

# **Kimbolton Neighbourhood Development Plan**

**2011-31**

Consultation Statement

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October 2017

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## Contents

- 1.0 Introduction
  - 2.0 Background to the Neighbourhood Plan
  - 3.0 The Plan Preparation Process
    - 3.1 Definition of the Neighbourhood Plan Area – July 2015
    - 3.2 Formation of the Neighbourhood Plan Steering Group – August 2015
    - 3.3 Scoping, raising awareness and initial publicity – April 2016
    - 3.4 Community survey – July 2016
    - 3.5 Vision and Objectives – October 2016
    - 3.6 Settlement Boundary and Character Assessment consultation – December 2016
    - 3.7 Transport Action Plan – December 2016
    - 3.8 Regulation 14 consultation – April 2017-May 2017
    - 3.9 Preparation of the Submission Plan – June-October 2017
  - 4.0 Working with other bodies
- Appendices
- Appendix 1 – Neighbourhood Area Decision document
  - Appendix 2 – Settlement Boundary and Character Assessment Consultation
  - Appendix 3 – Transport Action Plan
  - Appendix 4 – December 2016 Public Meeting presentation
  - Appendix 5 – Regulation 14 consultation leaflet
  - Appendix 6 - Responses to the Regulation 14 Consultation

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## 1.0 Introduction

- 1.0.1 This Consultation Statement supports the Neighbourhood Plan Submission and contains the following:
- a) Details of people and organisations consulted about the proposed Neighbourhood Plan.
  - b) Details of how they were consulted.
  - c) A summary of the main issues and concerns raised through the consultation process.
  - d) Descriptions of how these issues and concerns have been considered and addressed in the proposed Neighbourhood Plan.
- 1.0.2 The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the Neighbourhood Plan. In accordance with these Regulations and the local planning authority's guidance on consultation, the preparation of the Kimbolton Neighbourhood Plan has involved residents and other organisations with an interest in the Parish in the preparatory stages for the Neighbourhood Plan.
- 1.0.3 More recent guidance from Department for Communities and Local Government (10 Sept 2013) states that:
- ‘the consultation statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.’
- 1.0.4 This Statement sets out details of events and consultations. It lists the activities in which the local community has been involved and the on-going work of volunteers. The aim of the consultations in Kimbolton has been to ensure that there is as widespread as possible understanding of the reasons for and content of the Neighbourhood Plan.
- 1.0.5 This Statement demonstrates that there has been extensive engagement and this has been central to the progress and content of the Neighbourhood Plan.
- 1.0.6 The principal tools to publicise the Plan have been the Neighbourhood Plan website - <http://kimboltonhamnish.co.uk/neighbourhood-plan> and the Parish Magazine which is delivered to every house in the Parish, free of charge.
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## **2.0 Background to the Neighbourhood Plan**

- 2.0.1 In 2015 Kimbolton had no Parish Plan and the emerging Herefordshire Council Core Strategy identified the village as one where residential development would be required. In response to local concerns the Parish Council decided to prepare a Neighbourhood Plan.
- 2.0.2 The Neighbourhood Plan was created in response to the Localism Act 2011 which reformed the planning system, devolving power away from Whitehall and offered communities the opportunity to take a leading role in how their local environment would develop in the future.
- 2.0.3 The Neighbourhood Plan is the community's response to the challenges and opportunities that the new Core Strategy has given us. It enables us to plan for some new growth to meet the needs of our existing population, to attract new people to the area, and to protect and enhance what makes the area special. It also presents an opportunity to address long-standing community concerns and priorities including the speed and impact of traffic travelling through Kimbolton village and the need to give enhanced protection of key community assets including the village pub and Primary School.
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## **3.0 The Plan Preparation Process**

3.0.1 The Neighbourhood Plan has been prepared in accordance with the Neighbourhood Plan (General) Regulations 2012, and based on a logical step by step approach:

- Definition of the Neighbourhood Plan Area – July 2015
- Formation of the Neighbourhood Plan Steering Group – August 2015
- Scoping, awareness raising and initial publicity – April 2016
- Understanding the Issues - The Community Survey – July 2016
- Setting the Vision and Objectives – October 2016
- Defining the Settlement Boundary and understanding the character of the area – December 2016
- Understanding Transportation issues and developing an Action Plan – December 2016
- The Draft Plan consultation (Regulation 14 stage) – April-May 2017

3.0.2 These key stages are summarised in the subsequent sections of this Statement.

### **3.1 Definition of the Neighbourhood Plan Area – June-July 2015**

- 3.1.1 The Parish Council made an application for the Designation of the Neighbourhood Plan area in June 2015. The application contained a map which identified the area to which the area application related, a statement explaining why this area was considered appropriate to be designated as a neighbourhood plan area and a statement that the organisation making the application was a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act.
- 3.1.2 Designation of the Plan area was approved by Herefordshire Council on 7<sup>th</sup> July 2015. The Decision Document forms **Appendix 1** of this Statement.

### **3.2 Formation of the Neighbourhood Plan Steering Group – August 2015**

- 3.2.1 The Neighbourhood Plan has been led by Kimbolton Parish Council with decision making powers delegated to its Neighbourhood Plan Steering Group. The Steering Group acts as the key means of compiling the evidence base, engaging with the local community and testing the suitability and acceptability of its emerging policies and proposals; then drafting and submitting the Plan.
- 3.2.2 This Steering Group consists of volunteers from the Parish Council and members of the public residing in the area. They also engaged an independent planning consultant to help with the preparation of policies and the Plan. Overall, the whole process was supported significantly by the Herefordshire Council Neighbourhood Planning Team.
- 3.2.3 The Steering Group was formally established in August 2015 and meets on a regular basis. Minutes of all meetings are published on the Neighbourhood Plan website. A wider group of local people – the ‘Neighbourhood Plan friends’ have supported the Steering Group at key stages – for example to help distribute the Community Survey and publicise public meetings. The Chair of the Steering Group provides regular updates at Parish Council meetings on the progress of the Plan.



