



**Kingstone and Thruxton  
Neighbourhood Development Plan  
2011—2031  
Submission Draft**





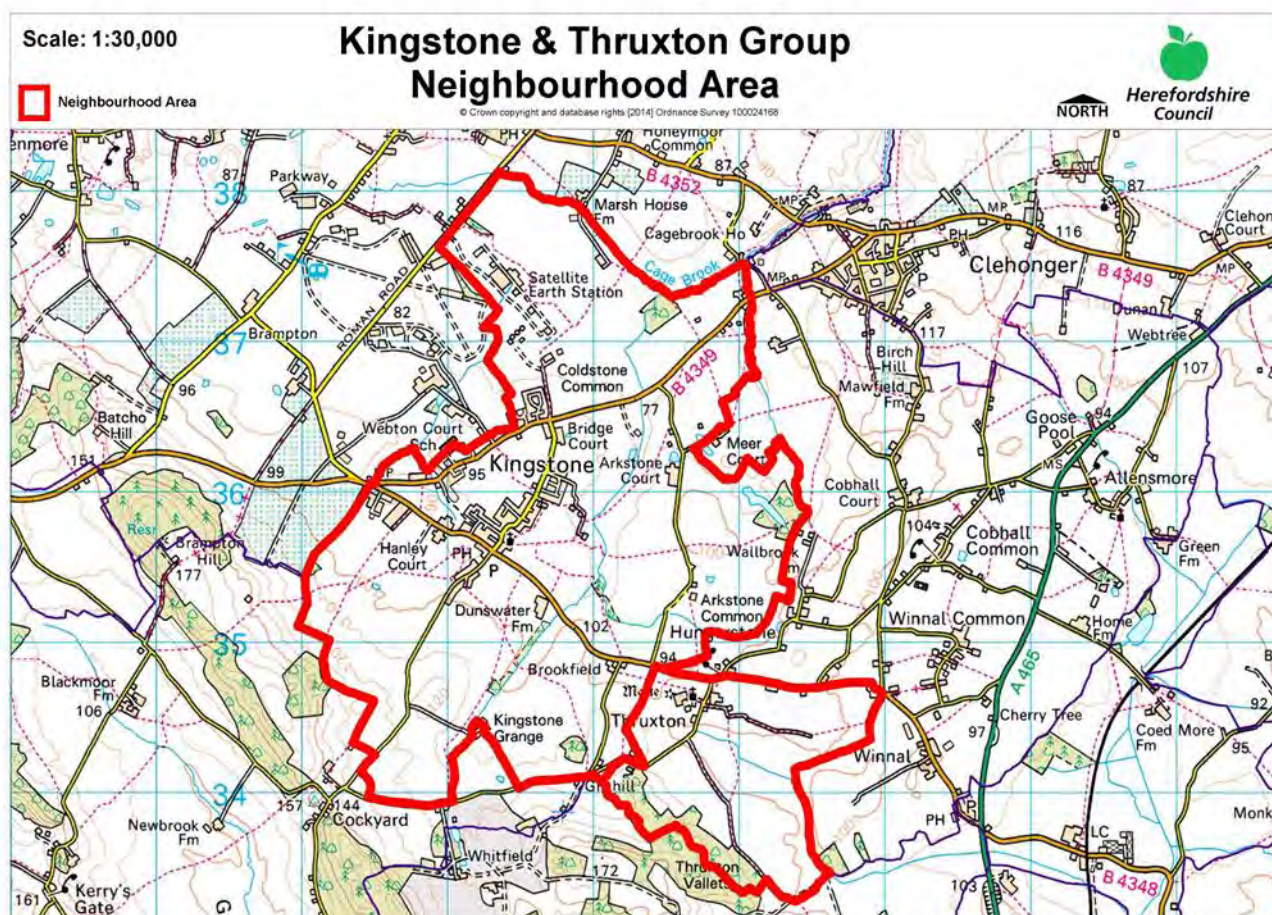
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## 1.0 Introduction and Background

Map 1 Kingstone and Thruxton Designated Neighbourhood Area  
Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481

