildings and other heritage assets within the village
- c. %Meet the detailed conservation and environmental objectives established for the village

2. The following comprise the conservation objectives for Kingsland village and Conservation Area:

Proposals for development should preserve important views and settings within, into and from the conservation area. These should remain protected from inappropriate forms of development. Key views and characteristics include:

- 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. %The open aspect to the south of Longford
- c. %Long distance views of St Michael's and All Angels Church particularly from the east and south
- d. %The setting of the combination of the Church, the Motte and Bailey Castle Scheduled Ancient Monument and the Millennium Green
- 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)
- f. %The clear separation between Kingsland village and West Town

3. New development should contribute positively to the village and Conservation Area: %

- a. There should be a high quality of design for new buildings, alterations or extensions to existing buildings and for changes to external areas within the conservation area. Proposals should seek to incorporate traditional building features present within the village. However, new innovative building design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene
- b. Developers should demonstrate how their layout reflects village character, in particular the relationship with the village street and its associated spaces. The height, size, massing and scale of buildings and plot width and form should respect those surrounding the development
- c. Choice of materials should be sensitive to the character of the village, in particular that undertaken within the historic core of the settlement. This includes ground



surface and roofing materials as well as those for external walls, fenestration and joinery

- d. Landscape proposals should form an integral element within the design of proposals for all but minor works

4. 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 Village:

- a. Both tree and hedgerow planting can assist in reducing the effects of suburban development forms where they detract from the traditional village character
- b. Trees that contribute to the character of the Conservation Area should be retained, where appropriate, by making Tree Preservation Orders
- c. Trees that die should be replaced
- d. New development should include a strong component of tree planting, whilst also retaining as many valuable trees on site as possible
- e. Hedgerows, that support the historic pattern of the village setting and development should not be removed
- f. We would encourage the retention of small or remnant hedgerows that currently remain within the village and have been used to mark building frontages and also encourage an increase in this provision
- g. The use of traditional hedgerow species should be the preferred choice and evergreen species should be replaced where possible

5 Street furniture should be minimal and consistent. The general absence of such clutter, in particular in the form of street furniture, is a unifying factor that should be retained and the Highway Authority should minimise signage, markings and other traffic management elements. New development should be designed to minimise the requirement for street furniture

### **Supporting Statement !**

3.10 The Conservation Area status is in response to the unique and special nature of the historic and landscape environment of Kingsland village. This environment is an asset to the tourist industry of Herefordshire and also to the wellbeing of all the people who live and work here. Its attractive nature, beautiful landscape and historic settings are archetypical of the 'English village' and of Herefordshire and, as such, are a valuable national asset. The nature of this asset is changing with sometimes inappropriate development. Alongside a strong local plan for Herefordshire, Kingsland needs the protection of the well structured, parish specific planning afforded by this policy.

3.11 This policy KNDP 6 is in accordance, amongst others, with:

- The NPPF Chapter 11 paragraph 109 Conserving and Enhancing the Natural Environment.
- The Conservation Area Statement 1975
- Core Strategy policies SS6 and LA2
- Community preferences detailed in the Parish Plan and consultation data

Core Strategy policy SS6 in particular refers to the use of assessments and conservation objectives to inform development proposals within important environmental areas.

3.12 In the Parish Plan significant majorities expressed a preference for the following:

- Preserving and replacing trees % and hedges as necessary %
- Enhancing the protection of historic and natural features %
- Encouraging farmers to reinstate % hedges/ponds %
- Enhancing the protection of the % landscape
- Limiting the amount of new development to be consistent with the nature of the village %
- To make use of brownfield sites % and existing buildings for housing %
- To support traditional land use



## 4 ENSURING ESSENTIAL INFRASTRUCTURE

### Background !

4.1 In recognising the need for development the Kingsland community also acknowledges that such development must be accommodated within infrastructure constraints such as roads, parking, sewage and drainage. It must also be supported by measures that address flooding. All such measures are needed to support the Neighbourhood Plan's Objectives two and three. This was strongly expressed by the community in all the consultations including the Parish Plan survey.

4.2 Too often the infrastructure needed to support increased housing in Kingsland has not been forthcoming; largely because development, appropriate to the Conservation Area, has been relatively small scale. Relevant bodies should look very carefully at the incremental impact of several small developments on infrastructure and seek ways to overcome this as outlined in the policies below and in the Herefordshire Core Strategy Policy ID1.