### **3.3 Raising awareness and initial publicity – April 2016**

- 3.3.1 The Plan was formally launched at a community Open Day on 23<sup>rd</sup> April 2016, publicised via the website from 22<sup>nd</sup> March, the Parish Magazine, posters around the area. The purpose of the Open Day was to understand the key issues that local people wished to see the Plan address, and to help shape the preparation of a detailed community survey.
- 3.3.2 The community made their comments through a combination of ‘post it’ notes corresponding to key themes, and a large map where locationally specific comments could be made. The key themes were identified by the Steering Group on the basis of local knowledge and informal engagement with the wider community.
- 3.3.3 Around 80 people attended the meeting and the Launch Event Report can be viewed via the Neighbourhood Plan website - <http://kimboltonhamnish.co.uk/wp-content/uploads/2016/02/Report-of-Launch-event-Open-Day.pdf> including the associated maps for the key themes. The most frequently raised issues were:
- Traffic and transport (43 comments)
  - Employment, agriculture and business (31 comments)
  - Protecting the environment, landscape and important views (31 comments)
  - New housing (25 comments)
  - Community facilities (23 comments)
  - Drainage, infrastructure, water supply and broadband (22 comments)
- 3.3.4 This information was used by the Steering Group to develop the Community Survey and to scope out what evidence would be needed to support the preparation of the Plan. This evidence included a Character Assessment and Evidence Base Report which can be viewed via <http://kimboltonhamnish.co.uk/neighbourhood-plan/evidence/> .

### **3.4 Community survey - July 2016**

- 3.4.1 The Community Survey was developed by the Steering Group over the Spring of 2016 and was distributed to all households in the area in July 2016. The Survey was also publicised in the Parish magazine article in June, on the Neighbourhood Plan website and on posters at the Parish Hall and other locations across the area.

3.4.2 151 survey forms were returned giving a response rate of 73%. The survey population was consistent with that of the area as a whole and is a statistically robust sample.

3.4.3 The detailed results of the survey are set out in the Community Survey Report produced in September 2016 (<http://kimboltonhamnish.co.uk/neighbourhood-plan/consultations/>). The key messages were consistent with the April 2016 Open Day and are summarised below:

#### **Likes, Dislikes and Vision for the Future**

Local people like living in the area and they would like to see it stay broadly the same over the Neighbourhood Plan period. The beautiful countryside, peace and tranquillity and a close and friendly community are those features of the area that people like most. Speeding traffic, poor broadband / mobile phone and badly maintained roads are the most common 'dislikes'.

#### **Housing**

There is little support for significant additional housing growth over the Neighbourhood Plan period in excess of that which already has planning permission. The most popular strategy is one of small scale infill development in Kimbolton village, and some development in the countryside mainly through the conversion of existing rural buildings. New housing should be focussed on the provision of Starter Homes and owner occupied tenures to meet low-cost local needs.

#### **Community facilities**

The priorities for community facilities were the retention of the village school and pub. There is some support for a village play area, village green and village sports field.

#### **Traffic and transport**

Local people are concerned about the speed of traffic through Kimbolton. The key measures identified to address this are enforcement of the existing speed limit and investigating opportunities for traffic calming. The A4112 at the village school and the Stockton Cross crossroads are the priorities for highway improvements to enhance road safety, and there is strong support for a footpath link between Kimbolton village and the A49.

#### **Environment, Landscape and Local Character**

Trees and hedgerows, the network of fields and views are the most important features of the area for local people. The most significant threats are perceived to be over-development, unsympathetically designed new housing and additional traffic. Local people would like to see a traditional approach to the design of new development and local materials being used.

### **Utilities and Infrastructure**

Road maintenance, improved broadband speeds and better mobile phone coverage ranked as the most important priorities for infrastructure investment. Water supply, sewerage and drainage were identified as secondary priorities.

- 3.4.4 The survey responses were used to inform the development of the Plan Vision, Objectives development strategy and policies. Some suggestions lay outside the influence of the Neighbourhood Plan and have been addressed through other mechanisms led by the Parish Council.

## **3.5 Vision and Objectives – October-December 2016**

- 3.5.1 The Neighbourhood Plan Vision and Objectives were developed by the Steering Group in the Summer and Autumn of 2016. An open evening was held on 16<sup>th</sup> October to provide feedback on the Community Survey and to discuss the suggested Vision and Objectives with local people. The notice advertising this meeting is attached as **Appendix 2**. The draft Vision and Objectives were also published on the Neighbourhood Plan website for comment and were forwarded to key businesses and stakeholders in the area including the Primary School, Housing Association and the cluster of commercial interests at the A49 roundabout.
- 3.5.2 Around 50 people attended the open evening and a limited number of comments were made via the website and stakeholder engagement. The Vision and Objectives received broad support from these consultations.

## **3.6 Settlement Boundary, Character Assessment and Policy development – December 2016**

- 3.6.7 At an early stage in the preparation of the Plan the Steering Group agreed to prepare a Character Assessment of the area to help to develop a better understanding of the special qualities of the area and to build on the key messages from the Community Survey. The draft Character Assessment was published for consultation in December 2016 and can be accessed via <http://kimboltonhamnish.co.uk/neighbourhood-plan/evidence/>.

3.6.8 Alongside the Character Assessment, and informed by its findings and the responses from the Community Survey, the Parish Council published a draft settlement boundary for consultation via the Neighbourhood Plan website. Both the Character Assessment and Settlement boundary were discussed at the 16th December public meeting. The presentation made by the Steering Group at this meeting is attached as **Appendix 4**.

3.6.9 The settlement boundary received widespread support at the public meeting and no representations were made seeking any changes. The Character Assessment was also well received and a limited number of minor amendments were made. The Character Assessment Report was formally signed off by the Steering Group in January 2017.

