

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 26 December 2015 01:01
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Alan

Last name:

Davies

Which plan are you commenting on?:

Kiingsland

Comment type:

Support

Your comments:

This plan has involved the local community as at every stage and genuinely represents local opinion.

Neighbourhood Planning Team,
Herefordshire Council,
Planning Services,
PO Box 230,
Blueschool House,
Blueschool Street,
Hereford
HR1 2ZB

Robert Deanwood
Consultant Town Planner

Tel: 01926 439078
n.grid@amecfw.com

Sent by email to:
neighbourhoodplanning@herefordshire.gov.uk

27 November 2015

Dear Sir / Madam

Kingswood Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following Intermediate Pressure Gas Distribution pipeline as falling within the Neighbourhood area boundary:

- Pembridge 7 BAR - IP pipeline.

From the consultation information provided, the above gas distribution pipeline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The first point of contact for all works within the vicinity of gas distribution assets is Plant Protection (plantprotection@nationalgrid.com).

Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Laura Kelly
Town Planner, National Grid

laura.kelly@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

Robert Deanwood
Consultant Town Planner

cc. Laura Kelly, National Grid

Latham, James

From: Cotton, Julian
Sent: 04 January 2016 13:19
To: Neighbourhood Planning Team
Subject: RE: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

I have the following comment:

The plan has particularly good coverage of historic environment issues and sound policy provision in KNDP5 and elsewhere.

Regards,

Julian

Julian Cotton, Archaeological Advisor, Herefordshire Council

From: Neighbourhood Planning Team
Sent: 17 November 2015 10:33
Subject: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Kingsland Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/kingsland-submitted-plans>

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 17 November until 4 January 2016.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

James Latham
Technical Support Officer
Neighbourhood Planning, Strategic Planning & Conservation teams
Herefordshire Council
Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Tel: 01432 383617

Courier code : H31

Email: jlatham@herefordshire.gov.uk

neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)

ldf@herefordshire.gov.uk (for Strategic Planning enquiries)

Web: www.herefordshire.gov.uk/neighbourhoodplanning (Neighbourhood Planning)

www.herefordshire.gov.uk/local-plan (Strategic Planning)

www.herefordshire.gov.uk/conservation (Conservation)

Any opinion expressed in this e-mail or any attached files are those of the individual and not necessarily those of Herefordshire Council.

This e-mail and any attached files are confidential and intended solely for the use of the addressee. This communication may contain material protected by law from being passed on. If you are not the intended recipient and have received this e-mail in error, you are advised that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please contact the sender immediately and destroy all copies of it.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 04 January 2016 13:07
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Ann

Last name:

Sharp

Which plan are you commenting on?:

Kingsland Neighbourhood and Residential Plan

Comment type:

Support

Your comments:

This plan was deliberated upon by the villagers of Kingsland with all aspects taken into consideration. I feel that any further additions would be detrimental to the whole village. The doctors surgery is fully subscribed to, as is the school. The sewerage system has reached capacity and the Environmental Agency has shown concern about the flora in the locale.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 04 January 2016 13:08
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Border Oak, Kingsland, Leominster, Herefordshire

Postcode:

HR6 9SF

First name:

John

Last name:

Greene

Which plan are you commenting on?:

Kingsland

Comment type:

Comment

Your comments:

We would like to offer our general support for the plan prepared and submitted.

We have some concerns regarding the delivery of housing over the longer term, specifically as the settlement boundaries drawn for Kingsland, Shirlheath and Cobnash offer limited opportunity for growth (and the availability or likelihood of the land included within the boundaries has not been assessed), but appreciate that the Steering Group are confident that they have positively prepared for future development and are representing community wishes.

We specifically support the inclusion of policy wording which encourages and supports Self Build and Custom Build, as required by the NPPF and Core Strategy. From our experience self build plots in the village are not only highly sought after but enable a wider range of housing needs to be met. We would ask that the Council encourage all NDP's to follow Kingsland's lead and reflect the demand for Self Build opportunities in line with the Self Build and Custom Home Act 2015.

We also support the policies which encourage rural enterprise and policies which encourage biodiversity enhancement throughout the plan.

We wholeheartedly believe that new homes/enterprises help support vital rural services, and as a local employer we would like to see our workforce live and work locally and travel less.

We would have supported a unique policy for an exception development (of both affordable and market/self build houses) that enabled the provision of a new pre school and possible additional community facilities/social housing, should the opportunity arise in the right location and if the proposal was viable for the overall benefit of the community.

We have made our thoughts regarding the possible limited opportunity for housing growth known during the various stages of the plan development and have found the committee to be diligent and approachable, despite our differing view points. As such we would also like to acknowledge and endorse the hard work and commitment shown by the Steering Group and Parish Council.

We hope the policies in the KNDP are robust enough to prevent inappropriate development in the

future and yet can facilitate sympathetic growth as required, especially should the Council find that they no longer have a 5 year land supply and have not met housing delivery trajectories.

In summary, we support the KNDP and the intentions underpinning the plan.

Yours Sincerely

John Greene on behalf of Border Oak Design & Construction Ltd



The Coal
Authority



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.coal.gov.uk/services/planning

For the Attention of: Mr J. Latham

Herefordshire Council

[By Email: neighbourhoodplanning@herefordshire.gov.uk]

03 December 2015

Dear Mr J. Latham

Kingsland Neighbourhood Development Plan

Thank you for consulting The Coal Authority on the above.

Having reviewed your document, I confirm that we have no specific comments to make on it at this stage.

We look forward to continuing to receive your emerging planning policy related documents; preferably in electronic format. For your information, we can receive documents via our generic email address planningconsultation@coal.gov.uk, on a CD/DVD, or a simple hyperlink which is emailed to our generic email address and links to the document on your website.

Alternatively, please mark all paper consultation documents and correspondence for the attention of the Planning and Local Authority Liaison Department.

Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our departmental direct line (01623 637119).

Yours sincerely

Rachael A. Bust *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI*
Chief Planner / Principal Manager
Planning and Local Authority Liaison

Kingsland Neighbourhood Development Plan

Regulation 16

Representation

Prepared on behalf of Mrs Hinton Powell

By CR Planning Solutions

December 2015



1. Introduction

- 1.1 This representation has been made by CR Planning Solutions on behalf of Mrs Sarah Hinton Powell and is being made to the submitted version of the Kingsland Neighbourhood Development Plan (KNDP).
- 1.2 The KNDP has reached Regulation 16 and is now out to public consultation when representations are invited for consideration by an independent examiner. This consultation ends on 04/01/16.
- 1.3 The KNDP has to meet four basic conditions which include:
- Having regard to national planning policy.
 - Being in conformity with the strategic policy of the development plan.
 - Contributing to the achievement of sustainable development.
 - Being compatible with EU obligations and Human Rights.
- 1.4 This representation welcomes certain aspects of the KNDP, however, has a number of concerns relating to its delivery particularly with respect to meeting its housing requirements and providing community facilities. This representation will demonstrate that the Plan as written does not meet the basic conditions in that it takes too restrictive an approach to housing delivery; does not therefore conform with the strategic development plan and in turn the National Planning Policy Framework (NPPF).
- 1.5 This representation seeks inclusion of a housing allocation within the KNDP to ensure a plan led approach which provides clarity and certainty on where and how Kingsland will deliver its housing requirements and fulfil its role as a main focus for growth within the Parish.

2. Adopted Herefordshire Core Strategy

- 2.1 The KNDP should be in conformity with the adopted Core Strategy for Herefordshire and plan positively to support local development as per paragraph 16 of the NPPF. Paragraph 4.8.26 of the Core Strategy states that, Neighbourhood Plans will be the principle mechanism by which new rural housing will be identified, allocated and managed. It goes on to say that the proportional growth **target** for each Parish provides the basis for the **minimum** level of new housing that will be accommodated in each neighbourhood plan.
- 2.2 Kingsland has been identified in Policy RA2 as a settlement to accommodate future growth to meet the housing needs of the Parish. In meeting Policy RA2 development should be located within or adjacent to the main built up area and result in a high quality sustainable scheme.

3. KNDP - Areas of Support

- 3.1 There are several aspects of the KNDP which are welcomed. These relate to:
- Policy KNDP1 which promotes sustainable development, seeks preservation of the Conservation Area, directs that new development should be accommodated within

the infrastructure limits of the village, seeks improvements to community facilities and the delivery of housing to meet identified needs.

- the development strategy provided in Policy KNDP2 identifies Kingsland as the main focus for growth in the Parish helping to sustain its wide range of services including a primary school, doctor's surgery, garage, two public houses and village hall. The KNDP states that given the concentration of these services in Kingsland the village should accommodate the major part of the housing target set for the parish.
- the need to plan positively for development reflecting the requirements of the NPPF. Paragraph 6.3 of the KNDP states that the housing figure provided 'is a minimum and that in planning positively for development the Neighbourhood Plan should enable development to meet its local needs.
- the need, as per para 5.3 of the KNDP, for additional services and facilities in the village with developers making land available for community facilities in association with development.
- the approach taken to protecting the valued Conservation Area of Kingsland village and as part of this the KNDP seeking to put a '*halt to the gradual infilling of the main street where gardens and hedges add to the traditional rural feel*' (para 1.18 of the KNDP).

3.2 This representation supports these positive and sound starting points, however, has concern that these are not followed through into the detail of the KNDP. These concerns relate primarily to a lack of certainty being built into providing a robust Plan and the delivery of its development requirements.

4. Meeting the Basic Conditions

4.1 This representation will demonstrate that the KNDP has failed to meet the basic conditions in terms of not having due regard to key elements of national planning policy, not being in conformity with the strategic policy of the development plan and not contributing to the achievement of sustainable development.

Meeting Housing needs

4.2 It is of significant concern that a settlement the size of Kingsland has not included a housing allocation within its NDP nor has this option been consulted upon or a call for sites exercise undertaken whilst progressing the Plan to its Regulation 16 stage.

4.3 The Inspector when examining the Herefordshire Core Strategy raised the importance of delivering housing in the Rural Areas, of meeting the housing requirement of 5300 dwellings by 2031 and sought Neighbourhood Plans to provide the clarity and certainty required to ensure these housing needs were met.

4.4 Indeed, the NPPF states at Paragraph 17 that planning should be genuinely plan-led and should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. This representation will demonstrate that the KNDP is not plan led, will not provide the clarity that the NPPF seeks and does not significantly boost the supply of housing with its restrictive approach to development within a tightly drawn boundary for Kingsland. Based on this the KNDP does not meet the basic conditions outlined above.

- 4.5 The KNDP states that Kingsland Parish has a requirement to deliver a minimum of 65 units by 2031. The Plan states that 47 dwellings have either been built (10 dwellings) or committed (37 dwellings). The Plan then refers to meeting its residual requirement (18 dwellings) through rural windfalls (12-17 dwellings) based on historic rates and in addition supports infill opportunities within the settlement boundary.
- 4.6 It is of significant concern that up to 26% of the identified need for the Parish is to be met through windfalls. This is a high windfall figure, does not represent a sustainable approach to delivery of housing and is in conflict with the development strategy of KNDP2 which identifies Kingsland as the main focus for growth in the Parish helping to sustain its wide range of services. There is also concern that 50% of the Parishes overall requirement has been left to the full implementation of current planning permissions without any lapse rate included.
- 4.7 It is also worth noting that the settlement boundary provided within the KNDP generally reflects that of the now superseded Unitary Development Plan. This is despite Kingsland being identified in the adopted Core Strategy as a main focus for growth in the Parish and needing to meet identified housing needs to 2031. The revised settlement boundary has been tweaked to exclude land designated as protected open space around the Scheduled Ancient Monument.
- 4.8 This approach to meeting housing needs does not represent a positive approach to facilitating sustainable development. This is contrary to the NPPF and Core Strategy as it unreasonably restricts housing delivery. This lack of clarity on where the identified housing needs of the Parish will be met raises concerns as to whether the KNDP will be able to meet its own housing needs as identified within the Core Strategy. This in turn indicates that the KNDP has not been positively prepared and is not therefore in conformity with the Core Strategy.

Delivery of Affordable Housing

- 4.9 This approach raises further concerns as to how other development needs relating to affordable housing and community facilities will be met. It is noted that the KNDP considers that the current commitments will meet, in full, the affordable housing needs of the Parish. This may well reflect the current position, however, this Plan covers the period until 2031 and over this period needs may well change. The Plan must be sufficiently flexible to changing circumstances as well as provide a level of certainty with respect to meeting its range of housing requirements. It is noted that the KNDP refers to the Exceptions Policy, Policy H2 of the Core Strategy. However, there is no certainty that a site will be made available on the edge of the settlement to deliver an affordable housing scheme. In light of this the most robust approach would be to identify a deliverable housing allocation which would provide a mix of housing types, including affordable homes, to meet a range of housing needs.

Delivery of Community Facilities

- 4.10 In addition, the approach taken to windfall planning through small infill opportunities does not lend itself to the delivery of future community facilities as laid out in the KNDP. The Plan states developers could help in bringing forward the identified community facilities by making land available in association with development. This approach would

apply where an allocation had been made to the Plan. The allocation could be drawn to accommodate a housing scheme as well as identifying land to deliver community benefit. This approach would give certainty on how and where the development requirements included within the plan would be met and provide clarity to developers in terms of what is required of them.

Safeguarding Kingsland's services and facilities

- 4.11 There is also concern over how the KNDP approach to housing delivery will impact on Kingsland's valued community facilities and services. The KNDP rightly recognises the importance of new development in supporting these services and indeed in attracting new opportunities. However, the lack of certainty provided in the KNDP to where new housing development will happen will hinder this KNDP objective. According to representations made at Regulation 14, Kingsland has already seen the closure of a play area, tea rooms, shop and pub and identifies the need to encourage and retain a younger population and avoid the school from closing. A clear direction on how housing needs are going to be met is vital in supporting and safeguarding the village's services and facilities for future generations.

Impact of the KNDP Infill approach on the Conservation Area

- 4.12 As mentioned above, the KNDP recognises the identified housing numbers as being a minimum and suggests that additional capacity could be found on infill sites within the settlement boundary. The KNDP suggests that there would be opportunity to accommodate between 31 and 36 dwellings within the settlement boundary of Kingsland. The plan does not identify where these opportunities are, whether the sites are deliverable and how this approach fits with protecting the Conservation Area and putting a 'halt to the gradual infilling of the main street where gardens and hedges add to the traditional rural feel' (para 1.18 of the KNDP). A policy approach which encourages infilling on the one hand risks damaging the heritage asset of the Conservation Area on the other and is in conflict with other parts of the KNDP which seek to protect and enhance the character of the area.
- 4.13 In addition the approach taken is at odds with the Council's Neighbourhood Plan Guidance note 20 which states that settlement boundaries should be drawn to facilitate an appropriate level of proportional growth within the plan period. This guidance states that if land within the boundary is not formally allocated, there will be a requirement on NDPs to demonstrate that there is enough available capacity within the boundary to enable development to take place. With respect to KNDP, no evidence has been provided on where the additional growth will be delivered other than reference to Land North of Longford.
- 4.14 This site has not been assessed through SHLAA and no further evidence has been provided to demonstrate that this site is suitable, available and achievable and therefore cannot be relied upon to meet the infill opportunities as stated in the KNDP.
- 4.14 In addition, this area of land was previously protected from development under Policy HBA 9 of the Unitary Development Plan. Policy HBA9 sought to protect important open areas of green space which contributed to the distinctive spatial character, form and pattern of a settlement. The KNDP provides no clear explanation as to why this

designation has been removed and in turn indicates this area as having some development potential without any consideration of the impact of this approach on the Conservation Area.