### Policy KNDP 7: Addressing Flood Risk

Environmentally sensitive measures to reduce the effect of flooding, including that caused by surface water runoff, will actively be promoted, including in association with development proposals. Development that may result in increased flood risk to properties elsewhere will not be permitted.

New development will not be permitted in areas identified as at risk of flooding, unless there are no other options, in which case full and effective mitigation measures shall be provided, including off-site. Where flooding is identified as an issue, developers shall undertake full and detailed flood risk assessments, including taking into account climate change, to inform decisions upon planning applications.

Where the management of surface water drainage needs to be addressed, developers should utilise sustainable drainage systems (SUDs) where this is practicable, including measures to support biodiversity.

### Supporting Statement !

4.3 Flooding has been identified as a significant problem by parishioners in the Parish Plan sections 2.1-2.3. This was reiterated in comments from the Neighbourhood Plan

community consultation events. The community is anxious that any new development should not increase flood risk. The Herefordshire Strategic Flood Risk Assessment 2009 looks in detail at the issue of flooding primarily in Hereford and the market towns. However, it does identify the existence of extensive flood reports for the River Lugg and Pinsley Brook within the parish. In addition, it highlights that Kingsland Sewage Treatment Works is an essential critical infrastructure asset at risk from the effects of flooding, being in Flood Zone 3, and also potentially affected by highway flooding. However, more detail is needed and Kingsland Parish Council has identified that there is support for it to identify the causes of flooding and possible solutions. Should any investigations identify appropriate measures to address flooding within the parish, this policy would promote their implementation. Addressing flooding will enable essential development. Any Community Infrastructure Levy arrangements, which might apply, may be used for this purpose.

4.4 Planning applications will need to show they have addressed flood risk, particularly in line with guidance contained within the NPPF. The second part of this policy is critical to Kingsland village, which lies between the River Lugg and Pinsley Brook, as it emphasises the approach that needs to be taken. Surface water flooding has also been identified as an issue, and solutions involving sustainable drainage systems should have the potential to support the parish's rural character, in particular biodiversity.

4.5 In addition, the community would wish to be assured that the mains sewer running through Kingsland village has sufficient capacity to accommodate further development without being overloaded and causing flooding and pollution.



## Policy KNDP 8: Highways and Transport Infrastructure

Measures must be promoted, in association with Herefordshire Council, to improve pedestrian and cyclist safety, reduce the impact of vehicles upon amenity and promote greater accessibility, including through public transport. Proposals that provide additional small-scale general parking on appropriate sites within Kingsland village will be encouraged.

Where development proposals are advanced these should ensure:

- a. There is safe access onto the adjacent roads which does not adversely affect existing pedestrian movement
- b. Adequate on-site parking for residents and visitors is provided within each dwelling or development curtilage, and if appropriate, includes proposals that would reduce on-street parking within the area concerned. Parking standards shall conform with Herefordshire Core Strategy but should also include additional parking for visitors
- c. The site is connected to the village by an existing footway or through the creation of a new footway that does not adversely affect the character of the village or result in the loss of important features
- d. They do not require additional street lighting
- e. They do not lead to a significant increase in the volume of traffic travelling through the villages, at major junctions, within the parish and on roads that do not have sufficient capacity

### Supporting Statement !

4.6 The community, through the Parish Plan Survey and community consultation events, has identified a range of highway problems that it would like to see addressed. These are reflected in the Parish Plan, are in accordance with Herefordshire Core Strategy Policy MT1 and include:

- The need to control heavy traffic through its villages and settlements
- 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
- Addressing on street parking in a number of locations, in particular the village centre where, among other groups, the impact from the school and doctor's

surgery is significant as they both serve large populations from surrounding towns and villages. The Shirtheath area near Lawton Cross also has significant parking issues when the Leominster Auctions is operating

- Improving footway (pavement) access for pedestrians, especially the elderly, disabled, children and people with pushchairs
- Improving provision for cyclists
- Provision of additional footways, ensuring these respect the character of the village and avoid the appearance of suburbanisation
- Ensuring any new development provides parking for residents and visitors as well as footway provision both within the site and with links to the village where the site is in Kingsland
- Provision of additional infrastructure to support public transport, including its use by the disabled

4.7 Positive measures need to be promoted in order for Kingsland parish to strengthen its role as a sustainable community. New development needs to make a positive contribution, not just in terms of meeting on-site development requirements, but also to the wider community objectives.

