

KINGTON AREA NEIGHBOURHOOD PLAN: EXAMINER'S QUESTIONS

Responses from Steering Committee.

1. All were consulted
 - a) All owners of land designated as potential housing sites were communicated with in various ways including individual face to face meetings.
 - b) All owners of proposed Local Green Spaces had access to draft Plans and all public consultations. Each landowner was posted a letter informing them of the final proposals for designation.
2. Please see attached map. Accept proposal to delete list of Open Spaces in Appendix 4
3. Kington Character Appraisal 2015 has been mailed to Officer for onward transmission to Examiner . It is **ENV1** that contains reference to the Characterisation Assessment. Accept that the Landscape Sensitivity and Capacity Assessment be referred to in **ENV1**.
4. We suggest that the requirement to "not break the skyline " be elaborated as *...should not be visible against the skyline when seen from a distance.*
5. The Hergest Settlement Boundary was drawn to include residences at the western end of the SB; the green field between the turkey farm and the housing to its east has in the past been a recreational area and provides a valuable buffer between the turkeys and housing.

If the Examiner considers the SB is too large we suggest amending it to exclude the turkey farm and all land to the west of the farm so the resulting SB will include the green space to the west of existing houses (Arrow View).
6. Examiner's proposal accepted.
7. Examiner's proposal accepted.
8. Access from the proposed housing site onto Kingswood Road was considered carefully. It was considered that such a position would generate too much traffic onto what is a narrow lane and one that has a difficult junction with poor visibility at Headbrook, one of the principal roads in and out of Kington. This view was strongly supported by similar comments from Hereford Council's Officer responsible for Highways and Traffic. Policy H2 stipulates the provision of pedestrian access onto Kingswood Road.

9. Examiner's intention to combine two open space requirements accepted, but bullet point numbers to be combined should be (iii) and (ix). We would prefer that the proposed revision to the criterion (ix) should be: "*Provide multi-functional green infrastructure and community amenity space proportionate to the number of dwellings*". Our reason is that developers wishing to build more densely on a site can argue that improved off-site provision is suitable even when the off-site provision is not close to the development site. The clearly expressed community concerns have been that green amenity spaces should be a requirement within development sites.

10. Hatton Gardens Estate was rated '**good**' and the Arrow Court Estate at Hergest was '**moderate**' in the 2012 Study referred to in the Core Strategy E2. Please see attached maps as requested.

11. All the infrastructure improvements and enhancements were instanced frequently in consultations and indeed the four footpath/cycle routes identified in previous requests before the NDP work began. In the case of the footpath/cycle routes at present pedestrian must walk along the busy A44 where there is no pavement to the community allotments and to the Kington Medical Centre; the road between Kington and Hergest both inside the town boundary and further west before it reaches Hergest is a C class road with no pavement . Both employment sites, Hatton Gardens estate and Hergest are accessed along these routes. Hatton Gardens Estate also has residential properties with young families who need to cross the A44 to access schools and all other facilities in the town.

12. The Primary School is at capacity and has been for a number of years. Consequently some primary age children attend schools in other settlements such as Gladestry in Powys and Eardisley. Any increase in the population of young families with children will accentuate the need for school places in the town.

13. Please see attached LGS Assessment. The Examiner's final sentence has been noted and discussed; 5 small Spaces have been deleted from the LGS list in accordance with the Examiner's comment (see response to 15). We wish to retain GS11, Fleece Meadow as LGS because although it is currently used as a camping and caravan site it lies on the north side of the Arrow and would therefore make a significant contribution to a continuous riverside pedestrian path running through the town .

14. Examiner's proposal accepted.

15. Examiner's proposal accepted. This will require the five spaces to be removed from the present list in Policy LGS1 and the Examiner's proposed wording followed by the 5 spaces to be at end of list.