### **3.7 Transport Action Plan – November 2016**

3.7.1 Throughout the preparation of the Plan road safety and the impact of traffic has been a major issue. In response to these concerns, in September 2016 the Parish Council and Neighbourhood Plan Steering Group produced a Transport Action Plan made up of a package of measures to reduce traffic speeds and improve road safety with a focus on Kimbolton village. This Action Plan was also discussed at the Community meeting on 16th December 2016 and again, received widespread support. The Action Plan is attached as **Appendix 3**.

### **3.8 Regulation 14 consultation – April-May 2017**

3.8.1 The preparation of the Character Assessment, Settlement Boundary and Transport Action Plan allowed the Steering Group to progress the drafting of the Neighbourhood Plan in early 2017. The structure of the document was agreed in January and the first full draft discussed in February. The Parish Council approved the draft Plan for consultation at their meeting in March. The formal Regulation 14 consultation commenced on 10<sup>th</sup> April 2017 and ran until 30<sup>th</sup> May 2017. The Plan was publicised via an eye catching leaflet distributed with the Parish Magazine, Notices displayed on the Parish and Church Noticeboards and the website and Posters displayed across the Parish. The Parish Magazine leaflet is attached as **Appendix 5**.

3.8.2 The Regulation 14 Plan as well as HRA and SEA reports were available for inspection at Leominster Library, St James' Church, Kimbolton and St Dubricius & All Saints' Church, Hamnish. Details of the Draft Plan were also sent to those individuals or

organisations who had either attended public meetings, commented on previous stages and the following organisations by post or email:

- Herefordshire Council
- Worcestershire County Council
- Councillor John Stone
  
- Luston Group Parish Council
- Middleton on the Hill and Leysters Parish Council
- Hatfield Group Parish Council
- Leominster Town Council
  
- Welsh Water
  
- CPRE
- Severn Trent Water
- Coal Authority
- Highways England
- Network Rail
- Arriva Trains Wales
- The Homes and Communities Agency
  
- Amec
- Natural England
- Historic England
- English Heritage
- Wye Valley NHS Trust
- RWE Power
- Woodland Trust
- Herefordshire Nature Trust
- Leominster Civic Trust
- Western Power
- Sport England
  
- Kimbolton Primary School
- The National Trust
- Brightwells Auction Mart
- Stonewater Housing Association
- OK Diner

### **3.9 Preparation of the Submission Plan – June 2017**

- 3.9.1 The consultation responses to the Regulation 14 Plan are summarised in **Appendix 6**. Nine individual or organisations responded, making 37 comments between them. The key organisations who responded were Herefordshire Council, Dwr Cymru, the National Trust, Severn Trent and Historic England. Four comments were made by one member of the local community and were focussed entirely on the Character Assessment.
- 3.9.2 The responses were in the main of a detailed nature and did not raise any issues that challenged the overall strategy or the approach set out in the individual policies. The comments from Historic England, the National Trust and CPRE were particularly welcomed in their strong support for the way in which the Plan has identified and protected local character. The Steering Group and Parish Council considered these responses between June and September 2017 and agreed to make a number of amendments as shown in **Appendix 6**. These changes are of a relatively minor and technical nature, in the main designed to improve clarity and improve consistency with the Core Strategy, up to date Government guidance and good practise.

## **4.0 Working with other bodies**

- 4.0.1 The extensive support and advice provided by Herefordshire Council Neighbourhood Planning team has been instrumental in bringing our plan to fruition. A meetings was held with our assigned planning officer at the start of the process and they have offered guidance and support throughout.
- 4.0.2 A good working relationship was established with our ward councillor John Stone who attends every Parish council meeting and many of the Neighbourhood Plan open meetings. He has been included in circulation of the draft plan in order to inform other parishes on updates and progress. The Plan was sent to all our adjacent Parish Councils and Worcestershire County Council.

## **Appendix 1 – Neighbourhood Area Decision document**



## Neighbourhood Area Decision Document



### Neighbourhood Planning (General) Regulations 2012

Name of neighbourhood area	Kimbolton Neighbourhood Area
Parish Council	Kimbolton Parish Council
Consultation period	08/06/2015 - 05/07/2015



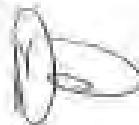
**Determination**

Is the organisation making the area application the relevant body under section 61G (2) of the 1999 Act	Yes	
Is the neighbourhood area considered appropriate? (Section 61G (4))	Yes	
Does the area overlap another designated area? (Section 61G (7))	No	
For joint area application, are all relevant bodies included? (Section 61G (2))	N/A	N/A
Were any comments received during the consultation period?		No
Summary of comments received	None received	
Response to comments received	N/A	
Ward member comments	None received	
Are any modifications required to this or any adjoining neighbourhood area? (Section 61G (5))	No	
Any special circumstances to be taken into account	No	

**Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012**

The application for the designation of Kimbolton Neighbourhood Area is

**Approved**



**Andrew Ashcroft**

**Assistant Director, Economic, Environmental and Cultural Services**

**Date: 07/07/2015**

## **Appendix 2 – Settlement Boundary and Character Assessment Consultation – meeting notice**

## KIMBOLTON NEIGHBOURHOOD PLAN

# OPEN EVENING

At Kimbolton Village Hall

On Friday 16<sup>th</sup> December

At 7.30 pm

There will be a presentation on the proposed Settlement Boundary and what this may mean for development in and around Kimbolton village and the findings and recommendations of the Characterisation Report

Both documents will be published on the Parish website and will be available to

inspect at the Open Evening

Your comments on these documents are invited either at the Open Evening or by email using the contact page on the Parish website or by writing to The Steering Group, c/o Gorsty Hill, Kimbolton, HR6 0EP

## **Appendix 3 – Transport Action Plan**

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## KIMBOLTON VILLAGE – SPEED PROPOSALS

Following the recent Community Survey and the subsequent Open Evening to discuss its findings, a number of concerns have been expressed largely relating to speeding traffic through Kimbolton village.