4.8 As Kingsland is a rural area residents are very reliant upon cars for transportation. Buses are infrequent, cycling is becoming increasingly more dangerous with no safe cycleways, footways are limited for walking to venues safely and easily, and there is no other mode of transport. For this reason parking provision is an essential part of the infrastructure to enable people to get about. The large older population also means that cars often have to be parked close to the destination.

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## Policy KNDP 9: Kingsland Sewage Treatment Works

Works to improve the performance of Kingsland Sewage Treatment Works will be supported if and when they come forward. Development that might result in the capacity of the Sewage Treatment Works being exceeded will not be permitted. Developers will therefore have to demonstrate that their proposals will not overload the system.

### Supporting Statement !

4.9 Herefordshire Council's Water Cycle Study 2009 concentrated its analysis principally upon the County's large sewage treatment works. However it does indicate that Kingsland Sewage Treatment Works requires a general upgrade in respect of operational or capacity constraints present in 2008/9. At that time it had an estimated headroom of less than 75 households. Since then several more dwellings have been built, including 7 since 2012 and up to 33 still with planning permission. The River Wye SAC Nutrient Management Plan Evidence Base and Options Appraisal 2014 confirmed this position; in that it was one of 11 sewage treatment works within the Lugg sub-catchment where controls are likely to be required.

4.10 Given the level of new housing commitments within Kingsland village, it is considered that its sewage treatment works must be nearing its capacity. In addition, the phosphate discharge levels from Kingsland sewage works already exceed EU maximum levels. It is as yet unknown whether a stricter standard of outfall may be called for as part of the Environment Agency's Nutrient Management Plan.

4.11 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 should be deferred until later in the plan period when the funds become available to upgrade the sewage system.

## Policy KNDP 10: Community Renewable Energy

Renewable energy proposals that will benefit the community will be supported where: %

a. They respect the rural and/or settlement character of the locality in accordance with policy KNDP 4 of this plan

b. They do not adversely affect the historic character of Kingsland Conservation Area or the parish's important historic buildings or sites, including their settings

c. They will not adversely affect biodiversity including the SSSI (River Lugg)

d. Local and residential amenity is protected

e. Their scale reflects the community's needs

f. % Proposals should not increase traffic volumes, in particular HGV traffic travelling through the parish's villages, to such a substantial degree by the accumulative effect of the same type of development

g. % They do not add significantly to any inappropriate adverse cumulative effects from too many developments of a similar nature

h. % There is no adverse impact with regard to noise, smell, traffic movements & loss of rural ambience on the amenity of occupiers and users of buildings within proximity of the proposed site

i. There is no detrimental impact on the landscape and rural character of the surrounding environment

j. % Proposals are well related to existing development and the landscape in terms of scale, design, colour and materials and be readily assimilated into the landscape; avoiding isolated or skyline locations and taking advantage of natural land form

k. % The form of development is appropriate in size and is relevant to its surroundings and not of an incongruous nature which would be detrimental to the rural character of the parish

l. The development is not of an industrial nature which is considered inappropriate within the rural setting

m. There is no detrimental impact upon the visual amenity of the parish or the surrounding landscape

Other measures aimed at carbon reduction will also be supported and encouraged where the criteria outlined above are met.



### **Supporting Statement !**

4.12 The community is keen to reduce its carbon footprint, in particular by exploring the production of renewable energy. This includes schemes with communal or individual benefits. Safeguards are however considered necessary to ensure proposals are brought forward sensitively.

4.13 The community enthusiasm for renewable energy generation locally was evident in the Parish Plan Survey data, and was a common theme in comments from the public community consultations in 2012 and 2014. A majority of respondents to the survey and 81% of those who expressed an opinion, across all age groups, are in favour of developing Kingsland's own source of electric power or renewable energy. However, many comments relate to the need for appropriate scale with all development and infrastructure.

### **Policy KNDP 11: Infrastructure for Broadband**

Proposals for appropriate super-fast broadband equipment will be supported where this provides high quality internet connectivity for business and residential users.

Developers should ensure all properties have the infrastructure incorporated during construction to accommodate high-speed broadband internet connection.

### **Supporting Statement !**

4.14 Herefordshire Council is looking to work with appropriate providers to roll out superfast broadband into its rural areas. The community has indicated its wishes in the Parish Plan survey to achieve improvements to the speed of broadband services within the parish, in particular those who operate local businesses. This policy is proposed to urge Herefordshire Council and internet providers to bring forward proposals for faster internet connection at the earliest opportunity.