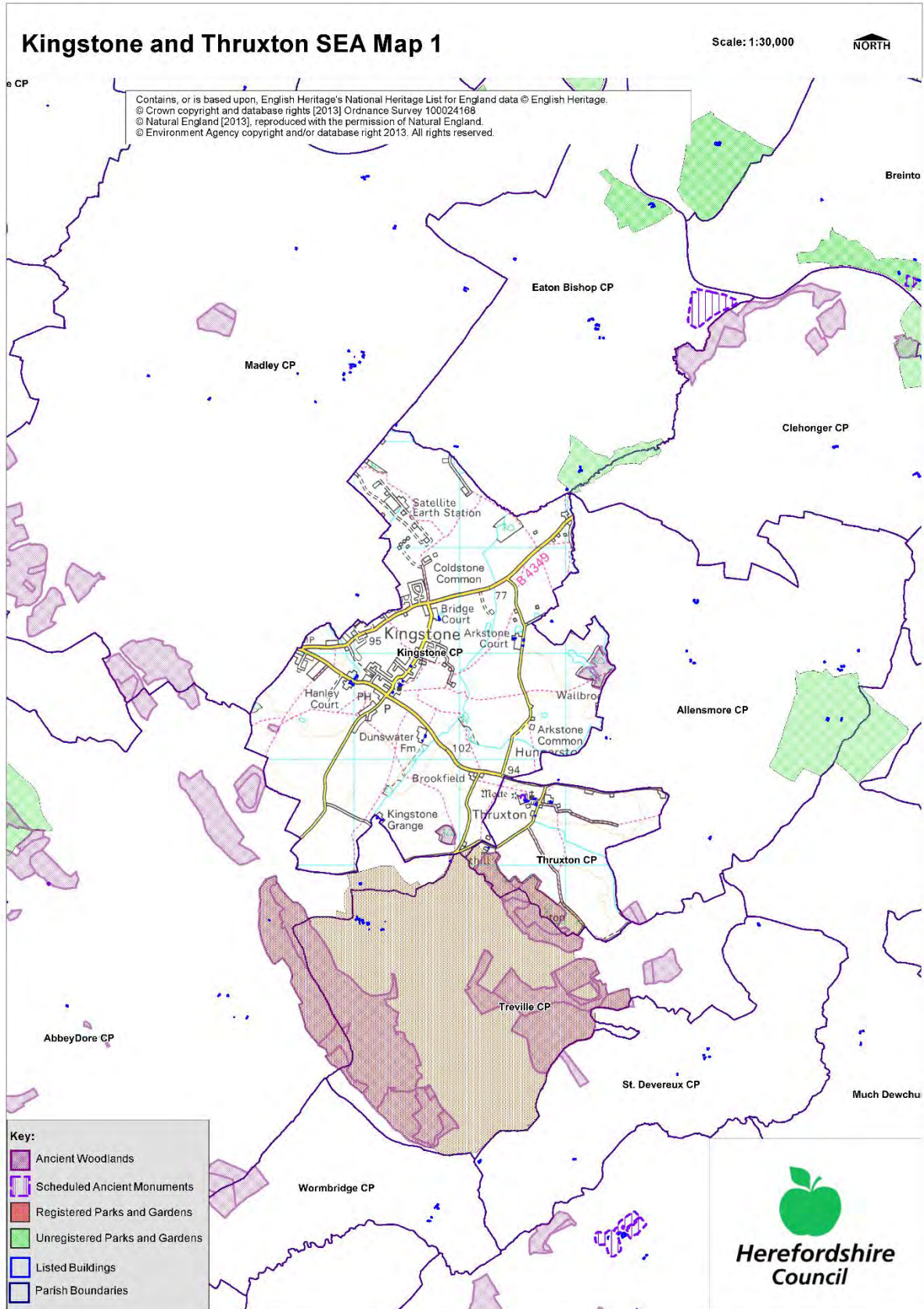


- 1.1 The Parish of Kingstone and Thruxton is located about 5 miles south west of Hereford and centrally between the Wye Valley and the Golden Valley. The Parish extends across an area of 992 hectares and is part of Wormside Ward. The boundary runs along Cage Brook to the north above the Madley Earth Satellite Station and as far as Pool Farm to the south.
- 1.2 Thruxton lies to the east and Thruxton Valletts wood to the south. The western boundary includes Gooses Foot Industrial Estate and Farm. Kingstone was recorded in the Domesday Book but was in existence long before that. It was a small agriculture village until the Second World War.
- 1.3 The population of the Parish is 1,373 residents living in 502 households (2011 Census)<sup>1</sup>. The population density is relatively low at 0.72 persons per ha which is comparable to Herefordshire but low compared to England (at 4.1).