In order to address these concerns the Parish Council will implement a phased package of measures which it is hoped will bring about the desired result although it is important to understand that no one measure will bring instant success.

The Parish Council has drawn up an ACTION PLAN which will run from 2017 to 2019.

- After Christmas, planters will be installed by the village nameplates on the verges of the A4112. ?
- The Council will purchase a Speed Indicator Device (SID) which is expected to be installed by mid- 2017. The Council will purchase a second SID if conditions warrant it.
- The Council will look at introducing a local Community Speed Watch Group but speed data must first be collected by the Safer Roads Partnership to validate the need. The scheme involves trained volunteers monitoring the speeds of vehicles with hand held speed measurement devices. Where vehicle speeds are found to be inappropriate, a letter is sent by the police to the registered keeper of the vehicle with the aim of encouraging them to reduce their speed when driving in the future. **There must be at least 6 volunteers in the scheme** and speed checks must be conducted by at least 3 volunteers at any one time. If you are prepared to be a volunteer then please make your interest known to the Parish Clerk. ? In 2018/19 the Council will look to install gateways and signing on the A4112 at the entrance to the village. This will entail obtaining planning permission. Lack of funds precludes the work from being carried out sooner.

The Council is purchasing a quantity of vinyl “30mph” stickers which can be affixed to your wheelie bin. This is a simple way to remind motorists, albeit for 1 or 2 days a week, and if you would like to receive a sticker/s then please contact the Parish Clerk.

## **Appendix 4 – December 2016 Public Meeting Presentation**

Community meeting 16<sup>th</sup> December 2016

# Kimbolton Neighbourhood Plan

## Purpose of the Meeting

- To summarise progress to date
- To respond to the issues you raised at the last meeting:
  - Traffic and road safety
  - Defining what makes our area special? – the Characterisation Report
  - How do we protect the setting of Kimbolton village - the settlement boundary
  - What weight will the Neighbourhood Plan have?
- To update you on the Chestnut Avenue proposals
- To explain the next steps



## 1. A quick recap.....

- Kimbolton is producing a Neighbourhood Plan which will carry full legal force when 'made'.
- The Plan covers the period to 2031.
- The preparation of the Plan is funded by Government.
- We established a Steering Group in the Summer of last year.
- We have started to gather 'evidence' and have completed an environmental audit, Evidence Base Report and now a Characterisation Study
- We agreed our Vision and Objectives in October
- We have a Project Plan which sets out the key stages and are on track.

## 2. Responding to your priorities

## Priority 1- Traffic and Road Safety

- You asked us to come up with a package of measures to reduce traffic speeds and improve road safety, particularly in Kimbolton village.
- The Parish Council will implement a phased package of measures which it is hoped will bring about the desired result.
- These measures are set out in the Action Plan.

## The Action Plan

- After Christmas, **planters** will be installed by the village nameplates on the verges of the A4112.
- The Council will purchase a **Speed Indicator Device (SID)** which is expected to be installed by mid- 2017. The Council will purchase a second SID if conditions warrant it.
- The Council will look at introducing a local **Community Speed Watch Group** but speed data must first be collected by the Safer Roads Partnership to validate the need. There must be at least 6 volunteers in the scheme and speed checks must be conducted by at least 3 volunteers at any one time. If you are prepared to be a volunteer then please make your interest known to the Parish Clerk.
- In 2018/19 the Council will look to install **gateways and signage** on the A4112 at the entrance to the village. This will entail obtaining planning permission. Lack of funds precludes the work from being carried out sooner.

## Priority 2 – defining what makes our area special?

- You asked us what we mean when we refer to the 'tranquility', 'distinctiveness' and 'special character' of the area.....and how do we protect it in the Neighbourhood Plan?
- We have produced a Characterisation Report: - *'a document that describes the distinct appearance and feel of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.'*
- The Report uses a tried and tested approach developed by the Royal Town Planning Institute and English Heritage for use in Neighbourhood Plans

## Approach to characterisation

- Stage 1 – desk top review – what do we already know about the area and its characteristics?
  - Herefordshire Landscape Character Assessment (HLCA)
  - Historic Environment Record
  - Kimbolton Millennium Book
- Stage 2 – fieldwork.
  - Survey of the Parish as a whole divided into six Character Areas based on the HLCA
  - Detailed survey of Kimbolton village divided into six 'character areas'
- Stage 3 – Report writing and consultation



## Characterisation – the rural area

- Six rural Character Areas:
  - Bache
  - Central
  - Hamnish
  - Hundred
  - Ridgemoor
  - Stockton
- For each area we have identified key views, buildings, spaces and trees / hedgerows.
- Then identified key features and priorities



## Characterisation – the Rural Area – key findings

- Topography of elevated rolling countryside drained by major brooks provides the overall structure
- Well-treed with network of hedgerows, areas of woodland and orchards often providing important wildlife habitats
- Low density of development of scattered farmsteads, free-standing houses and converted rural buildings. Often using local materials in traditional domestic styles.
- Rich historic legacy and strong sense of continuity – Bache Camp, Roman Road and Leominster Canal.
- Huge variety of views – long distance vistas and more intimate sheltered views in the wooded streamside corridors around Kimbolton and Bache.