4.15 New development should enable all potential occupants to have easy connection to faster broadband services.

## 5 PROVIDING COMMUNITY FACILITIES

### Background !

5.1 Kingsland village provides a number of services and facilities for the parish including a primary school, village hall, toddler play area, doctor's surgery, pharmacy, garage, churches and two public houses. Support for these, and also enhancing provision, is encompassed in Objective 3 of this Neighbourhood Plan. There is currently no village shop and the future of the Post Office is uncertain.



### Policy KNDP 12: Protection and Enhancement of Services and Facilities for the Community

The retention and creation of key services and facilities will be supported where possible through enabling development that would enhance their viability. Proposals for new or additional services and facilities within the parish will also be supported. All such proposals should ensure:

- a. They will not adversely affect the amenity of neighbouring properties through creating unacceptable noise, fumes, smell or other disturbance
- b. They will not cause any adverse traffic impact upon amenity or congestion with particular provision being made for off-street parking where this is necessary
- c. They will not restrict the operation of, or be detrimental to, an existing use on adjacent land

To deliver facilities to meet essential community needs Kingsland Parish Council will use any monies received through the Community Infrastructure Levy, although this is likely to be limited, and any other sources that may become available during the period of the Plan.

The following services and facilities have been identified by the community as being needed to support growth, resulting from development within the parish, during the Plan period to 2031:

- a. A purpose-built day-care facility for pre-school children
- b. Additional classroom accommodation at Kingsland Primary School
- c. Play facilities for older children
- d. Proposals to improve accessibility to services and facilities by the elderly
- e. A café, village shop
- f. Ensured continuation of a Post Office

The loss of key services or facilities through the change of use of premises to an alternative use will not be supported unless it is clear that the service or facility concerned is no longer viable.

### **Supporting Statement !**

5.2 Residents of the parish value the present level of services and facilities available, many of which are run by volunteers. The community is however looking for a means of replacing the 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. Almost all services and facilities are located in Kingsland village. Enabling such services and facilities to expand or extend their viability base or provide additional accommodation is seen as an important supportive measure.

5.3 The need for additional services and facilities, made more essential as a consequence of growth resulting from additional houses in the village, has been identified. Proposals for these will be encouraged. No specific sites are suggested for these since flexibility is needed by those who might pursue them. Developers could help however by making land available in association with development. Contributions from the Community Infrastructure Levy, if any are forthcoming, as well as other sources, might be used to help bring forward those services and facilities, currently identified, or others that arise during the plan period.

## Policy KNDP 13: Open Space and Play Areas

Areas of open space and play areas must be protected against development that does not support their function. The following areas are designated in this plan as Local Green Space (NPPF paragraphs 76-78):

- a. The Kingsland Millennium Green
- b. Area comprising remains of the Motte and Bailey Castle
- c. The playing fields surrounding the Coronation Hall
- d. Mortimer Park Rugby and Cricket grounds

Developers shall provide open space to meet the needs of those living/working within their developments in accordance with Herefordshire Core Strategy policies OS1 and OS2. Where provision cannot be met on site, developers should look to enhance or extend current provision, including assisting with obtaining land for such purposes. Measures that will increase accessibility to recreational facilities such as the public rights of way network may be advanced as an alternative.

### **Supporting statement !**

5.4 Herefordshire Open Space Study 2006 used sub areas of the County as the basis for assessing provision and need. Kingsland parish falls within the Leominster sub area. A shortfall in terms of parks and public gardens was identified together with a need to protect existing amenity green space as a consequence of a slight under-provision.

5.5 The community considers provision for play and access to open space is particularly important, as evidenced in the Parish Plan Survey. It supports the provision of improved play facilities for older children and would also wish to see access to open space improved to promote the health benefits and social well being for all groups.

5.6 Some of these open spaces are part of the village heritage, particularly the protected ancient monument site of the Motte and Bailey Castle in the centre of the village and the site of the Battle of Mortimer's Cross. These attract tourists and their setting and integrity need to be protected as important spaces. See Policy KNDP 5 above.

5.7 In addition to the sites indicated in the Policy KNDP 13, the village has several public footpaths which enable residents and visitors to walk or exercise their dogs. Some routes are particularly popular including the route behind the church, which leads to Pinsley

Brook, a particular favourite amongst the children, and the route behind the Fire Station. These sites are of equal importance to the more official green spaces, in that they comprise a sizeable proportion of the infrastructure necessary for health and wellbeing in the parish. Another green space of valued importance is Mortimer Park with its nationally known Luctonians Rugby Club and associated cricket and other sporting facilities, serving a wide area in the Midlands and beyond.