- 4.15 It is also worth noting that the KNDP does retain the HBA 9 designation to the south of North Road and has renamed it Protected Open Space under KNDP 13. An inconsistent approach has therefore been taken to previously protected Policy HBA 9 without any clear rationale and justification.

5. Provision of a Housing Allocation in the KNDP

5.1 A village the size of Kingsland in planning positively needs to provide a clear indication of how its growth requirements will be delivered. This is best addressed through a defined housing allocation within the KNDP.

5.2 Provision of a housing allocation would:

- Ensure the plan has been positively prepared providing certainty that the identified housing needs of the Parish would be met in full and where;
- Provide certainty to the local community and the development industry on where future growth will take place in the future;
- Robustly demonstrate that the allocation would deliver affordable housing;
- Demonstrate proportionate community benefit through an allocation
- Help safeguard the village's services and facilities
- Help preserve the character of the Conservation Area through allocation of a suitable site which has minimal impact on the character of the area.

6 Land to the Rear of The Lindens, Kingsland

6.1 Land to the rear of The Lindens presents a highly sustainable development opportunity adjacent to the built form of Kingsland which would ensure a deliverable allocation and help to provide affordable housing and community benefit as well as provide certainty that the housing needs of the area will be met. A site location plan is provided at Appendix A.

6.2 The site is located within Kingsland Conservation Area and has an existing vehicular access onto the main road which is shared with a public footpath. The historic core of Kingsland lies to the south east of the site whilst properties immediately adjacent and further north west are part of a 20th Century extension to the village.

6.3 The 2.8 hectare site is flat, well contained and bounded by existing trees and hedges and could accommodate between 25 to 30 dwellings of a mix of 2,3,4 and 5 bed properties along with affordable housing. A development of approximately 25-30 houses would represent a relatively low density of development. This is an appropriate design approach given the site's context, neighbouring development and in consideration of the overall settlement pattern of Kingsland and the Conservation Area setting of the site. In addition the relative containment of the site will help mitigate any visual impact of new development within the Conservation Area.

6.4 The site has been assessed through the SHLAA Second Review 2012 and is considered suitable, available and achievable with a capacity of 30 dwellings though is regarded as land with significant constraints. To address these constraints measured highway access design drawings have been prepared which demonstrate that a satisfactory vehicular and pedestrian access arrangement can be provided to serve a future residential development on the site. In addition a considered, well designed, high quality residential development with appropriate landscaping on the site which would respect the setting of the Conservation Area and would take design and layout cues from the historic settlement pattern is proposed. It is accepted that Kingsland has a generally linear development pattern strung out along the B4360. However, there are several examples of more recent developments being sited behind the historic building line eg St Michaels Avenue, Church Green and Orchard Close. The SHLAA also confirms that the site is relatively well contained. The timescale for delivery of residential development on the site is 1-10 years as the site is available, achievable and there are no known significant site constraints or barriers to delivery.

7. Conclusion and Recommendation

- 7.1 This representation has demonstrated that the KNDP is not plan led, does not provide the clarity that the NPPF seeks and does not significantly boost the supply of housing with its restrictive approach to development within a tightly drawn boundary for Kingsland. Based on this the KNDP does not meet the basic conditions outlined above.
- 7.2 To address this and ensure that Kingsland in 2031 is a thriving sustainable settlement supported with a range of vibrant services and facilities the KNDP needs to take a plan led approach. This would ensure the plan is meeting the requirements of the NPPF in that it is positively prepared, clearly showing how its development needs will be met and would provide both the community and the development industry with clarity and certainty on where new housing growth will be considered suitable, achievable and deliverable.
- 7.3 This plan led approach can best be met through an identified housing allocation in the KNDP. Land to the rear of The Lindens provides a highly sustainable development opportunity within Kingsland village which could deliver affordable housing and community benefit as well as provide certainty that the housing needs of the area will be met.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 January 2016 13:42
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Christopher

Last name:

Southgate

Which plan are you commenting on?:

Kingsland NDP

Comment type:

Support

Your comments:

The Plan aims to preserve the nature of the village and will also protect valuable agricultural land from being lost to unjustified housing development.

The Plan also notes that there is already pressure upon the village infrastructure - especially foul sewerage and education - and this needs to be addressed before there is any further unwarranted housing development.

I endorse this Plan and hope that the majority of the parish will do so when the referendum takes place.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 January 2016 13:25
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Caroline

Last name:

Southgate

Which plan are you commenting on?:

Kingsland NDP

Comment type:

Support

Your comments:

I hope this Plan is fully supported and implemented so that we can preserve the village nature of the parish of Kingsland without unwarranted developments outside the Village Envelope. Some of the proposed planning developments do not seem to be in the spirit of the Neighbourhood Development Plan and will destroy the nature of the village and overstretch the existing infrastructure ie sewers, schools and surgery. The Kingsland NDP MUST be enforced at all levels.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 December 2015 16:57
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

david & Jennifer

Last name:

Thompson

Which plan are you commenting on?:

Kingsland N H P

Comment type:

Support

Your comments:

IN residential housing need terms ,the plan seeks to provide sites within the defined village settlement boundaries,to fulfil anticipated local needs for both affordable and other housing type requirements to 2030, and to protect this RURAL Village and its important defined conservation areas, wide scale unchecked development will destroy the rural character of the village and is unnecessary and there is inadequate infrastructure,

The wishes of the villagers through both this plan and their parish plan are quiet clearly expressed , No development should take place on prime grade 1 & 2 agricultural land outside these boundaries,as this land is of national importance for food production, forms an important part of the rural scene and may destroy historic sites and artefacts. the village does not need additional housing estates as there are few local employment opportunities and would have a detrimental effect and destroy the character of this rural village,

There is at present no extra capacity in the Village school (150 pupils -full), Doctors surgery (7000 patients), Sewage works , full and currently in breach of European directives on phosphate discharges to the Pinsley brook and contrary to the wye catchment sensitive scheme.

Latham, James

From: Norman Ryan <Ryan.Norman@dwrcymru.com>
Sent: 04 January 2016 09:37
To: Neighbourhood Planning Team
Cc: Evans Rhys
Subject: RE: Kingsland Regulation 16 Neighbourhood Development Plan consultation
Attachments: DCWW response - KNDP - Jan 2015.pdf

FAO Neighbourhood Planning Team

Re: Kingsland Neighbourhood Development Plan – Regulation 16 consultation

I refer to the above consultation and would like to thank you for allowing Dŵr Cymru Welsh Water (DCWW) the opportunity to respond.

DCWW provided representation at the Regulation 14 consultation in January 2015, and consider that the representation submitted at that stage remains appropriate for this current consultation.

Please find attached a copy of our previous Regulation 14 representation for your information.

If you require any further information, please do not hesitate to contact us.

I would be grateful of confirmation of receipt of this email.

Regards,



Ryan Norman

Forward Plans Officer | Developer Services | Dŵr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | Ext: 40719 | www.dwrcymru.com

Have you seen Developer Services new web pages at www.dwrcymru.com? Here you will find information about the services we have available and all of our application forms and guidance notes. You can complete forms on-line and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card. If you want information on [What's new in Developer Services?](#) please click on this link.

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

From: Neighbourhood Planning Team [mailto:neighbourhoodplanning@herefordshire.gov.uk]

Sent: 17 November 2015 10:33

Subject: Kingsland Regulation 16 Neighbourhood Development Plan consultation

***** External Mail *****

Dear Consultee,

Kingsland Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/kingsland-submitted-plans>

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 17 November until 4 January 2016.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk, or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

James Latham

Technical Support Officer

Neighbourhood Planning, Strategic Planning & Conservation teams

Herefordshire Council

Planning Services

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www.herefordshire.gov.uk/local-plan (Strategic Planning)

www.herefordshire.gov.uk/conservation (Conservation)

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Mae'n 'gwmni nid-er-elw', sydd wedi bod ym mherchnogaeth Glas Cymru ers 2001. Nid oes gan Dŵr Cymru gyfranddalwyr, ac mae unrhyw wargedion ariannol yn cael eu hail-fuddsoddi yn y busnes er budd cwsmeriaid. Manylion pellach ar ein gwefan www.dwrcymru.com

Mae'r neges hon ac unrhyw ffeiliau atodedig at sylw'r bobl y cyfeiriwyd nhw atynt yn unig. Gallant gynnwys deunydd perchnogol, gwybodaeth gyfrinachol a/neu fod yn destun breintiau masnachol. Ni ddylid eu copïo, datgelu i neu ddefnyddio gan unrhyw barti arall. Os derbyniwyd trwy gamgymeriad, dilêwch y neges ac unrhyw atodiadau a hysbyswch yr anfonwr yn syth.

Enw'r cwmni - DŴR CYMRU CYFYNGEDIG. Swyddfa gofrestredig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY Rhif y cwmni 02366777

Kingsland Parish Neighbourhood Development Plan
c/o Westmead
Kingsland
Leominster
Herefordshire
HR6 9QJ

Our Ref: **RN/KNDP/Jan15**

Enquiries: Rhys Evans/Ryan Norman
0800 917 2652

26th January 2015

Dear Sir / Madam,

KINGSLAND PARISH DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN PUBLIC CONSULTATION, JANUARY 2015

I refer to your email to Dŵr Cymru Welsh Water (DCWW) Developer Service of 9th January 2015, regarding the above consultation. DCWW appreciates the opportunity to respond and we offer the following representation:

Given that the Kingsland Parish Draft Neighbourhood Plan (KNDP) has been prepared to take account of the policies set out in the emerging Herefordshire Local Plan Core Strategy, DCWW are supportive of the vision, objectives and policies set out in the KNDP.

Particularly we are pleased with and welcome the provisions of Policy KNDP1: Promoting a Sustainable Community, criterion (b), the various policy references to sustainable drainage, specifically Policy KNDP7: Addressing Flood Risk, and in particular the inclusion of Policy KNDP9: Kingsland Sewage Treatment Works.

With reference to the housing policies KNDP14 and KNDP15, we offer the following comments:

Kingsland Village

Water

There are no issues in providing a supply of water for the growth proposed for this settlement.

Sewerage

There are incidents of flooding within this settlement, which dependant on the location of proposed housing growth, will need to be resolved prior to development taking place. There are no schemes within our current Asset Management Plan Capital Investment Programme

(AMP5 – 2010-2015), therefore potential developers may need to either wait for improvements to resolve the issues to come forward in future AMP programmes, or alternatively fund the required improvements through the sewerage requisition provisions of the Water Industry Act 1991 or Section 106 of the Town & Country Planning Act 1990.

Sewage Treatment

There is limited capacity at our Kingsland Wastewater Treatment Works (WwTW) at present, therefore improvements may be required to accommodate the growth proposed. Improvements would be subject to our Regulatory investment.

Should potential developers wish to progress a site prior to our Regulatory investment, a feasibility study of the WwTW may be required in order to establish the improvements needed to accommodate the proposed growth. The developer is then able to fund the improvements via Section 106 of the Town & Country Planning Act 1990.

Shirlheath

Water

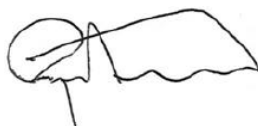
There are no issues in providing a supply of water for the growth proposed for this settlement.

Sewerage/Sewage Treatment

There are no public sewerage facilities in this settlement.

We hope that the above information will assist you as you continue to progress the KNDP. Should you require any further information please do not hesitate to contact us at forward.plans@dwrwymru.com or via telephone on 0800 917 2652.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ryan Norman', with a stylized flourish extending to the right.

Ryan Norman
Forward Plans Officer
Developer Services

Latham, James

From: David Pryce
Sent: 04 January 2016 07:56
To: Neighbourhood Planning Team
Subject: Kingsland Neighbourhood Plan North Road.

Reference the plans being presented for proposal of a housing project on the former Luctonians' Playing Field on the South side of North Road, Kingsland.

I would be pleased if you would respond to the following:

1. Why is this proposed development to be constructed on prime agricultural Land ?
2. This proposed development is outside the settlement boundary and contrary to Kingsland Neighbourhood Housing Plan following village consultations.
3. Will the current infra-structure be able to cope with this increase in sewerage, particularly the current sewerage system which has for a number of years been under considerable overload ?
4. How will the school numbers already at maximum be able to manage with increased numbers ?
5. How will the doctors' surgery be able to cope with already overloaded patient numbers?
6. Will consideration be given to the historical footpaths which are on his site and frequently used?
7. Will there be any consideration and an action plan be put into operation regarding traffic control and calming measures in North Road where present regulations are totally abused.
8. I am concerned that such a development will have an impact on current house values in North Road.
9. Considering other proposed developments in the area why is there suddenly such a need for so many extra properties in an area which will be unable to manage such an increase.

I trust you will give the above concerns due consideration and reply to my concerns,

Yours faithfully

David Pryce

DAT/CMC

15 December 2015

Neighbourhood Planning team
Planning Services
PO Box 230
Hereford
HR1 2ZB

Dear Sirs

Re: Kingsland Parish Neighbourhood Development Plan 2011 – 2031

We refer to the above proposal now in Regulation 16. We wish to write in support of the vision, aims and objects of the Parish and the plan as proposed.

Kingsland is an historic rural village and it is vital for present and future generations that only local, organic, sustained residential development should be permitted within the confines of the defined settlement boundary to preserve the village and its Conservation Area, and not create an urban suburb of Leominster or Hereford with large scale, poorly designed housing estates.

The community has given considerable thought and time in preparing this plan and to set out a strategy to meet foreseeable housing needs of 65 dwellings to be built within the parish in the period 2011 – 2031 providing both affordable and other housing for defined local needs. At present the infrastructure in the village is full in relation to:

1. The sewage works at full capacity and currently breaching EU water directive regulations concerning phosphate discharges.
2. The doctors surgery with some 7,500 patients is full to capacity.
3. Kingsland Primary School (150 places) is full to capacity.

There is simply inadequate infrastructure to cater for large scale housing estate style development including a number of draft applications that are currently being mooted or proposed for the village, contrary to the emerging Neighbourhood Plan. There are already more than adequate planning permissions for housing estate developments at Barons Cross and other sites in and close to Leominster and proposals for wide scale urban sprawl in this rural village should be resisted.

In particular, Kingsland is surrounded by grade 1 and 2 agricultural land which is primarily required for food production and not for building thereon. Where houses are proposed they should be sympathetically designed and with individual character to conform with the Conservation Area, and be of benefit to the village and built where possible on brownfield sites/infill within the village envelope and settlement boundary as drawn in the plan proposals.

continued ...

... continued

The Localism Bill has given local communities the power to state what they require and this is clearly set out in the Kingsland Parish Neighbourhood Development Plan. We trust it will be adopted and that future Planning Officers and Planning Committees will adhere to the plan and not make decisions contrary to it, flying in the face of its aims and objects. We therefore fully support the Kingsland Neighbourhood Plan as proposed and invite Herefordshire Council to fully support and endorse the Neighbourhood Plan and, in particular, policies KNDP 1, 2, 3, 5, 6, 7, 13 and 14.