16. Examiner's proposal accepted i.e. the first paragraph of the Policy to be revised and the 5-5 Core Strategy map to be included in the justification

Kington Area Neighbourhood Plan

LOCALGREEN SPACE ASSESSMENT

LOCALGREENSPACE	REASONS FOR DESIGNATION
GS02 Fields at Broken Bank	Close proximity to housing and Parish Church Demonstrably special location in pre-medieval part of the town; repeated requests that it be included in revised Conservation Area Local character: grazed meadow ,footpath round boundary wall
GS03 Church Bank	Close proximity to Castle Demonstrably special location includes area of protected land Local character: contains stand of mature trees and physically linked to greenspaces alongside Back Brook
GS04 Kington Recreation Ground	Close proximity to housing and both local schools Demonstrably special: donated to the town for sports, various events; includes town cricket ground,very popular general recreation use Local character: large mown grass area, fine mature specimen trees, riverside access, memorial gates to WWI casualties, rough grass area to encourage biodiversity
GS06 Extension of open ground adjacent to school laying fields	Close proximity to housing and secondary school; crossed by public footpath Demonstrably special: well-used open ground containing veteran trees Local character: grass, trees and field flora
GS06 and GS07 Fields on north and south side of River Arrow at eastern end of town.	Close proximity to housing Demonstrably special: frequently identified as a major feature in the landscape of the town, a 'green lung' connecting the east and west of the town. No public access to date , but riverside walk is an aspiration. Local character: grazing, part flood plain, riverside trees provide important habitats for birds, insects, plants, and fresh water life
GS08 Crooked Well Meadow	Close proximity to housing; bordered on south side by the Old Tramway public footpath, on north by Back Brook Demonstrably special; contains play areas and equipment for all ages and wide open mown grass ground plus area left uncut. Popular local easy flat walk

	Local character: grassland, wild life area , border of Back Brook with low bank and riverside trees.
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Local Green Spaces continued

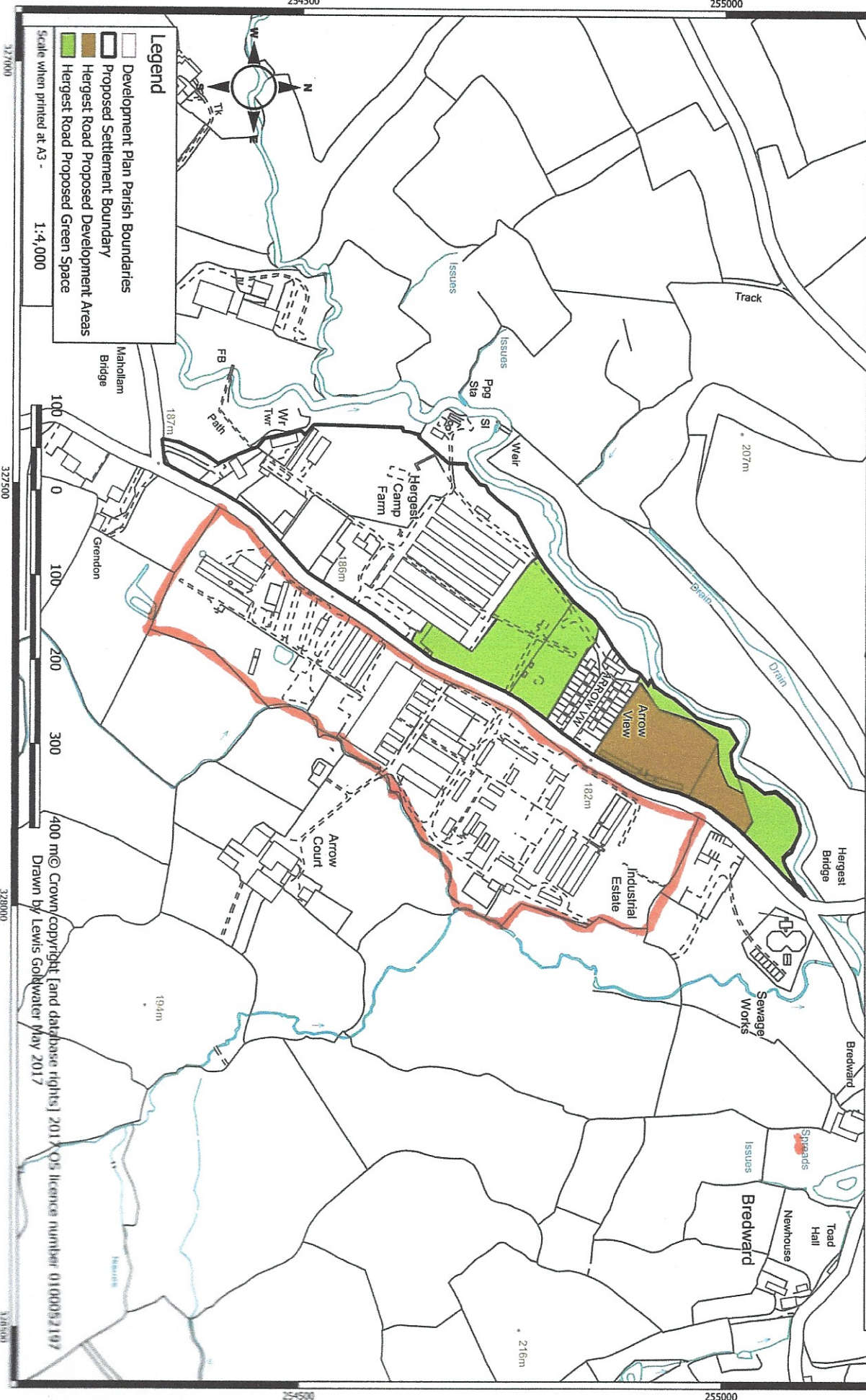
GS10 Land East of Kingswood Rd	Close proximity to housing and adjacent to designated housing site(K6 and K7); will be part of pedestrian access to town
	Demonstrably special: bordered by the Rope Walk, popular local footpath.
	Local character: grazed grass, old hedgerows, biodiversity asset contributes to green infrastructure
GS12 Community Orchard	Close proximity to housing and secondary school; bordered by public footpath
	Demonstrably special: waste ground cleared , replanted and cared for by local community group; harvested fruit pressed at annual event; successful eco-friendly community project.
	Local Character: fruit tree orchard
GS13 Tattymore	Close proximity to housing at western end of town, adjacent to secondary school sports field; open grazed field accessed by public footpath on north side
	Demonstrably special: popular walk to Parish boundary leading to Hergest Mill with leat stream, and a pond, both of which relate to another historic mill on the Arrow.
	Local character: grazed grassland close to river, contains trees and hedgerow.
GS15 Town Football Ground	Close proximity to housing; open area close to river
	Demonstrably special: used by adult and youth teams and other public events.
	Local character: sports ground, bordered by trees.
GS18 and GS19 North and south sides of Back Brook	Close proximity to town; follows Parish Boundary alongside river, bordered to north by A44
	Demonstrably special: Popular green buffer against busy A road, part used as footpath
	Local character: well-covered river bank, trees and ground flora; faces steeply rising ground to the north