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### **Kingsland Millennium Green !**



## 6 MEETING HOUSING NEEDS

### Background !

6.1 The housing requirements for the two villages within Kingsland Parish, as identified by the Herefordshire Core Strategy, have been accepted by the community.

### Policy KNDP 14: New Homes in Kingsland Village

To meet housing needs within Kingsland village provision will be made solely within the defined settlement boundary as shown on the Kingsland Village Map, and in accordance with the following Kingsland village specific criteria 'a' and 'b' and including criteria 'c' to 'k' which also apply to Shirlheath:

- a. Development should complement the village character and comply with the conservation objectives for Kingsland Conservation Area, its Listed Buildings and other heritage assets and their settings, and be in accordance with Policy KNDP 6
- b. New development should be beneficial to the local community and have no adverse effect upon local services and facilities
- c. Children's play areas, open space and other green infrastructure should be provided in accordance with Policy KNDP 13
- d. New housing should provide a mix of house type, size and tenure in accordance with identified needs at the time of application
- e. Developments and individual dwellings should be of a scale and character reflecting the density and massing of existing properties in the vicinity and not adversely affect the amenity of adjacent properties
- f. Access, parking and highway arrangements should comply with the requirements set out in Policy KNDP 8 and in particular ensure the amenity and safety of existing residents are protected
- g. Landscape proposals should form an integral part of the site's design. Developers should landscape sites in order to increase and enhance biodiversity, and in

particular to improve and add to green infrastructure and connectivity of green corridors through the village

h. Trees and hedgerows should be retained unless their value is deemed low following surveys in accordance with established practice

i. Provision should be made for affordable housing in accordance with the Core Strategy and local housing need

j. Support will be given to proposals comprising custom built dwellings

k. Development should comply with other relevant policies contained within this plan and the Core Strategy

## Policy KNDP 15: New Homes in Shirleath

To allow for the required, but limited, development proposed for Shirleath, no settlement boundary is defined. The approach to accommodating housing development will be based upon seeking individual or small plots within or associated with the main group of houses in the village.

The new homes target for Shirleath will be accommodated through proposals that meet the Shirleath specific criteria listed below and that also meet criteria 'c' to 'k' listed under Policy KNDP 14 for Kingsland Village above:

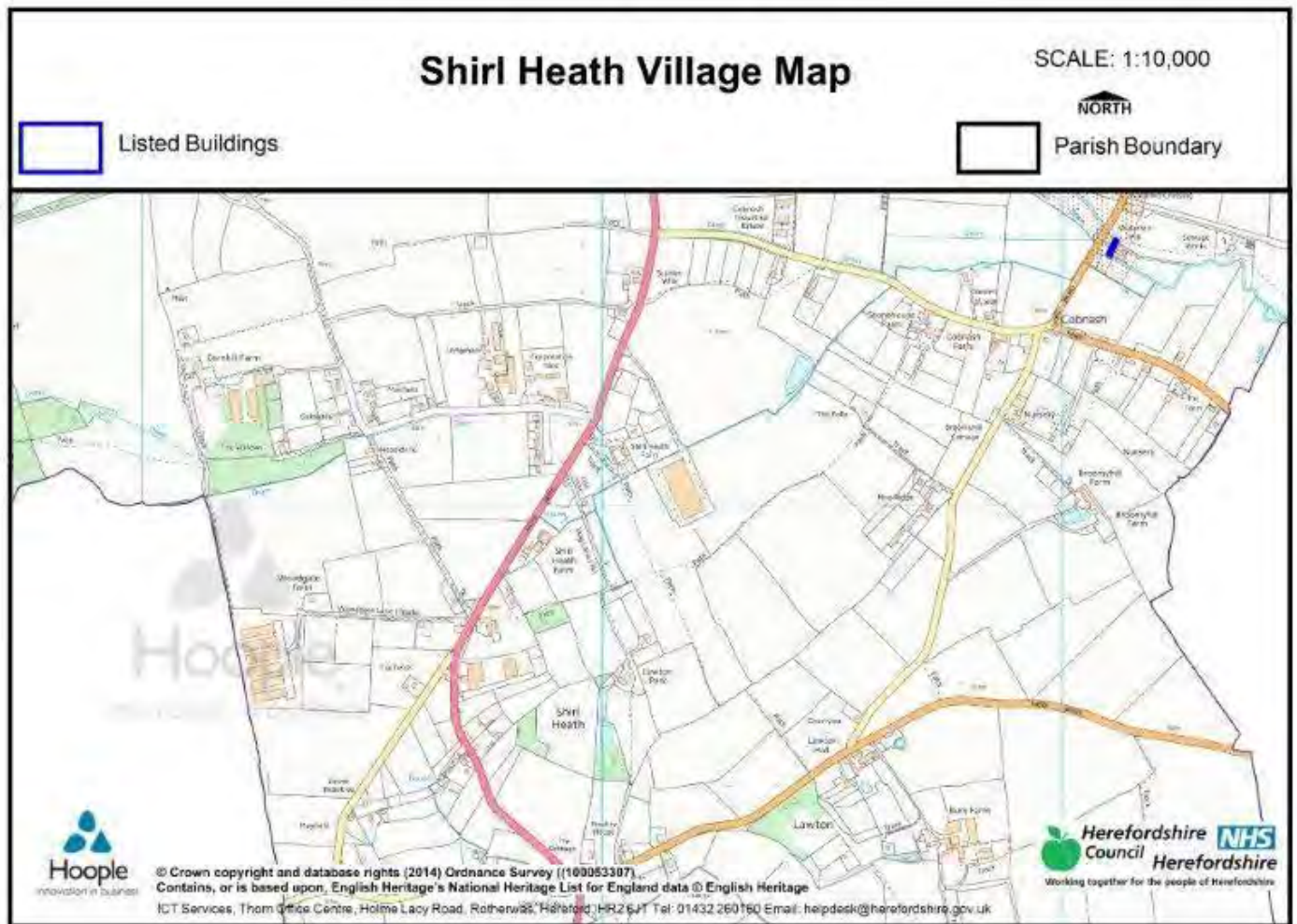
a. New development should reflect the character of its immediate setting in accordance with current requirements.