ECONOMIC DEVELOPMENT RESPONSE TO KINGSLAND PARISH NEIGHBOURHOOD DEVELOPMENT PLAN (KNDP)

General comments:

It is evident that the main concern of the Kingsland Parish Plan is to retain the distinctive nature and character of its rural settlement. Much emphasis has been put on the design, type and amount of housing that will be accommodated within Kingsland and its surrounding parishes.

Affordable housing appears to be less favoured than bespoke 'in keeping' style housing. Planning proposals appear very prescriptive. There are a number of economic benefits to increased housing including developer contributions towards transport, transport routes/schools and local community facilities. New housing will also bring new skills into the area which will have a positive impact on the local economy.

There seems a lack of emphasis on the provision of local employment opportunities given that a large proportion of the parish is within the working age bracket (550) and that they have highlighted a diminishing public transport service. The group makes reference to the fact that it would like to reduce traffic throughput and sees Leominster as the main employment area so with additional housing this is likely to increase the volume of traffic, with commuters moving through the area.

The group would actively support the installation of super-fast broadband equipment and upgrades which is encouraging given the changing nature in which people work. However, this is very costly and with small scale development it is unlikely that a small developer would foot the cost of expensive infrastructure, especially fibre. If this is a priority other sources of funding may need to be found.

There is reference to the economic benefits of tourism but the plan does not really detail how the group intends to take advantage of these and whether any local employment opportunities will arise.

Kingsland has a number of village services and facilities that it wishes to maintain and enhance. However, with the proposed restrictions on the scale and types of development, they are unlikely to receive either a notable increase in population to support these vital services nor any deal of CIL monies to fund improvements to local infrastructure. That said, they have recognised that (under KNDP12) by limiting development and restricting employment sites developer contributions will be limited.

"Proposals for the development of local businesses in the parish will be supported where: 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..."

The Plan states that the development of brownfield land and extensions to industrial estates are agreeable in principle but no sites have been earmarked or put forward. With the restrictions

on development within the villages themselves it is unclear where potential employment opportunities will be found.

Whilst Kingsland wishes to protect existing and important local sources of employment and are agreeable to small scale development the group has also stated that any new services or developments cannot affect the highway nor should any additional street lighting be installed as a result of further development. I'm not sure how any developments will overcome these restrictions both for housing and employment.

This is an encouraging 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 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.....However, I could not see where this was detailed in the plan.

We note that the group is agreeable to the re-use of farm buildings for economic purposes. These too can support additional employment provision and safeguard jobs through farm diversification.

Economic Development
4 January 2016

Neighbourhood Planning Team

Planning Services

P O Box 230

Hereford HR1 2ZB

Dear Sir

I would like to make a representation against the proposed neighbourhood plan of the village of Kingsland.

I am an elderly resident along with many others and feel our views should be known although we tend to get ignored. Sometimes an old head is a wise head!

Many of us elderly residents have lived in the village for a very long time unlike the close band of people who put themselves on a Committee to steam roller their ideas through. We would welcome more residential areas within and around the village which we feel would ensure the future of our shop, post office, school and doctors surgery.

We feel the views we put forward in the Coronation Hall event have not been taken any notice of and the 'Committee' who feel they should run the village have only put their views forward. This is not a democratic way to deal with the future of the village. If the Committee get their way they will kill the village and not ensure its future.



Kingsland Residents (Elderly)

Latham, James

From: Turner, Andrew
Sent: 16 December 2015 09:45
To: Neighbourhood Planning Team
Subject: RE: Kingsland Regulation 16 Neighbourhood Development Plan consultation

RE: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

My understanding is that no specific sites have been identified in this plan and as such I would advise:

- Given that no specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.

General comments:

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.

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.

These comments are provided on the basis that any other developments would be subject to application through the normal planning process.

Kind regards

Andrew

Andrew Turner
Technical Officer (Air, Land and Water Protection),
Environmental Health & Trading Standards,
Economy, Communities and Corporate Directorate
Herefordshire Council, Blueschool House, PO Box 233
Hereford. HR1 2ZB.
Direct Tel: 01432 260159
email: aturner@herefordshire.gov.uk

From: Neighbourhood Planning Team
Sent: 17 November 2015 10:33
Subject: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Kingsland Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/kingsland-submitted-plans>

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 17 November until 4 January 2016.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

James Latham

Technical Support Officer

Neighbourhood Planning, Strategic Planning & Conservation teams

Herefordshire Council

Planning Services

PO Box 230

Blueschool House

Blueschool Street

Hereford

HR1 2ZB

Tel: 01432 383617

Courier code : H31

Email: jlatham@herefordshire.gov.uk

neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)

ldf@herefordshire.gov.uk (for Strategic Planning enquiries)

Web: www.herefordshire.gov.uk/neighbourhoodplanning (Neighbourhood Planning)

www.herefordshire.gov.uk/local-plan (Strategic Planning)

www.herefordshire.gov.uk/conservation (Conservation)

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Our Ref: 12395

16 Dec. 15

Neighbourhood Planning Team
Planning Services
Herefordshire Council
PO Box 230
Hereford
HR1 2ZB

Sent by email to neighbourhoodplanning@herefordshire.gov.uk

Dear Sir or Madam,

**Re Kingsland Neighbourhood Development Plan 2011 – 2031 Submission Draft –
October 2015 (Regulation 16)**

I am writing on behalf of my clients Mr Richard Smith and Mrs Sarah Sharp Smith of REDACTED

I write regarding the Kingsland Neighbourhood Development Plan Submission Draft which has been submitted to Herefordshire Council for consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

I wish to comment upon the Kingsland Policies Map which accompanies the Draft Neighbourhood Plan. This Policies Map shows a Committed Housing Site on land adjoining Kingsleane. .

It is presumed that the inclusion of this land as a Committed Site follows the grant of Planning Permission dated 1 October 2015 under reference P143252 for the development of 12 dwellings consisting of 4 affordable and 8 open market dwellings at Land adjoining Kingsleane, Kingsland, Leominster, Herefordshire.

However, I am writing to advise the Neighbourhood Planning Team that my clients have recently challenged the above planning decision under Judicial Review proceedings.

The Council have now indicated that they do not wish to defend this Judicial Review and are proposing to quash this Planning Permission by a Consent Order which has been sent to my client's solicitor Ms Rosalind Andrews of Harrison Clark Rickerbys, 5 Deansway, Worcester WR1 2JG. .

A copy of the Consent Order quashing this Planning Permission will be sent to the Neighbourhood Planning Team and the Parish Council in due course.

The application will now need to be re-determined, and it will need to be assessed against the newly adopted Herefordshire Core Strategy Development Plan Document and the emerging Neighbourhood Development Plan including Policy KNDP 6: Retaining the Character of the Conservation and Kingsland Village; and Policy KNDP14 New Homes in Kingsland Village.

I request therefore that the Kingsleane site is removed from the Policies Map as a Committed Site and that this land reverts to its non-designated status in the Community Consultation Draft (December 2014 – February 2015) of the Kingsland Neighbourhood Plan.

Yours sincerely

For and on behalf of Evans Jones Ltd

**Daniel Drayton BSc (Hon) MRTPI
Chartered Town Planner
DDI Number 01242 531412**

cc. Kingsland Neighbourhood Plan Steering Group kingslandneighbourhoodplan@gmail.com

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 17 November 2015 11:14
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

graham

Last name:

bradley

Which plan are you commenting on?:

kingsland

Comment type:

Comment

Your comments:

not enough land has been suggested to expand the village[especially for smaller homes for starter or downsizing to affordable ones].Due to the number of people over 60 years of age the village needs young blood to survive the older people [of which i am one] seem to have a majority that do not want any change from what is basically a retirement village for the better off,and with that majority i fear nothing will change once this plan is in place

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 24 December 2015 13:32
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Glynne

Last name:

Hall

Which plan are you commenting on?:

Kingsland Neighbourhood and Residential Plan

Comment type:

Support

Your comments:

There has been a lot of hard work done by the planning group to present this plan for the future. The consultation within the village has resulted in a balanced and appropriate core strategy for the future development in the Kingsland area. To ignore this plan and change the number of dwellings to be built in the immediate future will cause huge problems with services -the school, the doctors' surgery and transport - but most importantly with the sewerage system which is overloaded at the moment. I understand that the environment agency has already issued a report about this after a previous application for planning last year.

The proposals put forward by the KNHP have taken into account all the concerns of the village populace and should be duly supported by Herefordshire Council.

4th January 2016

Neighbourhood Planning Team
Herefordshire Council
P O Box 230
Blueschool House
Blueschool Street
Hereford

Dear Sir/Madam

Please find attached a copy of my response in relation to the Kingsland Parish Neighbourhood Development Plan.

Yours faithfully

Glynne Schenke

Enc.

KINGSLAND PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

Are you satisfied with the draft plan as it stands to date? No

I object to the adoption of Kingsland Parish Neighbourhood Development Plan in its current format. I am concerned expressly with the adequacy of housing provision to be provided for the settlement of Kingsland.

- 1.0 The stated purpose of the Plan is to help deliver the local community's requirements and aspirations for the Herefordshire plan period up to 2031. (Page 2).
- 2.0 The Plan sets out the vision, objectives and policies for growth of the Parish of Kingsland up to 2031 (Page 3).
- 3.0 OBJECTIVE FOUR seeks to provide sufficient housing to meet the future needs of the community, in terms of numbers and type based upon robust evidence. (Page 14)
- 4.0 Policy KNDP 1 states that Housing provision should meet the on-going identified needs of the community with a suitable mix of size, style and tenure. (Page 15).

All of these aims and objectives are considered commendable and fully supported.

However the KNDP does not put forward any mechanism or additional policy direction to deliver these housing objectives above and beyond the policies essentially put forward in the Herefordshire Core Strategy. It merely imitates and reflects the policies of the Core Strategy and does not add anything. The proposed housing allocation only adopts the required addition to the settlement indicated by the Core Strategy making the KNDP superfluous in this respect. The Core Strategy will deliver the same housing objective

The National Planning Policy Framework advises that Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.

Whilst such plans have to conform to the strategic objectives of the Core Strategy they offer communities the power and opportunity to **add to** the growth and sustainability of the settlement which only land use development can bring over and above that provided by the Core Strategy

The plan seeks to retain and create key services and states that to deliver essential community needs the Kingsland Parish Council will use any monies received through the Community Infrastructure levy, *although this is likely to be limited*. But it is only limited because the KNDP does not seize the opportunity that the neighbourhood plan process provides and empowers the local community to stimulate economic growth and use the funds from allocated development opportunities to support and develop essential community services. (KNDP12).

The National Planning Policy Guidance States

"A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities".

The Spatial Strategy adopted by the KNDP however, is to constrict development in the confines of the old UDP Plan red lined boundary where the only changes proposed are to further restrict development, rather than to promote the expansion needed to retain and support local services.

No expansion of housing development is indicated to provide and above all to sustain the existing schools, post office and other important local services over the next 15 years. This restrictive approach has failed in the last plan period to meet the overall housing needs of Herefordshire. In agreeing to save some of the policies of the UDP the Secretary of State made it clear that he would not necessarily accept the same regulatory approach in considering future Local Plans. It is an approach that makes any urgently needed changes cumbersome.

The adoption of a red line approach fetters the Local Communities discretion and flexibility in meeting future community needs. The NPPF directs that Plans should have sufficient flexibility to adapt to rapid change as well as to take into account market signals, such as land prices, and housing affordability.

As I and many others pointed out in the previous Regulation 14 consultation process, insufficient information is available in plan format as part of the consultation process. Why the secrecy? Why can't they ascertain which land is available, highlight them on a plan for all to see proving that the KNP can deliver at the very least what is required with sufficient flexibility to be able to adapt to whatever changes might be necessary throughout the plan period. However, this lack of information remains the same at Regulation 16. I have examined other completed neighbourhood plans from various areas of England and these have plans/maps specifically identifying potential and available sites for:

1. Housing
2. Community/leisure buildings
3. Employment zones
4. Re-usable brownfield sites
5. Protected open spaces

It is essential for KNP to do exactly the same so that residents can make informed decisions as to whether or not to vote for adoption of the KNP at referendum. Without this information how can residents vote for adoption of the policy?

In addition, if it is intended as part of KNP to restrict development on agricultural land classified as Grade 1 and 2 and to 'protect' such land, these areas of land need to be identified on a plan and made public knowledge at this stage in the consultation process so that any landowners or property owners affected by this 'protection' have the correct opportunity to put forward their support/objections and, more importantly, given the opportunity to take legal advice if his will have a negative impact on their land.

The Committee say it is not necessary to identify potential housing sites *'It remains the same that no sites were needed outside settlement boundaries defined for the parishes three settlements and therefore a plan showing potential housing allocation options was and remains unnecessary.'* Surely this information is essential as a basis on which to plan and also so that residents can see where they are and make informed decisions. Kingsland has already had one allocated site which remained undelivered throughout at least two previous local development plans, namely Croftmead, but the site was obviously not available during those times. Presently, it has now been reduced from 15 dwellings to 7 dwellings. The village cannot allow this situation where land is allocated for development but not available or deliverable. If the Croftmead situation was happening in other villages at the same time, it is no wonder that Herefordshire Council failed to achieve its housing target for so many years that it now has to have a 20% buffer added to its five year housing land supply target.

SHLAA HC Map shows land put forward as 'possible' sites for development – under KNP, these may be classified as Grade 1 or 2 agricultural land or, indeed, 'protected' as important views. If further development sites are required in the plan period which cannot be achieved within the settlement boundary, where does KNP intend allowing this housing if these areas have been 'protected' from development. It is possible that these areas are mostly adjoining the settlement boundary.

Current Commitment Site: Land adjoining Kingsleane – Mr Glynne and Mrs Wendy Schenke

The site known as 'Land adjoining Kingsleane' was granted planning permission for 4 affordable houses and 8 open market houses on 1 October 2015.

This site is allocated as a 'Commitment Site' in the Kingsland Village Policies Plan and the development is included in, and forms a fundamental part of the delivery of affordable and open market housing in KNP – specifically Sections 6.1, 6.3, 6.5, 6.8, 6.19 and 8.3 of the plan. Section 9.1 relates to the fact that it is accepted that more housing is needed. This site provides a positive contribution towards KNP's delivery of housing as well as a wealth of planning obligation monies – the majority of which is for the village.

I understand ONE single householder in Kingsland has now applied to the High Court to have the planning permission quashed on technical grounds in respect of the way in which Herefordshire Council determined the application and not in respect to the site itself. **If this planning permission is quashed, I respectfully request that this site is now allocated as a housing development site in KNP prior to the examination by the Inspector and before the referendum.**

By retaining this site for development as an 'allocated site' in the KNP, it will help to halt the gradual infilling of the main street where the gardens and hedges add to the traditional rural feel of the village. Moreover,

this site will not add to the burden of traffic through the main thoroughfare of the village as all village facilities are within close walking proximity to the site. Another important fact is that Herefordshire Council Planning Officers, as part of their role in determining the application, carried out a thorough assessment of this development in relation to heritage assets in the village, namely the conservation area and listed buildings and Planning Committee Members resolved at planning committee that any impact on heritage assets was outweighed. The High Court Judge confirmed in his report in respect of the Judicial Review: *'It is plain on the papers that a careful assessment of impact on heritage assets was made leading to the conclusion that any impact was outweighed.'*

A petition containing in excess of 90 signatures has been submitted to Herefordshire Council's Neighbourhood Planning Team supporting allocating this as an 'allocation site' in KNP.