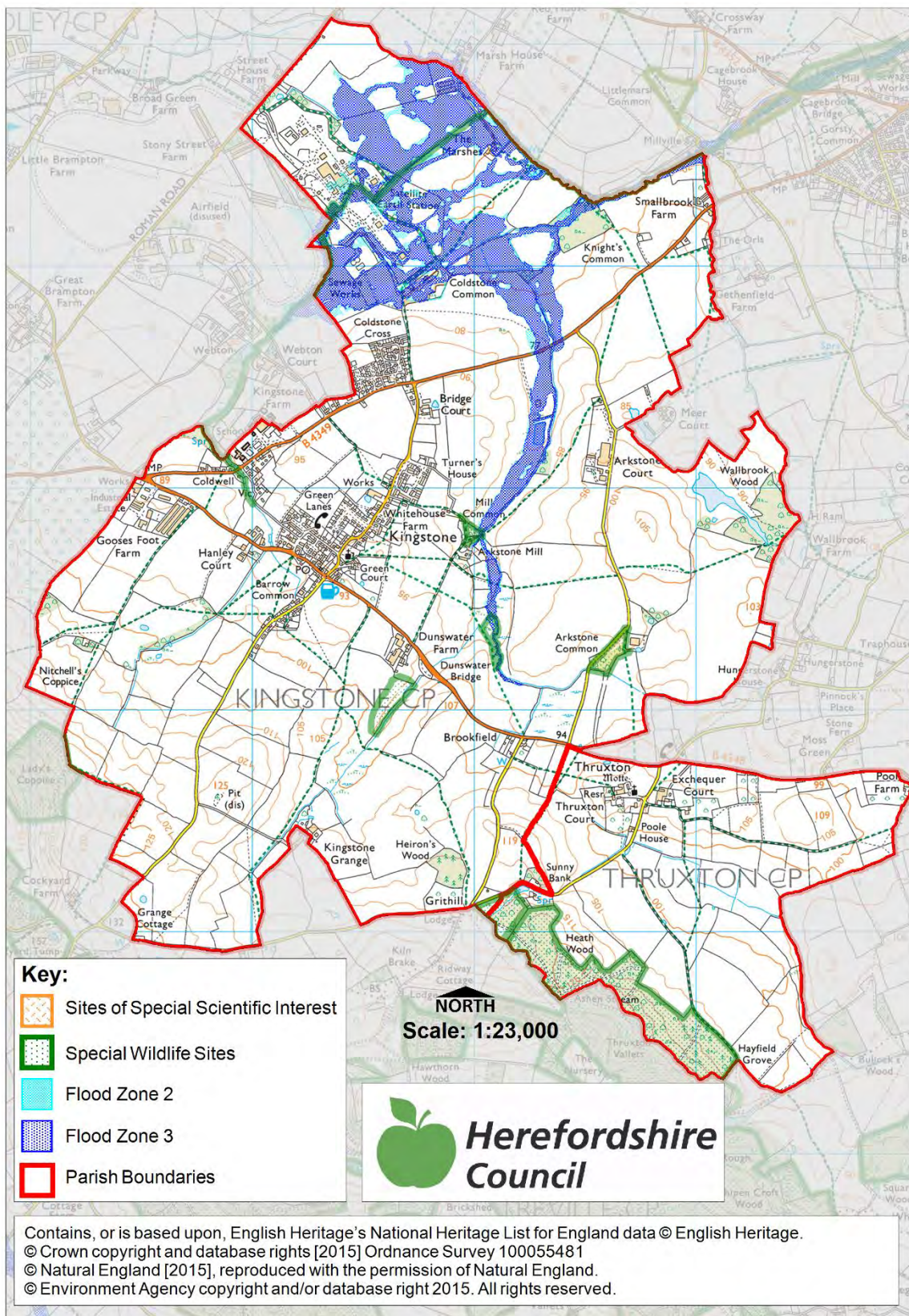
<sup>1</sup> 2011 Census, Office for National Statistics  
<http://neighbourhood.statistics.gov.uk/dissemination/>