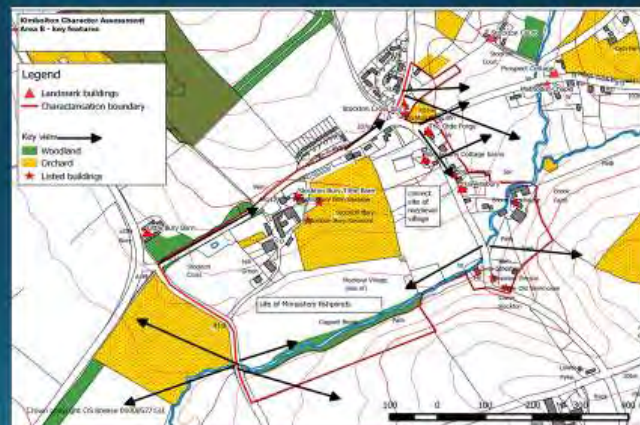
## Characterisation- Kimbolton Village

- Six Character Areas:
  - A – Little Bury and the Ride
  - B – Stockton
  - C – Chestnut Avenue
  - D – Stockton Rock
  - E –Yolk Brook
  - F – Church Bank
- For each area we have identified key views, buildings, spaces and trees / hedgerows.
- Then identified key features and priorities



## Characterisation – Kimbolton village – key findings

- Distinctive and attractive village with a medieval settlement at its core.
- Topography is the defining feature. Sheltered position surrounded by rising land making the setting very sensitive to development – particularly the streamside corridors and the 'gap' near Stockton Court.
- Organic growth results in a mix of building types, styles and materials, but the historic core of Stockton is particularly distinctive.
- Some post-war infill development but doesn't 'jar' with the overall character.
- Some scope for further infill but any large scale development would seriously impact on the character of the settlement.



## Characterisation – overall recommendations

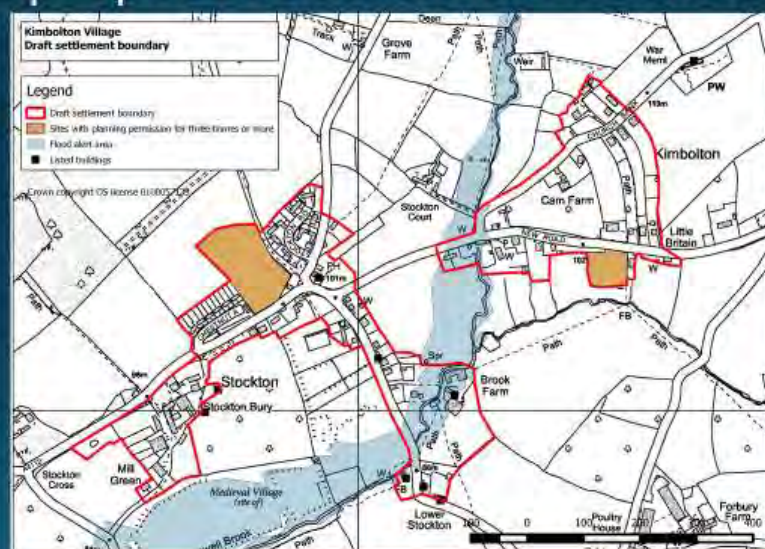
- Protect the setting and tranquillity of the Parish as a whole in the context of a diverse and working landscape.
- Protect existing hedgerows, free standing trees (particularly oaks) and encourage restoration of historic field boundaries.
- Support the expansion and restoration of traditional orchards and ancient broadleaf woodland.
- Protect and enhance wildlife habitats particularly the streamside wooded corridors and the River Lugg.
- Protect the distinctive character and setting of Kimbolton village.
- Conserve and manage the rich architectural legacy including historic farmsteads, small hamlets, traditional reddish-brown sandstone buildings to occasional timber-framed buildings.
- Conserve and enhance our understanding of key historic features including Bache Camp, the Roman Road, Leominster Canal.



## Priority 3 – Protecting the setting of Kimbolton Village

- You told us that you thought the current amount of growth proposed for the village in the Core Strategy is about right, and there is no appetite for any further extensions of the village.
- The settlement boundary is the tool to make this happen – it is something we are tasked with preparing by the Core Strategy.
- A settlement boundary is a line drawn around a village which reflects its built form. Land outside the line is considered to be 'open countryside' where development is strictly regulated and restricted.
- We have produced a draft settlement boundary for consultation. It is focussed on the main 'built up' part of the village using the guidance and rules established by Herefordshire Council, and the Characterisation Report.

## The proposed settlement boundary



## Priority 4 – does the Neighbourhood Plan have any weight?

- The Plan does have significant weight and cannot be ignored.
- Planning appeal 'recovered' by the Secretary of State in October 2016 in Bartestree, Herefordshire because it was contrary to the emerging Neighbourhood Plan:

'The Secretary of State has also had regard to the fact that the scheme would run counter to the expressed wishes of the local community as set out in the emerging Neighbourhood Plan, and would be at odds with one of the Framework's core principles that planning should be genuinely plan-led, empowering local people to shape their surroundings. He shares the Inspector's view that this point weighs heavily against the appeal proposal'

# Neighbourhood Plan - Next steps

## Next steps

### Short term:

- December 2016-January 2017 – tell us what you think about the settlement boundary and characterisation report.
- January 2017 – consideration of your comments by the Steering Group and Parish Council
- January/February 2017 – Preparation of the draft Plan.

### And looking further ahead:

- Early 2017 – consultation on the draft Plan (Regulation 14)
- May – July 2017 – submission of Plan to Herefordshire Council and Examination.
- September 2017 – Referendum.



**Any questions?**

## **Appendix 5 - Regulation 14 consultation leaflet**

## KIMBOLTON NEIGHBOURHOOD PLAN

The Neighbourhood Plan for Kimbolton has been produced in draft and will be open for consultation shortly. We are now seeking the views of those who live and work in the Parish on the draft Plan that, in due course, will be tested in a Referendum.

Work on the Neighbourhood Plan, carried out by a Steering Group of volunteers from the Parish, started in January 2016. The work was overseen by the Parish Council and followed a strict code of guidelines from Herefordshire Council. Milestones last year included a Launch Event in April, a community survey in July and Open Evenings in October and December.

Our draft Neighbourhood Plan will be on our website [www.kimboltonhamnish.co.uk](http://www.kimboltonhamnish.co.uk) and there will be a form on the website that you can use to make your comments. We would like your comments whether you like the Plan or feel that changes are necessary in particular sections. This initial consultation runs from **10<sup>th</sup> April to 30<sup>th</sup> May, 2017** and, at the same time, we are seeking the views of Herefordshire Council (Planning & Highways), Welsh Water, Western Power and the Environment Agency.