Please refer to Kingsland Parish Plan Data Charts which show that this development accords with the majority of residents' views on new housing in the village.

The following are questions I asked during the Regulation 14 Consultation

1. Why did the walks only cover parts of the sites under review? If KNP have discussed these sites, why didn't they contact the landowners to ensure that the proposed sites are **available and deliverable**?
2. KNP may have discussed sites which they believe are suitable, but they may have constraints that they are unaware of. In addition, these sites may also have impacts on neighbouring properties. The residents from these properties may inadvertently support the KNP, only to find out at a later stage that it affects them in a detrimental manner. This information needs to be made public NOW before the plan goes any further.
3. *'This walk looked at the centre section of Kingsland village in and around the settlement boundary including some of the SHLAA sites. **Where specifically?***
4. *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. **Where specifically?***
5. *Some sites with potential for new dwellings, within the settlement boundary, were also observed. **Where specifically?***
6. *Sites with potential for additional car parking, within and adjacent to the settlement boundary were also discussed. **Where specifically?***
7. *Possible spaces for an older children's playground were considered in various locations.*
8. *It was recognised that all sites discussed and those not seen would be dependent upon owners coming forward with land to offer. **Where specifically?** If sites are not available they should be discounted.*
 - Why haven't ALL the sites mentioned above been identified on a plan for Kingsland residents to consider at this stage in the consultation process?
 - *'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.'* **Where specifically?**
 - What are the advantages and disadvantages?
 - *'The village walks undertaken by the KNP 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 2013. The resulting Walks Report show that this is feasible.'* **Where specifically?**
 - Where is the evidence to support KNP's walkers in determining that there is sufficient capacity within the settlement boundary to provide the housing required
 - *'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'. **Whose decision was this?***

The one thing residents will want to know is *'what new housing sites will be put forward and how will they affect me'* The KNP does not answer this very important question. The walks do not appear to have achieved or moved the KNP any further forward as it is not known whether any of the land visited/discussed is available.

- If the identification of sites was *'based upon criteria'*. What specific criteria did KNP apply to each site visited and/or considered in coming to their conclusion?

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.'

- Why specifically is there a need to protect a separation between West Town and Kingsland village when West Town is within the Kingsland village boundary?
- Where is the evidence to support 'protecting this separation' as it appears to conflict with the large number of supportive letters for the recent planning application at Kingsleane which was granted planning approval with only two letters of objection from residents. In addition, a petition in respect of KNP has in excess of 90 signatures stating that they did not agree with the statement that there needs

to be a separation between West Town and Kingsland village and do not consider West Town to be a separate area of the village such as Cobnash and Shirlheath but consider it part of the village. Unlike Cobnash and Shirlheath, it is situated within Kingsland village boundary.

- If Cobnash and Shirlheath are to have settlement boundaries, then why not Aston, The Brook, Mortimers Cross, etc. Who has decided that West Town is not part of Kingsland? If KNP is treating West Town as a separate area of the parish why does it not have its own separate settlement boundary when it has a lot more houses than Cobnash, possibly more houses than Shirlheath and West Town residents are able to walk to all the village facilities – whereas those living in Cobnash and Shirlheath are unlikely to.

According to Schedule 1: Community Representations and Responses: 'To include the exception site (referring to Kingsleane) 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. I do not believe this to be the case as the planning permission stipulates 'in perpetuity' and the land was sold on the condition that the affordable housing would be 'in perpetuity'. Whether these houses are within or outside the settlement boundary would not affect this status. These dwellings form part of the existing built form and to not include them within the settlement boundary is discriminating against this type of housing whereas we should be one inclusive community regardless of housing type.

'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.'

If the two public houses with their restaurants aren't viable during the winter months, there won't be any facilities for tourists. Pubs and shops need all-year round support and this can only be achieved with more suitable houses.

KNP policies stipulate development should be within the existing settlement boundary. The Kingsland Parish Plan 2013 Data Charts show that it is very evenly matched as to whether new development should be within the settlement boundary or outside. Please refer to Appendix 1. However, the settlement boundary is drawn so tightly around the centre of the village (and within the conservation area) that developing this area further will destroy the rural characteristics of the village core itself and be of significant detriment to the character of the conservation area and listed buildings by depleting any valuable green breaks in between dwellings which will give the village an urban feel. Concentrating housing within the existing very tightly drawn settlement boundary will exacerbate traffic and parking problems in the main village centre and will change the very nature of the village centre.

Is the main street of Kingsland not worthy of protecting its historic character?

KNP 14 relates to a settlement boundary and says there is space for 20 or 30 houses, but on closer scrutiny of the settlement boundary it appears there is just not enough space even if buildings are put in existing gardens. We need a map to demonstrate they can accommodate these houses within the settlement boundary.

However, by 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 a vibrant community.

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

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

Is this a favourite area enjoyed by walkers and their dogs? This public footpath leads onto the extremely busy A4110 with a high volume of HGVs and there is no pavement until nearer the village junction. It is not always possible for two lorries or tractors to pass each other near the Arbour Corner junction without going on the footpath, so it is not common to see people walking down the A4110 from the end of the public footpath and back towards the village.

- Was this the 'opinions' of the residents of Kingsland or just the few who took part in the walk.

Conclusion:

To conclude, by 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. Both these problems have been highlighted in KNP as a major concern amongst Kingsland residents. Kingsland needs to grow steadily to maintain its sustainability and this can be achieved by allowing housing small scale housing development surrounding the settlement boundary, but not necessarily within it.

The Core Strategy housing land figure is a minimum figure and not a maximum target figure. KNP acknowledges this but continues to work to the minimum figure.

Due to the fragility of the five year housing land supply, Herefordshire Council is required to annually carefully monitor these figures and implement changes if necessary. There is no mention or provision of this in the KNP. There are also concerns that the Herefordshire Core Strategy may not have used up to date statistics to formulate their projections and that housing numbers have been underestimated.

This plan is going to be used in determining planning applications until 2031, therefore it is a very IMPORTANT document and it is equally important that the residents of Kingsland are fully aware of ALL the facts so that they can make informed decisions as to whether to support the plan or object to the plan. It is extremely important that the KNP is not rushed through the system, so that it is adequately assessed to ensure that the correct decisions are taken now to achieve the best for our community. If this means a delay so that proposed sites can be properly assessed and confirmed to be available and deliverable, then this would be more worthwhile and beneficial to the village than having a plan which is not fit for purpose.

Without knowing which sites were visited and discussed how can residents be confident that the required growth can take place within the revised settlement boundary and that there is flexibility to meet any growing need during the plan period. KNP do not know if any of the sites they have discussed ARE AVAILABLE AND DELIERVABLE as they state: *'In order to assess potential sites, a series of walks was undertaken by a small steering group of KNP. It was recognised that all sites discussed and those not seen **would be dependent** upon owners coming forward with land to offer'*.

If they are NOT available and deliverable, then surely the KNP will not be in general conformity with the Core Strategy or the NPPF.

Until such time that the information requested throughout my consultation response is available in plan/map format, I would NOT be able to support the plan at the referendum.

GLYNNE SCHENKE

KINGSLAND PARISH PLAN 2013

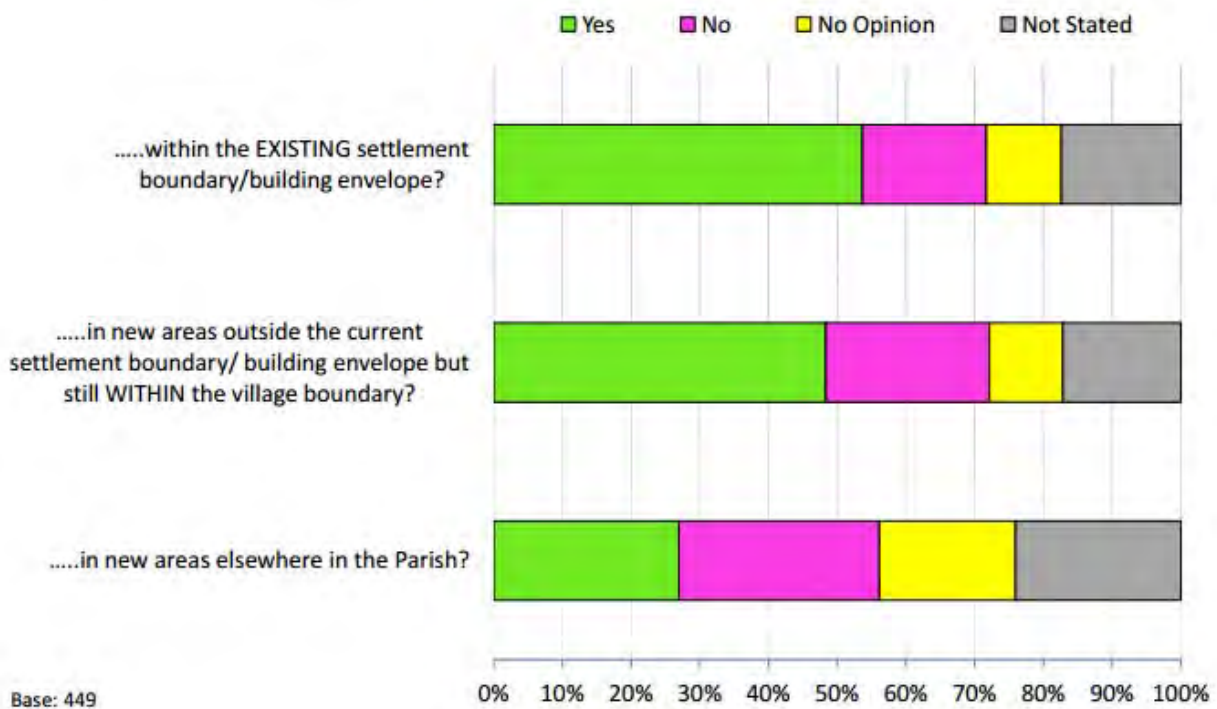
DATA CHARTS

INFORMATION

- These charts visualise answers to all the structured pre-coded questions in the Kingsland Parish Plan survey 2013
- The data tables on which they are based are available in a separate document, as are the responses to the open ended questions.
- The full questionnaire is also available separately

- All tables have a base figure of 449, the total number of respondents to the survey
- Those that did not answer the question are shown as 'not stated'

Q3 If more homes were built in the Parish, would you like them to be built...



Base: 449

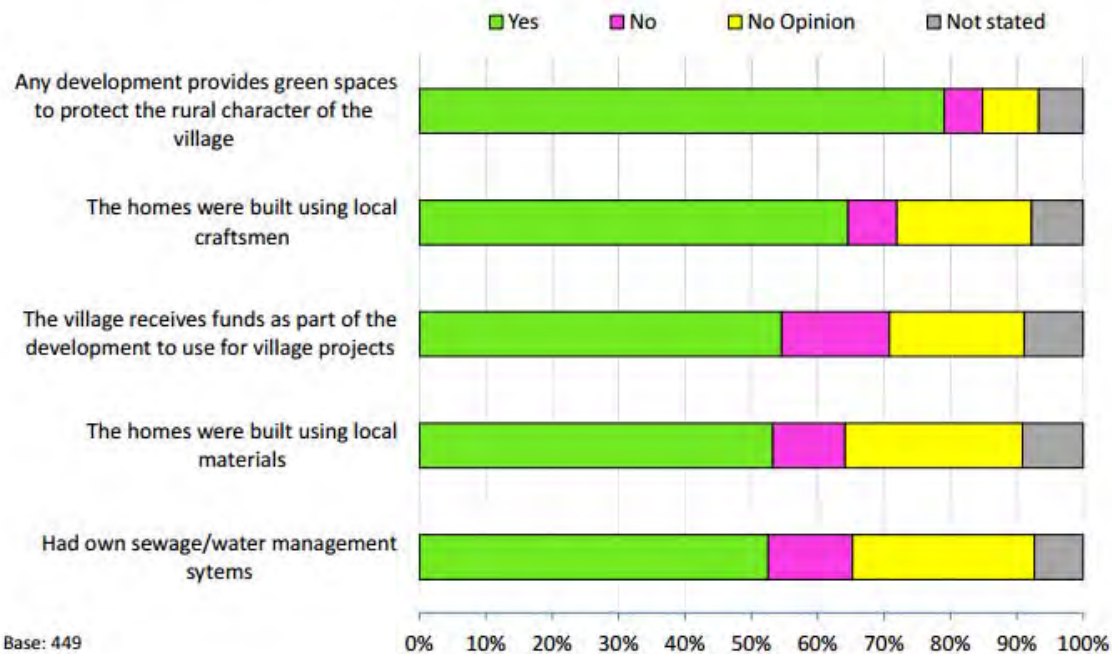
The above chart shows that residents are almost equally satisfied with housing in new areas outside the current settlement boundary as within the existing boundary.

Q5 If additional homes were to be built, should they be....?



Base: 449

Q6 Would you be more likely to support new homes in the Parish if the following factors applied?



Base: 449



Historic England

James Latham
Technical Support Officer
Neighbourhood Planning
Herefordshire Council
Hereford
HR1 2ZB

Our ref: 1584

Your ref:

Telephone
0121
6256887

17 December 2015

Dear Sir

KINGSTONE NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION

Thank you for the invitation to comment on the draft Neighbourhood Plan and we have no substantive comments to add to those conveyed in our earlier consultation response (6th February 2015). That is, we are supportive of 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.

I hope you find these comments helpful. If you have any queries please do not hesitate to contact me.

Yours faithfully

Pete Boland
Historic Places Adviser
E-mail: peter.boland@historicengland.org.uk



Historic England, 8th Floor, The Axis, 10 Holliday Street, Birmingham B1 1TG
Telephone 0121 625 6870 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.