b. Dwellings should be on small sites or individual plots and phased in over the plan period

c. Dwellings should be located within or close to one of the groups of houses comprising the village, which are evident on the Shirleath Village inset map

d. Proposed Development should be consistent with the character of the village

## Map of Shirlheath Village !



### Supporting Statement !

6.2 Kingsland and Shirlheath, along with a further 117 villages in the county, have been identified in the Herefordshire Core Strategy as villages which are appropriate to accommodate the main focus of proportionate housing development in the rural areas. Kingsland Village and Shirlheath Village have a growth target rate of 14% each.

6.3 This figure equates to a requirement of some 44 new dwellings to be built in Kingsland Village during the plan period to 2031. At the time of preparing this Neighbourhood Plan seven of these have been built and outstanding planning permissions accounted for a further 33. All are within the current settlement boundary. The remaining dwellings can be accommodated within the settlement boundary without adversely affecting its character and amenity. The criteria listed in the policy will need to be met by new development, including where existing permissions expire and renewal of planning permission is sought.

6.4 The requirement for Shirlheath is approximately 7 new dwellings to be built in the plan period. This can comfortably be accommodated within the area as evidenced by the



Kingsland Neighbourhood Plan Steering group Walks Report and views expressed during the public consultations. A greater number of additional dwellings than this at Shirlheath is considered by parishioners to be inappropriate to the nature of the settlement. In addition, the form of Shirlheath village 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 any kind make the village a less sustainable location for development. Once the required total of housing is reached then it is expected that Herefordshire's Core Strategy policies will apply and any further dwellings will be required to meet local affordable housing needs.



6.5 The robust and detailed survey results described throughout the Parish Plan provide the community view, which is reflected in the policy above.

6.6 The potential for high-density, urban type developments is not appropriate to the character of either village 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.

6.7 The detailed criteria that need to be met reflect issues identified by the local community in the Parish Plan section 1.6, policies contained within the Herefordshire Core Strategy and the NPPF requirements.

6.8 Developers will be encouraged to consult local residents, early in the process, on the location and details of proposals prior to submission of planning applications; for example by notifying neighbouring properties, advertising in the village newsletter or website and presenting to the Parish Council or local member etc.