GS23 South of designated housing site K5	Close proximity to existing housing; will be open space to south of site designated for low rise housing for elderly and /or disabled residents
	Demonstrably special; flood plain grazed area bordered to the south by River Arrow; part of green east/west 'ribbon' of town topography; proposed riverside walk
	Local character: flood plain unimproved grassland
GS31 Community Allotments	Close proximity to town
	Demonstrably special: popular provision located on riverside area
	Local character: riverside flora and fauna, fresh water wild life, bordered to east, south and north by fields.
GS32 to west, south and east of designated housing sites K6 and K7	Close proximity to existing housing and to proposed new estate
	Demonstrably special for surrounding residents; will become part of green infrastructure creating route northwards into the town centre and connecting to wider countryside to south and west.
	Local character: grassland bordered by old hedgerows
GS34 Floodgates;part of Castle mound	Close proximity to recent housing
	Demonstrably special; enables site of Castle to be seen on undulating ground
	Local character: part of Kington's history
GSH01	Close proximity to existing housing; buffer against turkey farm
	Demonstrably special: previous recreation/amenity area with public access; viewed as important open space to east of intensive turkey farm
	Local character: grazed grassland bordered by old hedgerow
GSH02 Land to the north of designated housing site KR1	Close proximity to designated new housing; at lower level and in Flood Zone 2
	Demonstrably special; at present no public access but will; be significant open boundary to northeast of new housing
	Local character; grazed riverside grassland and trees.

GS11 Fleece Meadow, Kington on north side of River Arrow	Close proximity to housing and Recreation Ground
	Demonstrably special ; at present popular camping and caravansite, but would make significant part of a riverside walk through town
	Local character ; grassland, trees and river bank, south facing field with views to open countryside.

Kington Neighbourhood Development Plan

Proposed settlement boundary, proposed housing development sites, and proposed green spaces for Hergest Road and Arrow View



Plan 2.