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Telephone 0121 625 6870 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 January 2016 13:55
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Heather

Last name:

Pickering

Which plan are you commenting on?:

Kingsland NDP

Comment type:

Support

Your comments:

We need this Plan to be implemented if we are going to keep Kingsland a true village and enable us to improve facilities and not have too many unnecessary houses built.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 January 2016 14:03
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

John

Last name:

Davies

Which plan are you commenting on?:

Kingsland

Comment type:

Support

Your comments:

Very much in the interest of the village as a whole.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 December 2015 00:24
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Jim

Last name:

Davies

Which plan are you commenting on?:

Kingsland

Comment type:

Support

Your comments:

Consultation about the plan has been fantastic. Nobody who has an interest in the development of their community has been left out. The current proposals strongly reflect local opinion

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 02 January 2016 14:59
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

JACQUELINE

Last name:

MARKHAM

Which plan are you commenting on?:

KINGSLAND

Comment type:

Support

Your comments:

Having witnessed the great care and attention the Kingsland Neighbourhood Plan Committee has taken at every stage of this project, making certain that all households were informed of all events and consultations, and the results of these being calculated in a fair and unbiased manner, I feel strongly that the opinions and wishes described in the plan should be consulted and considered very seriously when new planning applications or other changes are presented.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 January 2016 14:00
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

John

Last name:

Morris

Which plan are you commenting on?:

Kingsland NDP

Comment type:

Support

Your comments:

A lot of work has gone into producing these documents and I hope the village will acknowledge this by supporting it and thereby give us a chance to protect the village from unnecessary housing developments but at the same time try to enhance village amenities.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 19 November 2015 19:01
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:
Postcode:

First name:
James

Last name:
Vaughan

Which plan are you commenting on?:
Neighbourhood plan for kingsland

Comment type:
Objection


Your comments:

I must object to the new development plan that has been proposed for the village of Kingsland. The new development plan is of no difference to the old development plan. We must look to expand our village boundary outwards instead of the in filling of gardens throughout the village!

This plan is the masterminding of a handful of people, I just think that a plan which is going to last for as long as this one should have shown a little more progressive thinking of expanding the village instead of shutting the door to any future exciting expansion and progression to increase our community.

In the open consultation in our village hall I saw a few ideas which I thought may be progressive for our village but they seem to have been disregarded and all focus was on limited area for future expansion with the 65 dwellings needed being the only target. New development can be a positive influence for our community in many ways and can be achieved with keeping the rural character and complying with conservation requirements that our village is based on.

In paragraph 19 of the NPPF it states that planning should operate to encourage and not act as an impediment to sustainable growth and I think that our village development plan should be thought of in exactly the same manner. We must start looking into the future with regards to the plan as the current proposal seems to be a short term, narrow minded view of the future development in our village.



Dear Sir

KINGSLAND NEIGHBOURHOOD PLAN


I would like to comment on the proposed neighbourhood plan for Kingsland. I feel the plan is a very negative proposal and leaves no real movement for expansion. I have lived in the village all my life and would welcome increased housing in and around the village increasing population contributing positively towards all our local amenities.

The proposed plan just seems as if it is too highly populated in the village centre by squeezing houses into garden areas. If this is what is required then maybe we should be looking at high rise flats in Kingsland village centre. Furthermore the plan has very limited housing areas where they can **contain their own sewerage** which is causing Kingsland a major problem at the moment and should be seriously considered when constructing a plan.

When I visited the consultation in the village hall there was definite interest in residential areas all over and outside the village but this has not been reflected in the plan or taken on board. Also in this event many people commented and felt very intimidated by Committee members who stood over everyone's shoulders looking what they views were.

In the countryside in order for villages to thrive, expansion must be a reality and not just a scare mongering tactic to other villagers. We have too many struggling amenities in the village and increased numbers would surely help the future of our village.

Yours faithfully



Latham, James

From: Kaye Fletcher
Sent: 18 December 2015 14:26
To: Neighbourhood Planning Team
Subject: Comments on Kingsland Neighbourhood Plan

I have submitted comments via the online comment form which object to the Cobnash proposals in the Kingsland Neighbourhood Plan, but am unsure if all the comments can be viewed. I am therefore sending a duplicate copy via this email.

Kaye Fletcher

With reference to the Kingsland Neighbourhood Plan:

I am a resident of Cobnash and feel very strongly that the concerns and recommendations of the Cobnash residents about the proposed development in Cobnash have largely been ignored.

I do agree that there should be housing development in Cobnash in line with the Herefordshire Core Strategy.

With reference to the Kingsland Neighbourhood Plan I object to the proposed settlement boundary drawn seemingly arbitrarily as seen on the Cobnash Inset Map.

If left as it is I believe it would contravene the criteria set out in 'Policy KNDP 16: New Homes in Cobnash'.

In the draft Kingsland Neighbourhood Plan the proposed linear plan for development in Cobnash with frontages on to the B 4360 is potentially dangerous and much too restrictive. It concentrates development in a small area which would mean losing the open rural aspect of Cobnash, would impact on the amenity of neighbouring properties but also would not allow for the required proportional growth.

It cuts through the middle of several properties, including my own, pushing proposed development down towards the B 4360 and cutting off and denying more suitable development land higher up, to the South, which would have far less impact on the rural aspect of Cobnash.

Surely it would be preferable to allow housing development in Cobnash on an individual basis, with each planning application being judged on the merits of

- a) location with appropriate safe access
- b) sympathetic design
- c) retaining the rural aspect
- d) not harming the amenity of neighbouring properties

Some housing development in Cobnash would enhance the community but could still retain the rural aspect of the hamlet. To this end individual houses should be in plots sufficiently large to retain this open aspect.

In line with this a settlement boundary should encompass the majority of Cobnash, with the possible exception of agricultural land.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 15 December 2015 11:07
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Kaye

Last name:

Fletcher

Which plan are you commenting on?:

Kingsland Neighbourhood Plan

Comment type:

Objection

Your comments:

With reference to the Kingsland Neighbourhood Plan:

I am a resident of Cobnash and feel very strongly that the concerns and recommendations of the Cobnash residents about the proposed development in Cobnash have largely been ignored.

I do agree that there should be housing development in Cobnash in line with the Herefordshire Core Strategy.

With reference to the Kingsland Neighbourhood Plan I object to the proposed settlement boundary drawn seemingly arbitrarily as seen on the Cobnash Inset Map.

If left as it is I believe it would contravene the criteria set out in 'Policy KNDP 16: New Homes in Cobnash'.

In the draft Kingsland Neighbourhood Plan the proposed linear plan for development in Cobnash with frontages on to the B 4360 is potentially dangerous and much too restrictive. It concentrates development in a small area which would mean losing the open rural aspect of Cobnash, would impact on the amenity of neighbouring properties but also would not allow for the required proportional growth.

It cuts through the middle of several properties, including my own, pushing proposed development down towards the B 4360 and cutting off and denying more suitable development land higher up, to the South, which would have far less impact on the rural aspect of Cobnash.

Surely it would be preferable to allow housing development in Cobnash on an individual basis, with each planning application being judged on the merits of

- a) location with appropriate safe access
- b) sympathetic design
- c) retaining the rural aspect
- d) not harming the amenity of neighbouring properties

Some housing development in Cobnash would enhance the community but could still retain the rural aspect of the hamlet. To this end individual houses should be in plots sufficiently large to retain this open aspect.

In line with this a settlement boundary should encompass the majority of Cobnash, with the possible exception of agricultural land.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 November 2015 13:09
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Landmark Planning, 10 Salisbury Road, Leicester
on behalf of Vaughan Farms

Postcode:

LE1 7QR

First name:

Lance

Last name:

Wiggins

Which plan are you commenting on?:

Kingsland Neighbourhood Development Plan (KNDP)

Comment type:

Objection

Your comments:

The supporting text to policy KNDP14 refers to the previous occurrence of windfall residential planning permissions and using this as justification for the policy (and for policy KNDP2) whereby provision is made solely for new residential dwellings within the defined settlement boundary. Paragraph 48 of the Framework is clear that an allowance for windfalls can only be made in five year land supply calculations if there is compelling evidence that such sites 'will continue to provide a reliable source of supply'. This is a 'high bar' and a concern given the more stringent criteria that the KNDP seeks to impose on such developments in the future. The conclusion that the KNDP comes to that sites for only a small number of additional dwellings are needed in the village conflicts with the evidence from the 2014 Housing Needs Survey and risks failing to meet those needs.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 November 2015 12:51
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Landmark Planning, 10 Salisbury Road, Leicester
on behalf of Vaughan Farms

Postcode:

LE1 7QR

First name:

Lance

Last name:

Wiggins

Which plan are you commenting on?:

Kingsland Neighbourhood Development Plan (KNDP)

Comment type:

Comment

Your comments:

Policy KNDP12 seeks the retention and creation of key services in the community. As paragraph 55 observes, to promote sustainable development in rural areas, housing should be provided where it will enhance or maintain the vitality of rural communities, such as Kingsland. The strict adherence to the settlement boundary set out in policy KNDP2 risks artificially restricting the population of the village and failing to take opportunities for additional growth that could support key services and facilities.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 November 2015 11:16
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Landmark Planning, 10 Salisbury Road, Leicester
on behalf of Vaughan Farms

Postcode:

LE1 7QR

First name:

Lance

Last name:

Wiggins

Which plan are you commenting on?:

Kingsland Neighbourhood Development Plan (KNDP)

Comment type:

Objection

Your comments:

Policy KNDP2: Development Strategy does not accord with the 'planning balance' required by the Framework. The KNDP acknowledges that there is a fine balance between the retention of the settlement boundary and the harm that may arise from the infilling of the main street, and details the housing need that was last surveyed for in 2014, however policy KNDP2 allows residential development only within the settlement boundary of Kingsland (criteria a). This would prevent the accommodation of the needs identified in the Housing Needs Survey (24 dwellings) unless they could be provided satisfactorily within the settlement boundary, an aspiration which has already been cast in doubt. The alteration of the text on policy KNDP2 to cater for residential development within or adjoining the settlement boundary would allow for the reasonable expansion of the village to meet local needs, including the provision of much needed affordable homes, without compromising its integrity (particularly given the other policies set out in the Plan).

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 01 January 2016 17:33
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Michael and Geraldine

Last name:

Bigger

Which plan are you commenting on?:

Kingsland Neighbourhood Development Plan

Comment type:

Support

Your comments:

It seems important that future developments should be confined to sites within the defined village boundaries and not encroach upon prime agricultural land.

The number of proposed new buildings needs to be carefully thought out to take into account the fact that the sewage works must already be close to its capacity, the school and the surgery are full and parking around the centre of the village is becoming more congested.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 26 December 2015 20:04
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Mary

Last name:

Champion

Which plan are you commenting on?:

Kingsland neighbor hood plan

Comment type:

Your comments:

The plan submitted seems the best for the village,retaining its character.Any further development such as building on agricultural land would not be in the best interest for the area. Already the school is full and thriving being able to give good attention to children. Any major build would worsen the traffic(there are limited pavements and much

farm traffic for pedestrians to contend with as well as much surface water when walking

Latham, James

From:
Sent: 29 December 2015 12:50
To: Neighbourhood Planning Team
Subject: Kingsland proposed housing estate

We would like to object to the residential development in Kingsland village and particularly the proposed housing estate to be built on the former Luctonians playing field on the south side of the North Road for the following reasons :- The sewage system will not be able to cope. The Doctors Surgery can't cope with the amount of patients it has now. The school is full to capacity. North Road only has a footpath along half it's length and the increase in vehicles would be even worse to have to walk in the road, most motorists don't stick to 30mph. We also object to building on Agricultural land behind our property, this will affect our privacy, lead to a lack of light and a development of this size would substantially alter the character of this rural village.

Mr.&Mrs. J.Guest

Latham, James

From: chris jaynes
Sent: 28 December 2015 11:20
To: Neighbourhood Planning Team
Subject: Kingsland Neighbourhood Housing Plan

Dear Sirs

We have read the above named document and support, in principle, the proposals contained therein.

Ours is a small village which has seen several small new developments in the last few years which has meant an increase in the number of residents in the village.

At the same time as these developments have been completed we have noticed that following periods of heavy rain the water is taking longer to drain away. The road surface has deteriorated and despite some attempted repairs still contains a number of potholes. There are insufficient pavements for people to safely walk through the village at present so any increase in the volume of traffic would make this even more dangerous. Speed limits aren't adhered to, the junction by the Corners Inn is already a dangerous junction and this would be further highlighted by any increase in traffic numbers.

The village primary school is at capacity so would not be able to take any new pupils. The medical practice is in a similar situation in that it does not have capacity for any new patients.

If a new estate were to be built this would put further strain on already overloaded mains services. We already have instances where the electricity supply goes off on a fairly regular basis albeit for only a few minutes at a time.

Yours faithfully

Mr & Mrs Jaynes

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 23 December 2015 16:01
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:
Postcode:

First name:
MALCOLM

Last name:
SAMPSON

Which plan are you commenting on?:
Kingsland Neighbourhood Development Plan

Comment type:
Comment

Your comments:

While I support the above plan in general, I object to the Kingsland Bowls Club being described as a 'protected local facility', built as it was on a protected green, open space and blighting the view of the ancient Motte & Bailey monument. The Bowls Club is not used by Kingsland residents, it's membership mainly comes from other areas, thus adding to traffic and parking problems. They are now using the protected green open space Glebe Land as a car park, rather than the tarmac car park at the adjacent village hall. As such, the Bowls Club is a threat to the village and should certainly not be 'protected' but, if possible, be encouraged to re-locate to the purpose-built rugby and sports club at Mortimer Park.

Furthermore, the primary school was struggling to stay open 15 years ago, but has now expanded it's catchment area to include Shobdon and Leominster areas, and now claims to be over-subscribed by 130 pupils! It is a self-made "problem". The answer is simple; narrow the catchment area again, rather than looking to build more classrooms and facilities for toddlers, where there was no demand prior to their increased catchment area.

Date: 04 January 2016
Our ref: 171742
Your ref: Kingsland Neighbourhood Plan



Mr J. Latham
Herefordshire Council
Planning Services,
Blueschool House,
Blueschool Street
Hereford,
HR1 2ZB

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Latham

Re: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Thank you for your consultation on the above dated and received by Natural England on 17 November 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Kingsland Neighbourhood Plan

Having looked at the policies in the plan, Natural England does not consider that this plan poses 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.

The lack of more detailed comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may make comments that will help the Parish/Town Council or Neighbourhood Forum to fully take account of the natural environment in the plan-making process

Habitats Regulations Assessment (HRA) Report and Addendum

We confirm that having read the Habitats Regulations Assessment (HRA) Report and Addendum, we agree with the conclusion that the Kingsland Neighbourhood Plan will not have a likely significant effect on the River Wye Special Area of Conservation (SAC) or Downton Gorge SAC.

Environmental Report

Natural England welcomes the production of an Environmental Report. Having reviewed the report Natural England confirms that it meets the requirements of the Strategic Environmental Assessment (SEA) European Directive and national regulations, and that we concur with its conclusions.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Gillian Driver on 0300 060 4335. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a



feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Gillian Driver

Miss Gillian Driver
Planning Adviser
South Mercia Team

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

193368 / Kingsland Neighbourhood Plan
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.
The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

| | | | |
|--|----------------------|--|------------------------|
| | Air Quality | | Minerals and Waste |
| | Contaminated Land | | Petroleum/Explosives |
| | Landfill | | Gypsies and Travellers |
| | Noise | | Lighting |
| | Other nuisances | | Anti Social Behaviour |
| | Licensing Issues | | Water Supply |
| | Industrial Pollution | | Foul Drainage |
| | Refuse | | |
| | | | |

Please can you respond by ..


Comments

Our comments are with reference to the potential impact on the 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.