The Neighbourhood Plan is an important document and without it someone else will make decisions about what happens in our area. If you need further information please visit our website at [www.kimboltonhamnish.co.uk](http://www.kimboltonhamnish.co.uk)

## **Appendix 6 - Responses to the Regulation 14 Consultation**

**Kimbolton Neighbourhood Plan - Summary of Responses to Regulation 14 consultation**

Consultee	Policy / proposal	Comment	Recommended response	Amendment
CPRE Herefordshire	Whole document	We would like to congratulate you on the work you have done in producing a very thorough analysis of local landscape character and robust policies. We are particularly glad to see policies relating to light pollution, agricultural and forestry enterprise, views, renewable energy infrastructure as well as the inclusion of a local listing for heritage sites. We hope that the NDP when adopted proves a strong foundation for local people wishing to guide the Parish's future.	Noted and welcomed.	No change.
	Archaeology	You could consider requiring new development to take account of known surface and subsurface archaeology, lack of current evidence of sub-surface archaeology must not be taken as proof of absence.	Agree that the area contains archaeological features and amend the Policy as suggested.	Include additional text to Policy K11 (Heritage Assets) to state: "Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of

Consultee	Policy / proposal	Comment	Recommended response	Amendment
				current evidence of sub-surface archaeology must not be taken as proof of absence".
	Footpaths	Consider including clauses protecting footpaths, bridleways etc from impact on their character from development which may be noisy, smelly, has high volumes of traffic or is visually unattractive or out of character with the setting	Policy K11 contains sufficient protection of local character and the proposed amendment would not add to the requirements of this Policy.	No change.
Dwr Cymru Welsh Water	Whole document	Kimbolton Neighbourhood Development Plan has been prepared in accordance with the Adopted Herefordshire Local Plan Core Strategy, Welsh Water are supportive of the aims, objectives and policies set out.	Noted and welcomed.	No change.
	Policy K1 – Promoting a Sustainable Community	We are particularly pleased to note the key policy – Policy K1 Promoting a Sustainable Community – which specifies that "...development should be accommodated within infrastructure limits in particular for sewage treatment...", though we would wish to point out that the Parish Council area is not served by public sewerage.	Noted and welcomed.	No change.
	Policy K3 – the scale of new housing	We understand that a large proportion of the new dwellings required to meet the demonstrated local housing need have already been delivered. With	Noted and welcomed.	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		<p>regard to the remainder of the requirement, which we understand will be delivered on windfall/infill sites there are no issues in a water supply being provided, though some level of offsite mains may be required dependant on location.</p>		
Mr E Price	<p>Characterisation report paragraph 4.1.1 map 6</p>	<p>The key view identified south west from Upper Bache is unlikely to extend beyond the boundary of the Bache area due to the topography i.e. The intervening ridge line of the hill.</p>	<p>Noted. The key views require minor amendment to reflect the detailed topography.</p>	<p>Amend Character Assessment Report</p>
	<p>Characterisation report paragraph 4.3.1 map 8</p>	<p>No such deer park currently exists or indeed is known to have existed for approx 750 years and in any event the area as depicted would not be an accurate representation of any such historical use. It is therefore extremely misleading to a casual observer, not pertinent to the planning process and should be removed from the map.</p>	<p>It is accepted that the Deer Park no longer exists and that there is some uncertainty over the exact boundaries and how they relate to physical features on the ground. However, the identification of the former Deer Park in the Characterisation Report reflects existing published information including the Neighbourhood Plan Environmental Report produced by Herefordshire Council. It has been identified in statutory planning documents for some time and so the Environmental Report reflected an existing body of evidence. It is listed in Appendix A of the Herefordshire Unitary Development Plan, adopted in 2007 (<a href="https://www.herefordshire.gov.uk/downloads/file/5382/appendices">https://www.herefordshire.gov.uk/downloads/file/5382/appendices</a>), and the Core Strategy (<a href="https://www.herefordshire.gov.uk/downloads/file/1797/appendix_8_-_sites_with_environmental_designations">https://www.herefordshire.gov.uk/downloads/file/1797/appendix_8_-_sites_with_environmental_designations</a>) , adopted in 2015. The Historic Environment Record provides the source of the designation -</p>	<p>Remove the Deer Park designation from Map 8 and incorporate the SEA map in the characterisation report document.  Retain the references to the Deer Park in the characterisation report document and Appendix 1 of the Neighbourhood Plan but in the past tense only.</p>

Consultee	Policy / proposal	Comment	Recommended response	Amendment
			<p><a href="http://htt.herefordshire.gov.uk/her-search/monuments-search/search/Monument?ID=31165">http://htt.herefordshire.gov.uk/her-search/monuments-search/search/Monument?ID=31165</a> as the 2001 Survey of Historic Parks and Gardens in Herefordshire. Documentary evidence for the existence of the Deer Park is found in the Reading Abbey Cartularie.</p>	
	<p>Characterisation report paragraph 4.3.34</p>	<p>It is clearly impossible to protect something that doesn't exist, especially where there is increasing awareness of the necessity of maintaining appropriately functioning drainage. Therefore the extraneous reference to Hamnish Clifford medieval deer park should be deleted.</p>	<p>The status of the former Deer Park is summarised above, and the features listed in the final bullet point of para 4.3.34 are not exhaustive.</p>	<p>Remove reference to the specific features in the final bullet point of para 4.3.34.</p>
	<p>Characterisation report paragraph 4.3.11</p>	<p>References to the deer park should be in the past tense and caution should be applied when surmising the possible origin of what is a seasonal watercourse close to an area that has been used for sandstone extraction and is a significant drainage feature, transporting water both from the adjacent road and also those fields which are unfortunately defined as being in the Central area, but which share drainage, aspect, access and historic use with Hamnish. I note with interest that Herefordshire council monument records come with a disclaimer as to their accuracy and instruction that they are not to be relied</p>	<p>The status of the former Deer Park and evidence of it in the form of existing features on the ground is summarised above.</p>	<p>Amend para 4.3.11 to state:  The Herefordshire SEA map refers to part of the former Hamnish Deer Park to have possibly been contained within the area boundary. This was a medieval park for keeping deer. It would have been enclosed by a bank and ditch, some of which may still be seen. The mother house of Leominster Priory, Reading Abbey, produced a charter (dated between 1135-1170) granting 28 acres of land to Walter de Clifford so that he could enlarge his park. For this he had to pay 2 shillings and a white doe skin</p>