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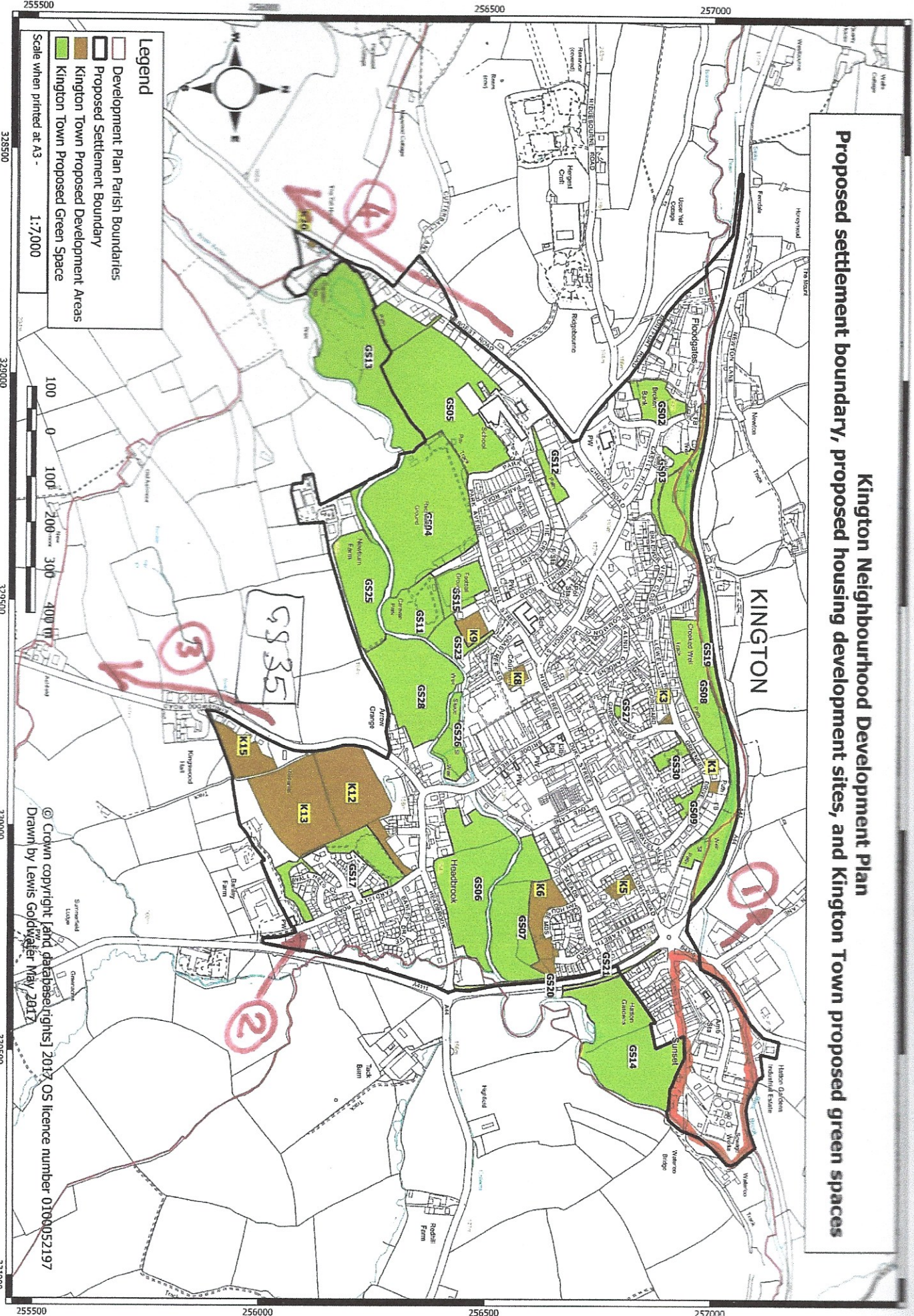
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Kington Neighbourhood Development Plan Proposed settlement boundary, proposed housing development sites, and Kington Town proposed green spaces



- Legend**
- Development Plan Parish Boundaries
 - Proposed Settlement Boundary
 - Kington Town Proposed Development Areas
 - Kington Town Proposed Green Space

Scale when printed at A3 - 1:7,000



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