We have had sight of the proposed policy and suggest a slight amendment to KNDP 14 which is to amend g) to say not only 'Development shall not unduly harm the amenity of neighbouring property and existing development shall not unduly harm the amenity of any new residential property'

Similarly KNDP15 we recommend be amended at h) *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.*

Signed: Susannah Burrage
Date: 16 December 2015



3 January 2016

Delivered by Hand


Neighbourhood Planning Team
Planning Services
PO Box230
Blueschool House
Blueschool Street
HR 2ZB

Dear Sir/Madam

Kingsland Neighbourhood Plan Consultation Response/Petition

Please find enclosed a copy of consultation responses/petition in respect of the Kingsland Neighbourhood Plan.

Yours faithfully



Glynne Schenke

Encs

Neighbourhood Planning Team
Herefordshire Council
Planning Services, PO Box 230
Hereford HR1 2ZB

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| Signature | Printed Name | Address | Date |
|--|--------------|--|----------|
|  | R GUNTHORPE |  | 30-12-15 |
|  | WR GUNTHORPE |  | 30-12-15 |

| Signature | Printed Name | Address | Date |
|-----------|----------------|---------|----------|
| | DAVID HEWES | | 30/12/15 |
| | S. GRIFFITHS | | 30/12/15 |
| | N. GRIFFITHS | | 30/12/15 |
| | N. SCHATKE | | 30/12/15 |
| | T.M. PETRIE | | 30-12-15 |
| | E.P. PETRIE | | 30-12-15 |
| | H. FLOOK | | 30-12-15 |
| | K. FLOOK | | 30-12-15 |
| | E. LISTER | | 30-12-15 |
| | M. LISTER | | 30.12.15 |
| | J. SCOTT | | 30.12.15 |
| | BEN BOWEN | | 30.12.15 |
| | ALI BEEBEE | | 30.12.15 |
| | S. PAGET | | 30.12.15 |
| | D. PAGET | | 30/12/15 |
| | B.P. WILKINSON | | 30/12/15 |
| | R. EDWARDS | | 31/12/15 |
| | Samantha Davis | | 31/12 |

| Signature | Printed Name | Address | Date |
|-----------|-------------------|---------|----------------|
| | JANE DAVIS | | 31/12 |
| | K. LLOYD | | 31 Dec 2015 |
| | M. DAVIS | | 31/12 |
| | M M DAVIS | | 31/12 |
| | M J Jones | | 31/12 |
| | S. Williams | | 31/12 |
| | S. WILLIAMS | | 31/12/15 |
| | J WILLIAMS | | 31/12/15 |
| | R J EDWARDS | | 31/12/15 |
| | R SMITH | | 31/12/15 |
| | Nick Smith | | 31/12/15 |
| | L. M. HILL | | 31.12.15 |
| | J. C. Hill | | " |
| | Richard Frost | | 31/12/15 |
| | KAY FRUST | | 31/12/15 |
| | COLIN STEPHENS | | 1/1/16 |
| | CHRISTINE STEPHEN | | |
| | JANE PRICE | | 1/1/16 |

| Signature | Printed Name | Address | Date |
|-----------|--------------------|---------|---------|
| | K. JOHN PRICE | | 2/1/16 |
| | K.G. WILLIAMS | | 1/1/16 |
| | J. WILLIAMS | | 1/1/16 |
| | L. DAVIES | | 2/1/16 |
| | J. THOMAS | | 2/1/16 |
| | J. HIGGS | | 2/1/16 |
| | B. BEENEN, | | 2/1/16, |
| | ANITA MORGAN | | 2/1/16 |
| | J. Morgan | | 2/1/16 |
| | C. EVANS | | 2/1/16, |
| | REUVANS | | 2/1/16 |
| | SUSAN PRICE | | 2/1/16 |
| | C. HIGGS | | 2/1/16 |
| | <i>[Signature]</i> | | 3/1/16 |
| | MAVIS DYKE | | 3/1/16 |
| | MARION DYKE | | 3/1/16 |
| | John Nicholls | | 3/1/16 |
| | JAN NICHOLS, | | 3/1/16. |

| Signature | Printed Name | Address | Date |
|-----------|-----------------------|---------|-----------------------------|
| | K. L Nicholls | | 3/1/16 |
| | SUE CLARKE | | 3/1/16 3/1/16 |
| | SUREN CLARKE | | 3/1/16 |
| | W. J BRADLEY | | 3/1/16 |
| | A. BRADLEY | | 3/1/16 |
| | JACQUELINE QUERIN. | | 3/1/16 |
| | F. RICHARDS | | 3/1/16 |
| | P. LINDS | | 3/1/16 |
| | P. DAVIS | | 3/1/16 |
| | GARY GUNNER | | 3/1/16 |
| | FLORA GUNNER | | 3/1/16 |
| | Nicola Harwood | | 3/1/16 |
| | R H OAKLEY | | 3/1/16 |
| | S I OAKLEY | | " " |
| | P. PARKER | | 3/1/16 |
| | J Morgan | | 3/1/16 |
| | A. DAVIS | | 3/1/16 |
| | J. Davis | | 3/1/16 |
| | A BEEDEN | | 3/1/16 |

Neighbourhood Planning Team
Herefordshire Council
Planning Services, PO Box 230
Hereford HR1 2ZB

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Any Other Comments:

SIGNED: .. [REDACTED] DATE *01.01.16*

PRINTED NAME: *JOANNE NUNN*

[REDACTED]

Neighbourhood Planning Team
Herefordshire Council
Planning Services, PO Box 230
Hereford HR1 2ZB

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Any Other Comments:

SIGNED: 

DATE

1/1/2016

PRINTED NAME: Mr. Matthew Nunn



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Any Other C

SIGNED: DATE 1-1-2016

PRINTED NAME: N. C. LEWIS

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Herefordshire Council
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Hereford HR1 2ZB

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Any Other Comments

SIGNED: DATE 1-1-16

PRINTED NAME: MRS PAMELA LEWIS

Neighbourhood Planning Team
Planning Services, PO Box 230
Hereford HR1 2ZB

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Other Comments:

SIGNED:



TE

29-12-2015

PRINTED NAME:

IAN STEVENA

Neighbourhood Planning Team
Planning Services, PO Box 230
Hereford HR1 2ZB

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Other Comments:

SIGNED:



DATE

28/12/2015

PRINTED NAME:

LYDIA DYER

Neighbourhood Planning Team
Planning Services, PO Box 230
Hereford HR1 2ZB

Dear Sir/Madam

Please see below my response to the consultation in respect of Kingsland Neighbourhood Plan.

Item 1

The site known as 'Land adjoining Kingsleane' was granted planning permission for 4 affordable houses and 8 open market houses on 1 October 2015.

This site is allocated as a 'Commitment Site' in Kingsland Village Policies Plan and the development is included in, and forms a fundamental part of the delivery of both affordable and open market housing in Kingsland Neighbourhood Plan – specifically Sections 6.1, 6.3, 6.5, 6.8, 6.19 and 8.3 of the plan. Section 9.1 relates to the fact that it is accepted that more housing is needed. This site provides a positive contribution towards KNP's delivery of housing as well as a wealth of planning obligation monies – the majority of which is for the village.

By retaining this site for development, it will help to halt the gradual infilling of the main street where the gardens and hedges add to the traditional rural feel of the village. Nor will this site add to the burden of traffic through the main thoroughfare of the village as all village facilities are within close walking proximity to the site. Another important fact is that Herefordshire Council Planning Officers, as part of their role in determining the application, carried out a thorough assessment of this development in relation to heritage assets in the village, namely the conservation area and listed buildings and Planning Committee Members resolved at planning committee that any impact on heritage assets was outweighed. The High Court Judge stated in his report: *'It is plain on the papers that a careful assessment of impact on heritage assets was made leading to the conclusion that any impact was outweighed.'*

I understand ONE single householder in Kingsland has now applied to the High Court to have the planning permission quashed on technical grounds. If this planning permission is quashed, I respectfully request that this site is now allocated as a housing development site in Kingsland Neighbourhood Plan prior to the examination by the Inspector and before the referendum.

Item 2

It is difficult to vote to adopt KNP without knowing which sites are proposed for development and which sites discussed are actually available and deliverable – sites have to be deliverable otherwise the plan is surely not in conformity with the Core Strategy nor NPPF.

Item 3

I do not agree with the statement in KNP that there needs to be a clear separation between Kingsland and West Town.

Other Comments:

SIGNED  DATE 27th Dec 2015

PRINTED NAME: J. E. GORE

Neighbourhood Planning Team
Planning Services, PO Box 230
Hereford HR1 2ZB

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SIGNED: DATE 27th Dec 2015.

PRINTED NAME: N. F. GORE

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Hereford HR1 2ZB

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Other Comments:

SIGNED  DATE 24/12/15

PRINTED NAME: R. A. CRUMP

Neighbourhood Planning Team
Planning Services, PO Box 230
Hereford HR1 2ZB

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Other Comments:

affordable housing and developments in general will benefit the area as there are many businesses such as the shop and post office who rely on the local peoples custom.

SIG  .. DATE 2/01/2015

PRINTED NAME: Chelsea Lee Thomas

Neighbourhood Planning Team
Planning Services, PO Box 230
Hereford HR1 2ZB

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Other Comments:

It is essential the village has cheaper housing to bring new younger families to the area

SIGNED  DATE 2.1.16

PRINTED NAME: JABEZ DYER

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 03 January 2016 13:30
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:
Postcode:

First name:
Percival

Last name:
Friday

Which plan are you commenting on?:
Kingsland

Comment type:
Support

Your comments:
We need this Plan to be supported and brought into operation if we are to stop the loss of good quality agricultural land being turned into housing land outside the edge of the village.

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 28 December 2015 11:26
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Robert

Last name:

Jaynes

Which plan are you commenting on?:

Kingsland

Comment type:

Comment

Your comments:

We have read the document and support, in principle, the proposals contained therein.

Ours is a small village which has seen several small new developments in the last few years which has meant an increase in the number of residents in the village.

At the same time as these developments have been completed we have noticed that following periods of heavy rain the water is taking longer to drain away. The road surface has deteriorated and despite some attempted repairs still contains a number of potholes. There are insufficient pavements for people to safely walk through the village at present so any increase in the volume of traffic would make this even more dangerous. Speed limits aren't adhered to, the junction by the Corners Inn is already a dangerous junction and this would be further highlighted by any increase in traffic numbers.

The village primary school is at capacity so would not be able to take any new pupils. The medical practice is in a similar situation in that it does not have capacity for any new patients.

If a new estate were to be built this would put further strain on already overloaded mains services. We already have instances where the electricity supply goes off on a fairly regular basis albeit for only a few minutes at a time.

Latham, James

From: Robin Fletcher
Sent: 17 December 2015 15:48
To: Neighbourhood Planning Team
Subject: Kingsland Neighbourhood Plan

Dear Sir/Madam,

I have endeavoured to post this objection to the draft Kingsland Neighbourhood Plan using the online comment form, but just to be sure you have received it OK, I am also giving my comments below -

“This representation concerns the draft KNDP Policy 16 – New Homes in Cobnash.

Following the change in the Herefordshire Core Strategy to regard Cobnash as a potential settlement for further development of housing, a consultation with residents took place in early September 2015. All Cobnash residents who responded wanted development to take place, and over 52 % of total Parish respondents wanted development to take place.

Sadly the plan does not reflect this. The proposed settlement boundary is far too small and tight to allow for the proportional growth suggested, and doesn't realise genuine growth potential. No effort has been made to include land that would be available, viable or deliverable. No call for sites has been made, which could have revealed viable options for the planned requirement of around 7 houses.

Not only is the roadside nature of the land included within the proposed boundary that might be developed undesirable and dangerous, but the restrictions imposed in Policy 16 make realistic development almost prohibitive.

The proposed boundary, specifically, has arbitrarily bisected the land/garden of my property, Cobnash House. To the best of my knowledge this was done without a site visit.

That part which has been excluded from the proposed boundary (the area at the South-East of the property) is the most appropriate and environmentally preferable part for locating 1 or 2 houses. This part would not harm the amenity of Cobnash House or neighbouring properties and the heritage setting they currently enjoy, would not have a negative visual/landscape impact and would not lead to dangerous and undesirable development blighted by road traffic and noise. It could also be easily accessed from our existing drive on Broomyhill Lane.

I therefore request that the draft KNDP is revised to reflect the wishes of the majority of the residents of Cobnash, and the Parish as a whole, in order to enable the sensible and sustainable development that is both desired and required. This can only be done by enlarging the proposed Cobnash settlement boundary.”

Yours sincerely

Robin Fletcher

Latham, James

From: Robin Fletcher
Sent: 19 December 2015 16:12
To: Neighbourhood Planning Team
Subject: Kingsland Neighbourhood Plan

Dear Sir/Madam,

Further to my recent email, I would like to raise another objection to the above plan -

As drafted, it contains 3 settlement boundaries - for Kingsland, Shirlheath and Cobnash.

These are all rather tight and consequently very restrictive on locations for new houses.

If we are to be serious about positive planning for growth in this parish then why do we need settlement boundaries at all? Surely it would be much easier and more flexible if we had no boundaries, apart from the Parish boundary. Each planning application could then be considered on it's individual merits, and the natural laws of supply and demand would also apply.

Yours sincerely
Robin Fletcher

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 14 December 2015 16:04
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Robin

Last name:

Fletcher

Which plan are you commenting on?:

Kingsland Neighbourhood Plan

Comment type:

Objection

Your comments:

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Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 30 December 2015 12:52
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:

Postcode:

First name:

Sarah & Richard

Last name:

Smith

Which plan are you commenting on?:

Kingsland Neighbourhood Development Plan

Comment type:

Support

Your comments:

We would like to commend the KNDP which it seems to us has been thoroughly researched and expertly compiled after careful consideration and full public consultation. We particularly commend the retention of the conservation area of the village and maintaining the village boundary envelope and agree with in-fil development being preferred, indeed a number of windfall sites have already been applied for and are under consideration, or have been approved within the boundary area this year. With the recent publication of the Herefordshire Council Core Strategy we feel that the Council will realise that there is now a 5 year land supply within Herefordshire and that outline village sites should not now need to be considered for development. We feel sure that Kingsland can fulfil its housing need within the present designated areas or perhaps in areas adjacent to the boundary behind the village, i.e. away from the conservation area. We urge the Council to adopt the KNDP as submitted ASAP, upholding the wishes of the local people.

Latham, James

From: Growth Development <growth.development@severntrent.co.uk>
Sent: 17 December 2015 09:47
To: Neighbourhood Planning Team
Subject: RE: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Sir,

Thank you contacting us in regards to your neighbourhood plan. Severn Trent Water does not supply water or sewage services to the Kingsland parish council area and we therefore have no specific comments on your consultation

Regards

Helen Everitt

Water Efficiency Analyst

Environmental Planning and Strategy

Growth.development@severntrent.co.uk

From: Neighbourhood Planning Team [<mailto:neighbourhoodplanning@herefordshire.gov.uk>]
Sent: 17 November 2015 10:33
Subject: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Kingsland Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/kingsland-submitted-plans>

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 17 November until 4 January 2016.