Consultee	Policy / proposal	Comment	Recommended response	Amendment
		upon for planning purposes.		annually (D Whitehead 'A Survey of Historic Parks and Gardens in Herefordshire', 2001 page 187).
Herefordshire Council Neighbourhood Planning (late representation)	Policy K8 – Ensuring an appropriate range of tenures, types and sizes of houses.	Policy K8 makes reference to house sizing thresholds set by a study by RIBA 'the Case for Space' 2011, however does not specify or summarise what they are.	Agree that the Plan would benefit from the inclusion of the size thresholds as suggested.	Include additional Appendix to the Plan to include the RIBA 'the case for space' size standards.
Herefordshire Council Development Management (late representation)	Para 4.1.7	Para 4.1.7 refers to development outside settlement boundary being considered against policy RA3 of CS, but not exclusively so... but don't say what the alternative if not RA3 is.	Agree that the wording of para 4.1.7 is potentially confusing. Core Strategy Policy RA3 is concerned with residential development only and the Neighbourhood Plan should reflect this..	Amend para 4.1.7 to state: 'Outside of Kimbolton village, proposals for residential development will need to accord with the rural Policies set out in the Herefordshire Core Strategy, in particular Policy RA3'.
	Policy K8 - Ensuring an appropriate range of tenures, types and sizes of houses.	Policy K8 need annex of the RIBA document referred to.	Agree that the Plan would benefit from the inclusion of the size thresholds as suggested.	Include additional Appendix to the Plan to include the RIBA 'the case for space' size standards.
	Policy K9 – Affordable Housing	K9 unrealistic for windfall site to provide more than 10 houses.	The Kimbolton settlement boundary has been drawn in such a way as to facilitate infill development within the built up part of the village. It is accepted that it is unlikely that development meeting the thresholds set out in Policy	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
			K9 will come forward but not impossible. In order to provide a comprehensive approach to the bringing forward of affordable housing within the Plan area it is therefore considered that the inclusion of the Core Strategy threshold is appropriate.	
		Is the affordable requirement not already satisfied by the existing planning permission?	It is agreed that the permitted development at Chestnut Avenue referred to in para 4.2.25 is capable of meeting the existing quantitative affordable housing need as established in the 2012 Kimbolton Housing Needs Study. However, this research will become increasingly dated as the Plan progresses and the Plan should provide a mechanism to bring forward further affordable housing subject to demonstrable and unmet need.	No change.
	Policy K10 – Protecting and enhancing local character	K10 where is the neighbourhood character assessment?	The Neighbourhood Plan Characterisation Report can be accessed via the Neighbourhood Plan website with a link provided at para 2.0.8 of the Plan. It is agreed that a further link should be provided in para 4.3.5 which provides the explanatory text to Policy K10.	Include link to the Neighbourhood Plan Characterisation Assessment in para 4.3.5.
	Policy K10(1)(iii)	They need to justify why backland development is not acceptable, not that I disagree with that sentiment	Part 5 of the Neighbourhood Plan Character Assessment provides a detailed assessment of the character of Kimbolton village. The individual area appraisals highlight the linear form of the village and the predominance of frontage development. Backland development would be inconsistent with this character and should be resisted as set out in Policy K10.	No change.
	Policy K10(2)	Having precluded development outside of SB why necessary	Policy K10 sets out the strategy for protecting and enhancing the character of the area as a whole including the role and future function of key elements. The scattered hamlets and farmsteads as form such important	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
			elements and so are included in the Policy.	
	Policy K11 – Local Heritage List	K11 great weight is not the statutory test set out in S66 LB act etc	The Policy is consistent with para 132 of the NPPF which states ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.’	No change.
	Policy K12 – Controlling light pollution.	K12 can NDP ‘require’ light scatter diagram whatever that is?	Agree that scatter diagrams may not be required in all cases, particularly small scale lighting schemes. However, light scatter diagrams are accepted as an appropriate method of setting out the impact of lighting schemes as set out in Policy TNP17 of the Tettenhall Neighbourhood Plan (made 2014).	Amend penultimate para of Policy K12 to state : ‘Applicants are required to submit detail of lighting schemes, including light scatter diagrams where they are necessary to predict the performance of the scheme...’
	Policy K14 – Renewable Energy	K14 test is significant harm, not no detrimental impact, there will always be detriment impact with renewable energy scheme.	Agree that the test should be ‘significant’ detrimental impact to ensure consistency with Core Strategy Policy SD2(3).	Amend second para of Policy K14 to state: ‘Proposals should neither substantially increase traffic volumes nor have a significant detrimental impact on.....’
	Policy K17 – Business Development	K17 need to define large scale business	Introducing a threshold to define ‘large scale’ may serve as an unnecessary restriction on new development. For example, an appropriate scale of development adjacent to the existing cluster of activity at the A49/A44 junction may be very different to that in the more sensitive and intimate landscape of the rural eastern parts of the Parish.	No change.
	Policy K18 - Protection of existing	K18 do commercial premises include farms	Policy K18 is not intended to apply to farms. It relates to commercial business activity predominantly within the B1, B2 and B8 use classes and sui generis uses providing	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
	business premises		employment for local people.	
Herefordshire Council Planning Policy (late representation)	Policy K2 – Development Strategy	The policy wording makes reference to “limited” development, which would appear to suggest a restrictive or negative approach to housing development. The Core Strategy target set for the Parish is to be viewed as a minimum, with local factors determining the appropriate scale. It is considered that a better term to use would be “proportionate” or “development of an appropriate scale”.	The Policy uses the word ‘limited’ in two instances. Firstly in relation to development outside the settlement of Kimbolton, and secondly within the village itself. Restricting residential development in the countryside beyond the village is consistent with Core Strategy Policy RA3 and is therefore appropriate. Within the village the settlement boundary has been drawn in such a way as to protect the character and setting of the settlement and at the same time to bring forward some new development. It is accepted that the use of the word ‘proportionate’ would more accurately reflect the wording of Core Strategy Policy RA2 Figure 4.14.	Amend Policy K2(1) to state: Kimbolton village will continue to play a major role as a centre providing a range of facilities for the Parish. To allow for proportionate residential.....’.
	Policy K8 - Ensuring an appropriate range of tenures, types and sizes of houses.	Can the NDP enforce building standards set by RIBA?	The inclusion of the RIBA space standards is an accepted approach for Neighbourhood Plans in Herefordshire. For example Policy W3 of the made Wellington Neighbourhood Plan.	No change.
	K16- Transport and Connectivity	Regard should be had to the parking standards prescribed in the Local Transport Plan.	Agree that the Policy would benefit from including reference to the Parking Standards set out in the Local Transport Plan. This will ensure consistency with Core Strategy Policy MT1.	Include additional para 4.5.8 to state: ‘The approach to car parking standards is set out in Core Strategy Policy MT1 which requires development proposals to have regard to both the council’s Highways Development Design Guide and cycle and vehicle parking standards as