6.9 The Core Strategy requirements in relation to contributions to affordable housing provision are included in KNDP 14 (i) above, notwithstanding it may not prove possible to achieve this for the outstanding housing requirement. Should there be a need for a range of affordable local housing which cannot be delivered through this mechanism, then it is recognised that development outside the settlement boundary may also need to take place. In such an instance proposals advanced under Core Strategy Policy H2 – Rural Exception Sites should comply with the provisions set out in this policy. The mix of tenure types should include a high proportion of intermediate housing, in particular shared equity and low cost homes. The exact balance will be determined according to evidence available at the time of any planning application.

6.10 Kingsland Parish Council will welcome proposals for 'custom-built' dwellings and work with developers and/or landowners to utilise 'Community Right to Build' provisions where a partnership approach between landowners, developers and the community is agreed to have mutual benefits.

6.11 Outside the Kingsland settlement boundary, new homes will only be permitted where they comply with Herefordshire's Core Strategy Policies on rural exception sites; dwellings in Herefordshire's countryside; agricultural, forestry and rural enterprise dwellings and the re-use of rural buildings.

6.12 This plan sets out to continue with the eclectic nature of housing development in the parish whilst protecting the character of the rural area. This is in accordance with the views of parishioners as evidenced in the Kingsland Parish Plan Survey and the preferences expressed during the public consultation events for the Kingsland Neighbourhood Plan.



## 7 SUPPORTING LOCAL BUSINESS

### Background !

7.1 Kingsland lies close to Leominster, which is a major source of employment within the county. Nevertheless, Kingsland Parish also contains a number of important employers who play a significant role in the life of the community. Most, but by no means all, are small scale and although the community is concerned not to create barriers, it recognises that there must be limits to the extent to which some further forms of industry in particular can be accommodated. Nevertheless, a positive approach should be adopted to enable employment opportunities to be expanded within the parish within a range of business sectors.

### Policy KNDP 16: Supporting Local Business

Proposals for the development of local businesses in the parish as a whole will be supported where:

- a. Development proposals retain, or preferably enhance, the character of the rural parts of the parish or settlement in which the site is located
- b. There are no adverse effects on the parish's ecological network
- c. The amenity of nearby residents is not adversely affected
- d. There will be no detrimental effect upon the local highway network as a consequence of traffic generated by the proposal
- e. The development proposal can be undertaken within the capacity of local infrastructure
- f. % The development is of small scale and is an appropriate use within its setting with no negative impact on the surrounding landscape including the visual impact on the character of the area. Small scale light industry appropriate to the rural setting, in particular craft-based operations or sustainable technologies, will be encouraged to set up in suitably converted rural buildings, or on brownfield sites, provided they comply with the general criteria set out in this policy

g. %In relation to the conversion of rural buildings to employment uses, where the building involved contributes to the character of the parish, this should be retained, in particular by the form of the conversion and avoiding unacceptable external storage and paraphernalia

h. %Moderate extensions onto adjacent greenfield sites of an established business use may be acceptable where this would provide additional job opportunities in a location where this is environmentally acceptable and, in particular there have been no record of substantive complaints in terms of effect on local amenity. Where more significant expansion is required, the operation should be directed to industrial estates established as major employment sites

i. % Tourism enterprise proposals are appropriate to a rural area in terms of the nature and scale and effect upon the parish's rural character. They will especially be supported where they assist the retention of a valued existing site, service, facility or attraction or make best and appropriate use of a redundant rural building

Proposals for change of use of existing business premises away from employment activity will need to demonstrate that the existing use is no longer economically viable.

### **Supporting Statement !**

7.2 A substantial number of Kingsland residents are employed by local businesses. There are over 110 small to large businesses operating in the parish, including farmers and the self-employed. This not only supports the local economy, but also reduces journey time in getting to and from work and makes the community economy viable. When some of these businesses need to grow there is sometimes a need for more land or premises. The community supports such development as evidenced in the consultations, although the criteria above should be adhered to.

7.3 Herefordshire's Core Strategy has identified strategic employment sites within Hereford and the market towns. Within this context Leominster will remain the principal source of employment for its surrounding parishes including Kingsland. The Core Strategy supports the diversification of the County's business base, including through knowledge intensive industries, environmental technologies and creative industries. This policy sets out the parish's support for this approach, which would include the provision of live-work schemes and the adaptive design of residential development, in addition to appropriate conversion of rural buildings and retaining existing businesses where this does not have an adverse impact on the community or local environment.