If you wish to make any comments on this Plan, please do so by e-mailing: neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

James Latham

Technical Support Officer

Neighbourhood Planning, Strategic Planning & Conservation teams

Herefordshire Council

Planning Services

PO Box 230

Blueschool House

Blueschool Street

Hereford

HR1 2ZB

Tel: 01432 383617

Courier code : H31

Email: jlatham@herefordshire.gov.uk

neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)

ldf@herefordshire.gov.uk (for Strategic Planning enquiries)

Web: www.herefordshire.gov.uk/neighbourhoodplanning (Neighbourhood Planning)

www.herefordshire.gov.uk/local-plan (Strategic Planning)

www.herefordshire.gov.uk/conservation (Conservation)

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Latham, James

From: Zoe Hughes <Zoe.Hughes@sportengland.org>
Sent: 22 November 2015 20:48
To: Neighbourhood Planning Team
Subject: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Thank you for consulting Sport England on the above Neighbourhood Consultation.

Planning Policy in the **National Planning Policy Framework** identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.

It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Parts 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, '**A Sporting Future for the Playing Fields of England – Planning Policy Statement**'.

<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Sport England provides guidance on developing policy for sport and further information can be found following the link below:

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/>

If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If you need any further advice please do not hesitate to contact Sport England using the contact details below.

Yours sincerely

Planning Administration Team

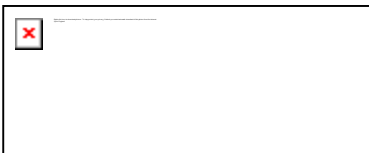
Planning.central@sportengland.org

Zoe Hughes
Senior Planning Administrator

T: 02072731761

M: 07919994793

F: 01509 233 192
E: Zoe.Hughes@sportengland.org



Creating a sporting habit for life



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF

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Neighbourhood Development Plan – conformity assessment

Name of NDP Kingsland Neighbourhood Development Plan

Date ...16/12/2015.....

| Draft Neighbourhood plan policy | Equivalent CS policy(ies) (if appropriate) | In general conformity (Y/N) | Comments |
|--|---|------------------------------------|--|
| Policy KNDP 1: Promoting a Sustainable Community | SS1, SS6, E1 | Y | |
| Policy KNDP 2: Development Strategy | RA1, RA2, RA3 | Y | |
| Policy KNDP 3: Sustainable Design | SD1 | Y | |
| Policy KNDP 4: Retaining the Rural Character of Kingsland Parish | SS6, LD1, LD2, LD4 | Y | |
| Policy KNDP 5: Protecting Kingsland's Heritage Assets | SS6, LD4, RA5 | Y | |
| Policy KNDP 6: Retaining the Character of the Conservation Area and Kingsland Village | SS6, LD1, LD3, LD4, SD1, | Y | 3(C) 'Trees that die should be replaced'. Questionable how this will be enforced as it may occur post development. |
| Policy KNDP 7: Addressing Flood Risk | SD3 | Y | |
| Policy KNDP 8: Highways and Transport Infrastructure | SS4, MT1 | Y | Observations: 'Parking standards shall conform with Herefordshire Core Strategy but should also include additional parking for visitors'. |

| | | | |
|--|--------------|---|--|
| | | | <p>Supporting Statement</p> <p>'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'.</p> <p>Views from Highways need to be sought</p> |
| Policy KNDP 9: Kingsland Sewage Treatment Works | SD4 | Y | |
| Policy KNDP 10: Community Renewable Energy | SS7, SD2 | Y | |
| Policy KNDP 11: Infrastructure for Broadband | SS5, RA6 | Y | |
| Policy KNDP 12: Protection and Enhancement of Services and Facilities for the Community | SC1 | Y | |
| Policy KNDP 13: Open Space and Play Areas | OS1, OS2 | Y | |
| Policy KNDP 14: New Homes in Kingsland Village | RA1, RA2 | N | <p>Development boundary of Kingsland is tight with limited potential for infill to accommodate proportionate growth.</p> <p>Other comments below relate to the Kingsleane site</p> |
| Policy KNDP 15: New Homes in Shirlheath | RA1, RA2 | Y | |
| Policy KNDP 16: New Homes in Cobnash | RA1, RA2 | Y | |
| Policy KNDP 17: Supporting Local | SS5, RA6, E1 | Y | |

| | | | |
|--|--------------|---|--|
| Business | | | |
| Policy KNDP 18: Agriculture, Forestry and Rural Enterprises | SS5, RA6, E1 | Y | |

Other comments/conformity issues:

Update cross references to the Adopted Core Strategy, e.g para 2.5 of the Kingsland Neighbourhood Development Plan refers to earlier versions of the Core Strategy tables.

There is a strong heritage/conservation element to this Plan and the views from Archaeology and the Conservation should also be sought.

The Kingsleane site for 12 dwellings P143252/F is undergoing a judicial review since its approval on 1st October 2015. The Judicial review was lodged 9th November 2015. A judicial review is not a re-run on the merits of the decision but a challenge to the lawfulness of the decision that was made. As a legal decision is pending on this site, therefore it cannot be relied upon to contribute to the proportional growth target of the Kingsland Neighbourhood Development Plan. A revision of the housing sites proposed for Kingsland will be necessary while the legal decision is awaited if the Plan is to continue towards adoption.

End

Latham, James

From: donotreply@herefordshire.gov.uk
Sent: 29 December 2015 12:13
To: Neighbourhood Planning Team
Subject: the form Comment on a proposed Neighbourhood Area was submitted

the form Comment on a proposed Neighbourhood Area was submitted, this is the list of values it contained.

Address:
Postcode:

First name:
Terence

Last name:
Hall

Which plan are you commenting on?:
Neighbourhood Plad

Comment type:
Support

Your comments:
I fully support the Neighbourhood Plan submitted by the Steering Group.

Latham, James

From: Howells, Mathew
Sent: 04 January 2016 14:45
To: Neighbourhood Planning Team
Cc: Callard, Jeremy
Subject: RE: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

Following on from the consultation we have no comments to make regarding the NDP.

Regards
Mathew Howells
Senior Transport Planning Officer
Transportation - Planning
Herefordshire Council
P.O. Box 236
Plough Lane,
Hereford
HR4 0WZ
Tel: 01432 383143
E-mail: mathew.howells@herefordshire.gov.uk

From: Callard, Jeremy
Sent: 17 November 2015 10:44
To: Neighbourhood Planning Team
Cc: Howells, Mathew
Subject: RE: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Neighbourhood Planning Team,

Please note that Mat Howells – our new senior transport planner – will be picking up NP consultation. Please email all consultation requests to him.

Thanks

Jeremy

From: Neighbourhood Planning Team
Sent: 17 November 2015 10:33
Subject: Kingsland Regulation 16 Neighbourhood Development Plan consultation

Dear Consultee,

Kingsland Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

The plan can be viewed at the following link: <https://www.herefordshire.gov.uk/planning-and-building-control/neighbourhood-planning/draft-plans-regulation-14-and-submitted-plans-regulation-16/kingsland-submitted-plans>

Once adopted, this NDP will become a Statutory Development Plan Document the same as the Core Strategy.

The consultation runs from 17 November until 4 January 2016.

If you wish to make any comments on this Plan, please do so by e-mailing:
neighbourhoodplanning@herefordshire.gov.uk , or sending representations to the address below.

If you wish to be notified of the local planning authority's decision under Regulation 19 in relation to the Neighbourhood Development Plan, please indicate this on your representation.

Kind regards

James Latham

Technical Support Officer

Neighbourhood Planning, Strategic Planning & Conservation teams

Herefordshire Council

Planning Services

PO Box 230

Blueschool House

Blueschool Street

Hereford

HR1 2ZB

Tel: 01432 383617

Courier code : H31

Email: jlatham@herefordshire.gov.uk

neighbourhoodplanning@herefordshire.gov.uk (for Neighbourhood Planning enquiries)

ldf@herefordshire.gov.uk (for Strategic Planning enquiries)

Web: www.herefordshire.gov.uk/neighbourhoodplanning (Neighbourhood Planning)

www.herefordshire.gov.uk/local-plan (Strategic Planning)

www.herefordshire.gov.uk/conservation (Conservation)

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4th January 2016

Neighbourhood Planning Team
Herefordshire Council
P O Box 230
Blueschool House
Blueschool Street
Hereford

Dear Sir/Madam

Please find attached a copy of my response in relation to the Kingsland Parish Neighbourhood Development Plan.

Yours faithfully

Wendy S Schenke (Mrs)

Enc.

KINGSLAND PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

Are you satisfied with the draft plan as it stands to date? No

I object to the adoption of Kingsland Parish Neighbourhood Development Plan in its current format. I am concerned expressly with the adequacy of housing provision to be provided for the settlement of Kingsland.

- 1.0 The stated purpose of the Plan is to help deliver the local community's requirements and aspirations for the Herefordshire plan period up to 2031. (Page 2).
- 2.0 The Plan sets out the vision, objectives and policies for growth of the Parish of Kingsland up to 2031 (Page 3).
- 3.0 OBJECTIVE FOUR seeks to provide sufficient housing to meet the future needs of the community, in terms of numbers and type based upon robust evidence. (Page 14)
- 4.0 Policy KNDP 1 states that Housing provision should meet the on-going identified needs of the community with a suitable mix of size, style and tenure. (Page 15).

All of these aims and objectives are considered commendable and fully supported.

However the KNDP does not put forward any mechanism or additional policy direction to deliver these housing objectives above and beyond the policies essentially put forward in the Herefordshire Core Strategy. It merely imitates and reflects the policies of the Core Strategy and does not add anything. The proposed housing allocation only adopts the required addition to the settlement indicated by the Core Strategy making the KNDP superfluous in this respect. The Core Strategy will deliver the same housing objective

The National Planning Policy Framework advises that Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.

Whilst such plans have to conform to the strategic objectives of the Core Strategy they offer communities the power and opportunity to **add to** the growth and sustainability of the settlement which only land use development can bring over and above that provided by the Core Strategy

The plan seeks to retain and create key services and states that to deliver essential community needs the Kingsland Parish Council will use any monies received through the Community Infrastructure levy, *although this is likely to be limited*. But it is only limited because the KNDP does not seize the opportunity that the neighbourhood plan process provides and empowers the local community to stimulate economic growth and use the funds from allocated development opportunities to support and develop essential community services. (KNDP12).

The National Planning Policy Guidance States

"A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities".

The Spatial Strategy adopted by the KNDP however, is to constrict development in the confines of the old UDP Plan red lined boundary where the only changes proposed are to further restrict development, rather than to promote the expansion needed to retain and support local services.

No expansion of housing development is indicated to provide and above all to sustain the existing schools, post office and other important local services over the next 15 years. This restrictive approach has failed in the last plan period to meet the overall housing needs of Herefordshire. In agreeing to save some of the policies of the UDP the Secretary of State made it clear that he would not necessarily accept the same regulatory approach in considering future Local Plans. It is an approach that makes any urgently needed changes cumbersome.

The adoption of a red line approach fetters the Local Communities discretion and flexibility in meeting future community needs. The NPPF directs that Plans should have sufficient flexibility to adapt to rapid change as well as to take into account market signals, such as land prices, and housing affordability.

As I and many others pointed out in the previous Regulation 14 consultation process, insufficient information is available in plan format as part of the consultation process. Why the secrecy? Why can't they ascertain which land is available, highlight them on a plan for all to see proving that the KNP can deliver at the very least what is required with sufficient flexibility to be able to adapt to whatever changes might be necessary throughout the plan period. However, this lack of information remains the same at Regulation 16. I have examined other completed neighbourhood plans from various areas of England and these have plans/maps specifically identifying potential and available sites for:

1. Housing
2. Community/leisure buildings
3. Employment zones
4. Re-usable brownfield sites
5. Protected open spaces

It is essential for KNP to do exactly the same so that residents can make informed decisions as to whether or not to vote for adoption of the KNP at referendum. Without this information how can residents vote for adoption of the policy?

In addition, if it is intended as part of KNP to restrict development on agricultural land classified as Grade 1 and 2 and to 'protect' such land, these areas of land need to be identified on a plan and made public knowledge at this stage in the consultation process so that any landowners or property owners affected by this 'protection' have the correct opportunity to put forward their support/objections and, more importantly, given the opportunity to take legal advice if his will have a negative impact on their land.

The Committee say it is not necessary to identify potential housing sites *'It remains the same that no sites were needed outside settlement boundaries defined for the parishes three settlements and therefore a plan showing potential housing allocation options was and remains unnecessary.'* Surely this information is essential as a basis on which to plan and also so that residents can see where they are and make informed decisions. Kingsland has already had one allocated site which remained undelivered throughout at least two previous local development plans, namely Croftmead, but the site was obviously not available during those times. Presently, it has now been reduced from 15 dwellings to 7 dwellings. The village cannot allow this situation where land is allocated for development but not available or deliverable. If the Croftmead situation was happening in other villages at the same time, it is no wonder that Herefordshire Council failed to achieve its housing target for so many years that it now has to have a 20% buffer added to its five year housing land supply target.

SHLAA HC Map shows land put forward as 'possible' sites for development – under KNP, these may be classified as Grade 1 or 2 agricultural land or, indeed, 'protected' as important views. If further development sites are required in the plan period which cannot be achieved within the settlement boundary, where does KNP intend allowing this housing if these areas have been 'protected' from development. It is possible that these areas are mostly adjoining the settlement boundary.

Current Commitment Site: Land adjoining Kingsleane – Mr Glynne and Mrs Wendy Schenke

The site known as 'Land adjoining Kingsleane' was granted planning permission for 4 affordable houses and 8 open market houses on 1 October 2015.

This site is allocated as a 'Commitment Site' in the Kingsland Village Policies Plan and the development is included in, and forms a fundamental part of the delivery of affordable and open market housing in KNP – specifically Sections 6.1, 6.3, 6.5, 6.8, 6.19 and 8.3 of the plan. Section 9.1 relates to the fact that it is accepted that more housing is needed. This site provides a positive contribution towards KNP's delivery of housing as well as a wealth of planning obligation monies – the majority of which is for the village.

I understand ONE single householder in Kingsland has now applied to the High Court to have the planning permission quashed on technical grounds in respect of the way in which Herefordshire Council determined the application and not in respect to the site itself. **If this planning permission is quashed, I respectfully request that this site is now allocated as a housing development site in KNP prior to the examination by the Inspector and before the referendum.**

By retaining this site for development as an 'allocated site' in the KNP, it will help to halt the gradual infilling of the main street where the gardens and hedges add to the traditional rural feel of the village. Moreover,

this site will not add to the burden of traffic through the main thoroughfare of the village as all village facilities are within close walking proximity to the site. Another important fact is that Herefordshire Council Planning Officers, as part of their role in determining the application, carried out a thorough assessment of this development in relation to heritage assets in the village, namely the conservation area and listed buildings and Planning Committee Members resolved at planning committee that any impact on heritage assets was outweighed. The High Court Judge confirmed in his report in respect of the Judicial Review: *'It is plain on the papers that a careful assessment of impact on heritage assets was made leading to the conclusion that any impact was outweighed.'*

A petition containing in excess of 90 signatures has been submitted to Herefordshire Council's Neighbourhood Planning Team supporting allocating this as an 'allocation site' in KNP.

Please refer to Kingsland Parish Plan Data Charts which show that this development accords with the majority of residents' views on new housing in the village.