Consultee	Policy / proposal	Comment	Recommended response	Amendment
				prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices. car parking standards for the Parish are set out in the Herefordshire Local Transport Plan'.
	K18- Protection of Existing Commercial Business Premises	With regard to the exceptional circumstances in point 3, these environmental problems being caused to residents would need to be clear and demonstrable.	Agree that the problems would need to be clear and demonstrable and that this wording provides greater clarity than the use of 'particular' as set out in the existing Policy.	Amend Policy K18(3) to state: 'in exceptional circumstances where the existing permitted operation is causing clear and demonstrable environmental problems.....'
	K20- Enhanced Services and Facilities for the Community.	Without the economies of scale from the larger housing schemes coming forward, contributions towards the listed facilities may be limited.	Over the lifetime of the Plan it is anticipated that a wide range of funding sources will be available to support investment in community infrastructure – and not exclusively through new residential development. For example, the sports hall at the Primary School is being funded from a wide range of sources including voluntary donations.	No change.
Herefordshire Council Economic Development Air Water Waste (late representation)	Whole document.	It is my understanding that you do not require comment on Core Strategy proposals as part of this consultation or comment on sites which are awaiting or have already been granted planning approval. Given that no other specific sites have been identified in the plan I am unable to provide comment with regard to potential contamination.	Noted.	No change.
Herefordshire Council	Policy K4 – Housing	We have no objections to the proposed settlement boundaries for housing	Noted.	

Consultee	Policy / proposal	Comment	Recommended response	Amendment
Environmental Health (late representation)	development within the settlement boundary	within the Kimbolton proposed settlement boundary. (K4)		
	Policy K5 – Housing in the Countryside	We would like to recommend that a further criterion be applied which is that the amenity of any occupants arising out of a new dwellings should not be compromised by existing agricultural or commercial activity. This would be to safeguard the amenity of future occupants.	Accept that development proposals should have regard to these issues but the suggested amendment would duplicate the requirements of Core Strategy Policy SD1 (bullet points 3, 4 and 5), and so is not necessary.	No change.
Historic England	Whole document.	Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it, particularly the emphasis placed upon local distinctiveness and the maintenance of the historic landscape and rural character including significant views. The identification of traditional buildings for particular recognition through inclusion on a “Local Heritage List” is also strongly supported. We particularly commend the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies. In this and other respects Historic England considers that the Plan takes an	Noted and welcomed.	

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		exemplary approach to the historic environment.		
	Archaeology	We also note and commend the fact that the Herefordshire Historic Environment Record (HER) has been consulted. Given the wealth of archaeological remains thus identified within the Parish it would, therefore, also be appropriate to introduce a new policy (or include a reference within an existing policy) requiring developers to: “take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.	Agree that the area contains archaeological features and amend the Policy as suggested.	Include additional text to Policy K11 to state: “Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.
Middleton on the Hill and Leysters Parish Council	Whole document	No comments.	Noted.	No change.
National Trust	Whole document.	The National Trust welcomes and supports the general approach of the Kimbolton Neighbourhood Plan. We would like to suggest a couple of minor	Noted and welcomed.	No change.

Consultee	Policy / proposal	Comment	Recommended response	Amendment
		alterations relating to protecting the setting of Berrington Hall and its historic park. These heritage assets of the highest significance are owned, cared for and opened to the public by the Trust. Berrington Hall is a grade I listed building designed by Henry Holland and the park is a grade II* registered park, acknowledged as the last landscape that Capability Brown's created before his death. The park boundary at Long Wood coincides with the parish boundary and important views from the park and the mansion include those towards the Stockton Ride and Stockton Cross areas of Kimbolton Parish.		
	Policy K10 – Protecting and enhancing Local Character	In policy K10, we would ask for an additional point: 8. Protect and enhance the setting of the historic park at Berrington	Agree.	Include additional point as requested.
	Policy K11 – Local Heritage List.	In policy K11, we would ask for the wording “in the Parish” to be deleted from the first line so that impacts on heritage assets outside the parish are not excluded from consideration.	Agree that development within the Parish can have an impact on the setting of assets outside the Parish.	Delete reference to Parish as requested.
Natural England	Whole document.	Natural England does not consider that this Neighbourhood Plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not	Noted and welcomed.	No change.



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Severn Trent	Whole document.	<p>wish to comment on this consultation.</p> <p>We currently have no specific comments to make., however we have set out some general information and advice below. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead.</p>	Noted.	No change.