## Policy KNDP 17: Agriculture, Forestry and Rural Enterprises

New development proposals for agricultural, forestry or rural enterprises will be supported where:

- a. They do not generate an increase in traffic volumes and HGV movements through the village.
- 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 where it will have a detrimental impact upon surrounding landscape and the visual amenity of the parish
- c. There is no adverse impact from the cumulative effects of too many developments of a similar nature
- d. There is no adverse impact with regard to noise, smell, traffic movements & loss of rural ambience on the amenity of occupiers and users of buildings within proximity of the proposed site
- e. Negative impact on the rural character of the local environment is avoided
- f. Proposals are well related to existing development and the landscape in terms of scale, design, colour and materials and be readily assimilated into the landscape, avoiding isolated or skyline locations and taking advantage of natural land form
- g. The form of development is appropriate in size and is relevant to its surroundings, and not of an incongruous nature which would be detrimental to the rural character of the parish
- h. The development is not of an industrial nature which is considered inappropriate within the rural setting
- i. There is no detrimental impact upon the visual amenity of the parish or the surrounding landscape
- j. There is no detrimental impact upon water courses in particular the phosphate levels of the river Lugg

k. All reasonable measures are taken to reduce any negative impact upon the carbon footprint of the parish

l. % Any additional requirements for transport, accommodation and amenities for workers, particularly seasonal workers, is fully catered and any potential negative impact upon the parish mitigated

With regard to agricultural development requiring planning permission, in addition to the general criteria in this policy, particular regard will be given to ensuring the potential polluting effects are fully mitigated, and where they cannot, permission should be refused.

### **Supporting Statement !**

7.4 More specifically in relation to traditional employment sources within the parish's rural area, such as agriculture and food and drink manufacture, development associated with these will similarly be supported where intensification does not adversely affect amenity or the environment. The qualifying criteria covered by this policy reflect the concerns of the community. They also reflect and add to the approach set out in Herefordshire's Core Strategy Policy RA6.



## 8 DELIVERING THE PLAN

8.1 Kingsland Neighbourhood Development Plan will be implemented primarily through decisions made by Herefordshire Council, who should make decisions in accordance with this and the Core Strategy unless there are significant material reasons for departing from their provisions. This plan will be used to steer public and private investment in infrastructure, by Herefordshire Council and other agencies.

8.2 Kingsland Parish Council will use the Plan as the basis for responding to planning applications and for using any funding that may come to it through planning obligations or the Community Infrastructure Levy, should a scheme for the latter be brought forward. It will also set up a monitoring mechanism to determine the effectiveness of the Plan's policies, in particular to inform future reviews.

8.3 Most of the development that these policies seek to provide, will be delivered by landowners, business and private developers. With regard to housing, the existing level of commitments is such that few further opportunities need to be provided. The housing market will determine the speed at which houses already granted planning permission are built and it is not possible to try to control this through other means.

8.4 The potential benefits that would have accrued to the community through the Community Infrastructure Levy provisions are unlikely to be realised as a consequence of the level of outstanding housing commitments. Other means may need to be found to provide the community facilities needed within the parish, and this will be a task which needs to be undertaken by the Parish Council in consultation with Herefordshire Council.





## 9 CONCLUSION

9.1 Kingsland has always been a parish that welcomes development and growth. A steady increase in the built environment, particularly within the main village, has taken place continuously over more recent decades and indeed centuries, as the eclectic mix of housing demonstrates. It is accepted that more housing is needed and this plan sets out to meet the requirements as described in Herefordshire's Core Strategy, and in a way which reflects the particular housing needs of this community and those who wish to live here.

9.2 Kingsland Parish Neighbourhood Development Plan aims to allow for appropriate development whilst both protecting and conserving:

- A sustainable community and rural way of life
- A valuable tourist, heritage and leisure resource for the county and further afield, now and into the future
- An environment which supports a rich and diverse wildlife
- The traditions and contribution of a strong farming community
- The nature of businesses which makes it possible for people to live and work in the parish

9.3 Without the criteria for development set out in this plan and the redrawn settlement boundary preferred by the community, the Parish will not have the protection necessary to allow for the required growth in an appropriate, sustainable and parish specific way.

9.4 It is with these principles in mind that Kingsland Parish Council commends this plan to the community for approval.

***Evidence documents referred to in this plan, together with large versions of all maps, are listed, with their locations, on [www.kingslandlife.com](http://www.kingslandlife.com) under 'KNDP Evidence Base'. E-mailed versions, including accessible versions for those with visual impairment, on request to [kingslandneighbourhoodplan@gmail.com](mailto:kingslandneighbourhoodplan@gmail.com).***