The following are questions I asked during the Regulation 14 Consultation

1. Why did the walks only cover parts of the sites under review? If KNP have discussed these sites, why didn't they contact the landowners to ensure that the proposed sites are **available and deliverable**?
2. KNP may have discussed sites which they believe are suitable, but they may have constraints that they are unaware of. In addition, these sites may also have impacts on neighbouring properties. The residents from these properties may inadvertently support the KNP, only to find out at a later stage that it affects them in a detrimental manner. This information needs to be made public NOW before the plan goes any further.
3. *'This walk looked at the centre section of Kingsland village in and around the settlement boundary including some of the SHLAA sites. **Where specifically?***
4. *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. **Where specifically?***
5. *Some sites with potential for new dwellings, within the settlement boundary, were also observed. **Where specifically?***
6. *Sites with potential for additional car parking, within and adjacent to the settlement boundary were also discussed. **Where specifically?***
7. *Possible spaces for an older children's playground were considered in various locations.*
8. *It was recognised that all sites discussed and those not seen would be dependent upon owners coming forward with land to offer. **Where specifically?** If sites are not available they should be discounted.*
 - Why haven't ALL the sites mentioned above been identified on a plan for Kingsland residents to consider at this stage in the consultation process?
 - *'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.'* **Where specifically?**
 - What are the advantages and disadvantages?
 - *'The village walks undertaken by the KNP 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 2013. The resulting Walks Report show that this is feasible.'* **Where specifically?**
 - Where is the evidence to support KNP's walkers in determining that there is sufficient capacity within the settlement boundary to provide the housing required
 - *'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'. **Whose decision was this?***

The one thing residents will want to know is *'what new housing sites will be put forward and how will they affect me'* The KNP does not answer this very important question. The walks do not appear to have achieved or moved the KNP any further forward as it is not known whether any of the land visited/discussed is available.

- If the identification of sites was *'based upon criteria'*. What specific criteria did KNP apply to each site visited and/or considered in coming to their conclusion?

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.'

- Why specifically is there a need to protect a separation between West Town and Kingsland village when West Town is within the Kingsland village boundary?
- Where is the evidence to support 'protecting this separation' as it appears to conflict with the large number of supportive letters for the recent planning application at Kingsleane which was granted planning approval with only two letters of objection from residents. In addition, a petition in respect of KNP has in excess of 90 signatures stating that they did not agree with the statement that there needs

to be a separation between West Town and Kingsland village and do not consider West Town to be a separate area of the village such as Cobnash and Shirlheath but consider it part of the village. Unlike Cobnash and Shirlheath, it is situated within Kingsland village boundary.

- If Cobnash and Shirlheath are to have settlement boundaries, then why not Aston, The Brook, Mortimers Cross, etc. Who has decided that West Town is not part of Kingsland? If KNP is treating West Town as a separate area of the parish why does it not have its own separate settlement boundary when it has a lot more houses than Cobnash, possibly more houses than Shirlheath and West Town residents are able to walk to all the village facilities – whereas those living in Cobnash and Shirlheath are unlikely to.

According to Schedule 1: Community Representations and Responses: 'To include the exception site (referring to Kingsleane) 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. I do not believe this to be the case as the planning permission stipulates 'in perpetuity' and the land was sold on the condition that the affordable housing would be 'in perpetuity'. Whether these houses are within or outside the settlement boundary would not affect this status. These dwellings form part of the existing built form and to not include them within the settlement boundary is discriminating against this type of housing whereas we should be one inclusive community regardless of housing type.

'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.'

If the two public houses with their restaurants aren't viable during the winter months, there won't be any facilities for tourists. Pubs and shops need all-year round support and this can only be achieved with more suitable houses.

KNP policies stipulate development should be within the existing settlement boundary. The Kingsland Parish Plan 2013 Data Charts show that it is very evenly matched as to whether new development should be within the settlement boundary or outside. Please refer to Appendix 1. However, the settlement boundary is drawn so tightly around the centre of the village (and within the conservation area) that developing this area further will destroy the rural characteristics of the village core itself and be of significant detriment to the character of the conservation area and listed buildings by depleting any valuable green breaks in between dwellings which will give the village an urban feel. Concentrating housing within the existing very tightly drawn settlement boundary will exacerbate traffic and parking problems in the main village centre and will change the very nature of the village centre.

Is the main street of Kingsland not worthy of protecting its historic character?

KNP 14 relates to a settlement boundary and says there is space for 20 or 30 houses, but on closer scrutiny of the settlement boundary it appears there is just not enough space even if buildings are put in existing gardens. We need a map to demonstrate they can accommodate these houses within the settlement boundary.

However, by 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 a vibrant community.

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

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

Is this a favourite area enjoyed by walkers and their dogs? This public footpath leads onto the extremely busy A4110 with a high volume of HGVs and there is no pavement until nearer the village junction. It is not always possible for two lorries or tractors to pass each other near the Arbour Corner junction without going on the footpath, so it is not common to see people walking down the A4110 from the end of the public footpath and back towards the village.

- Was this the 'opinions' of the residents of Kingsland or just the few who took part in the walk.

Conclusion:

To conclude, by 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. Both these problems have been highlighted in KNP as a major concern amongst Kingsland residents. Kingsland needs to grow steadily to maintain its sustainability and this can be achieved by allowing housing small scale housing development surrounding the settlement boundary, but not necessarily within it.

The Core Strategy housing land figure is a minimum figure and not a maximum target figure. KNP acknowledges this but continues to work to the minimum figure.

Due to the fragility of the five year housing land supply, Herefordshire Council is required to annually carefully monitor these figures and implement changes if necessary. There is no mention or provision of this in the KNP. There are also concerns that the Herefordshire Core Strategy may not have used up to date statistics to formulate their projections and that housing numbers have been underestimated.

This plan is going to be used in determining planning applications until 2031, therefore it is a very IMPORTANT document and it is equally important that the residents of Kingsland are fully aware of ALL the facts so that they can make informed decisions as to whether to support the plan or object to the plan. It is extremely important that the KNP is not rushed through the system, so that it is adequately assessed to ensure that the correct decisions are taken now to achieve the best for our community. If this means a delay so that proposed sites can be properly assessed and confirmed to be available and deliverable, then this would be more worthwhile and beneficial to the village than having a plan which is not fit for purpose.

Without knowing which sites were visited and discussed how can residents be confident that the required growth can take place within the revised settlement boundary and that there is flexibility to meet any growing need during the plan period. KNP do not know if any of the sites they have discussed ARE AVAILABLE AND DELIERVABLE as they state: *'In order to assess potential sites, a series of walks was undertaken by a small steering group of KNP. It was recognised that all sites discussed and those not seen **would be dependent** upon owners coming forward with land to offer'.*

If they are NOT available and deliverable, then surely the KNP will not be in general conformity with the Core Strategy or the NPPF.

Until such time that the information requested throughout my consultation response is available in plan/map format, I would NOT be able to support the plan at the referendum.

MRS WENDY S SCHENKE

KINGSLAND PARISH PLAN 2013

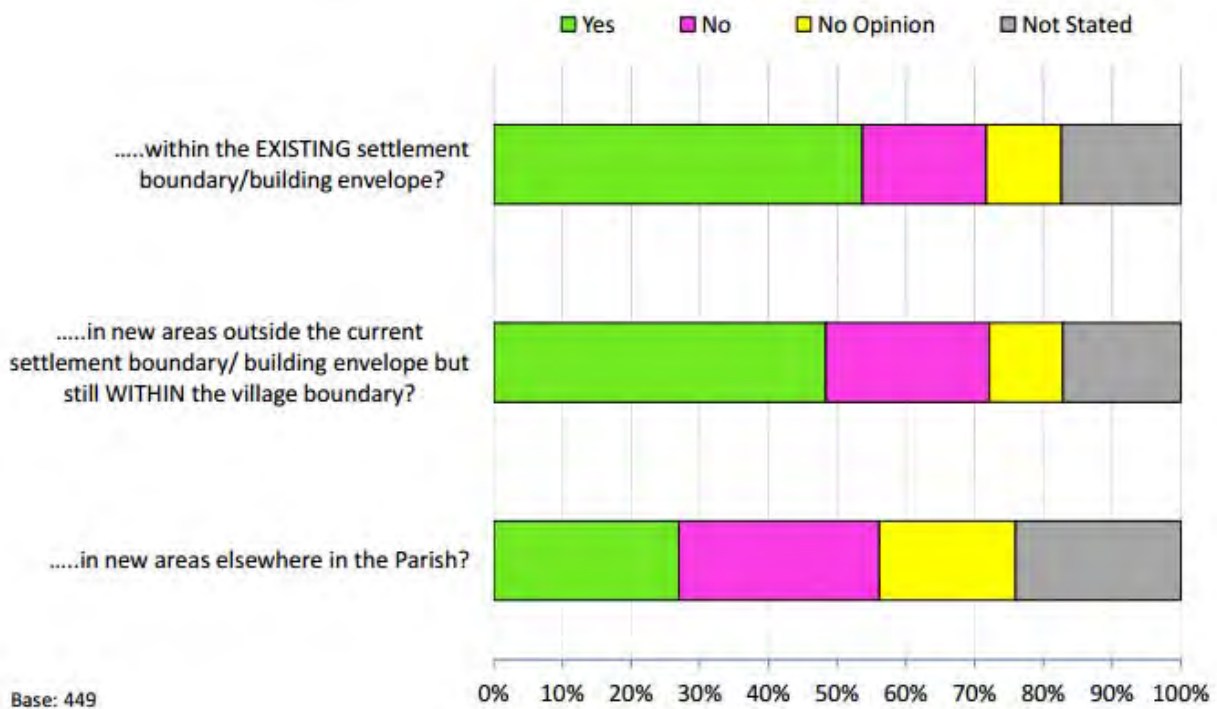
DATA CHARTS

INFORMATION

- These charts visualise answers to all the structured pre-coded questions in the Kingsland Parish Plan survey 2013
- The data tables on which they are based are available in a separate document, as are the responses to the open ended questions.
- The full questionnaire is also available separately

- All tables have a base figure of 449, the total number of respondents to the survey
- Those that did not answer the question are shown as 'not stated'

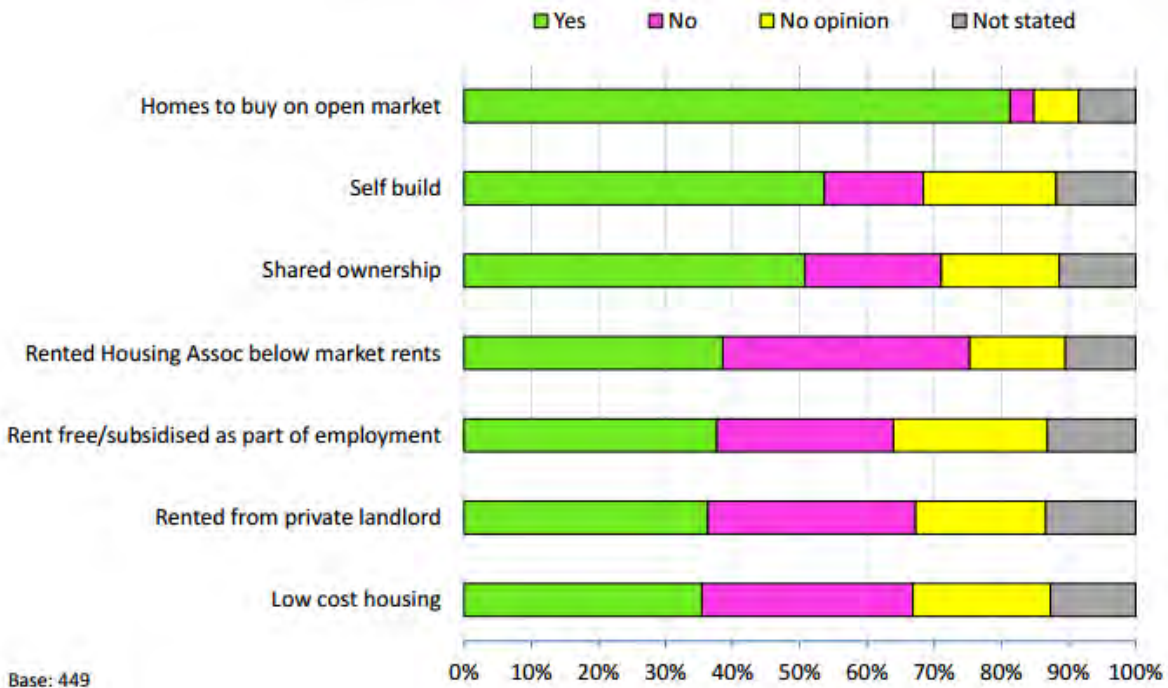
Q3 If more homes were built in the Parish, would you like them to be built...



Base: 449

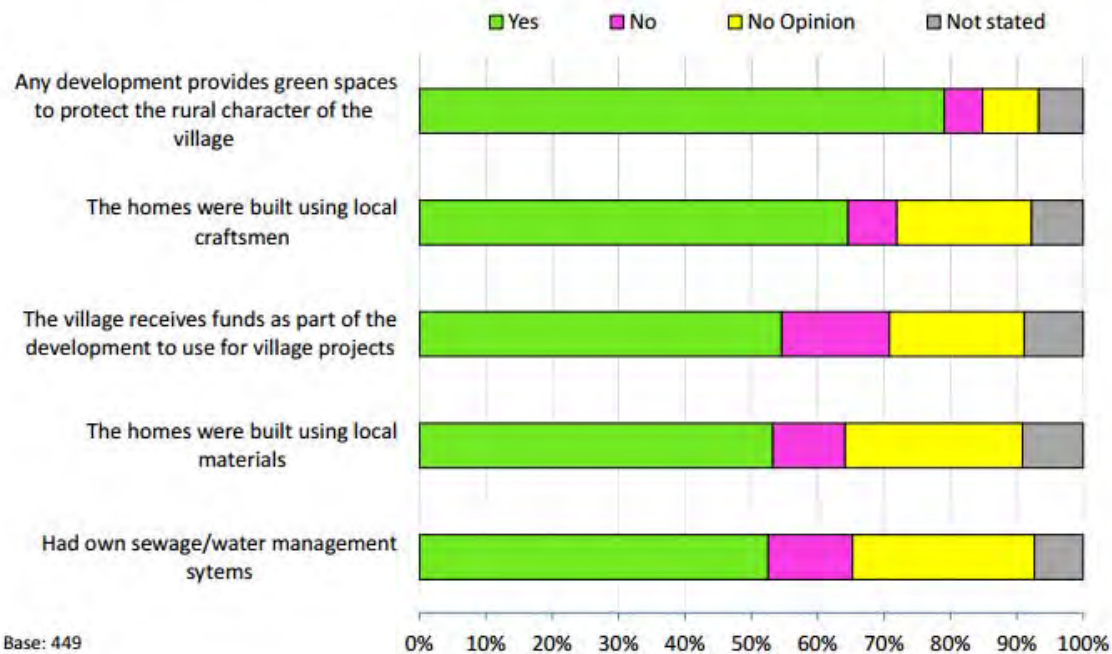
The above chart shows that residents are almost equally satisfied with housing in new areas outside the current settlement boundary as within the existing boundary.

Q5 If additional homes were to be built, should they be....?



Base: 449

Q6 Would you be more likely to support new homes in the Parish if the following factors applied?



Base: 449