- 1.4 A relatively high proportion of local residents have no formal qualifications; 27% of those aged 16 years and over compared to 22.9% in Herefordshire and 22.5% in England, although a higher proportion also have the highest level of qualifications with 16.4% having a Level 1 or above qualification compared to 12.8% in Herefordshire and 13.3% in England. This is a rural economy, and 3.7% of those aged 16 to 74 years in employment work in Agriculture, Forestry and Fishing compared to 0.8% in England (although the figure for Herefordshire is higher at 5.4%). Other employment figures show that a slightly higher proportion (18.5%) work in wholesale and retailing compared to Herefordshire (16.7%) and England (15.9%) and a higher proportion (7%) work in Administration and Support compared to 4.4% in Herefordshire and 4.9% in England. Other significant types of employment for residents in the Parish include work in education and human health and social work, and these figures are similar to those for Herefordshire and England.
- 1.5 Nearby Hereford provides employment opportunities and many residents of working age travel to the city for work. There is also a small industrial estate at Gooses Foot.
- 1.6 The village of Kingstone is the main settlement in the Parish and has a range of local community facilities including a doctor's surgery, a high school and primary school and a well-used village hall. There is also a public house, village shop and post office. Most of the housing is concentrated around the triangle of roads, the B4349 to the west, the B4348 to the south and C1221 Road to the east. The Parish Church of St Michaels and All Saints is located within the older part of the village off the C1221 road. There are various sports related facilities at Seven Sites Playing Fields, and the High School and Primary School playing fields.
- 1.7 Thruxton is a much smaller settlement comprising farm buildings and houses clustered around the church. The Church of St Bartholemew is a medieval Grade I listed building of Norman origin that was restored in 1866.
- 1.8 The area around Kingstone and Thruxton has a distinctive landscape character of scattered farms and rural dwellings set within with orchards and pasture. Map 2 Strategic Environmental Assessment Map 1 for Kingstone and Thruxton below indicates that the Parish includes some areas of ancient woodlands to the south and east of the Parish and there are areas at risk of flooding to the north and east of Kingstone.

**Map 2 Strategic Environmental Assessment Map 1 for Kingstone and Thruxton  
Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481**



**Map 3 Strategic Environmental Assessment Map 2 for Kingstone and Thruxton  
Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481**





- 1.9 Kingstone and Thrupton Parish lies close to the south western edge of the Central Herefordshire Natural Area.<sup>2</sup> Detailed descriptions of Sub-Regional Landscape Areas and Local Landscape Types are given in the ‘Herefordshire Landscape Character Assessment SPG, 2004’<sup>3</sup>. The Kingstone and Thrupton area includes the following identified landscape types: Principle Settled Farmlands and Riverside Meadows. The Parish is within Natural England’s National Character Area 99 Black Mountains and Golden Valley.<sup>4</sup> Kingstone has Special Wildlife Sites at Kingstone Common, Arkstone Common, Cage Brook, and Whitfield. These are shown on Map 2 above. There are no SSSIs, SINClis, NNRs, and LNRs within the Parish.
- 1.10 There are numerous built heritage assets with a total of 27 Listed Buildings and Scheduled Monuments within the Group Parish area including one Historic Park and Garden. A complete list of the Listed Buildings in the two Parishes is provided in Appendix I.
- 1.11 In the Adopted Herefordshire Core Strategy Kingstone and Thrupton fall within the Ross on Wye Rural Market Area. Kingstone is identified as one of the “settlements which are the main focus for proportionate housing development” (Figure 4.14) and Thrupton is identified as “another settlement where proportionate housing is appropriate” (Figure 4.15). The principle national and local planning policies relevant to the Kingstone and Thrupton Neighbourhood Plan are provided in the accompanying background document Planning Policy Assessment and Review of Evidence Base which is published on the neighbourhood plan website.

#### **Key Planning Issues for Kingstone and Thrupton Neighbourhood Plan**

- 1.12 The key identified planning issues for the Neighbourhood Plan are:
- The need for suitable housing to allow local people to live locally;
  - The need to provide opportunities for small scale local businesses, to establish and thrive;
  - The need to ensure that all development proceeds in such a way as to preserve the rural character of the Parish;
  - The need to preserve buildings and sites of historical importance, including but not restricted to Doctors Surgery, Schools Primary and Secondary, Bull Ring Public House, Shop and Post Office, Village Hall, Black and White Houses, Kingstone Church, Four Alms Houses, Recreation Ground / Sports Field;
  - The need to protect all local green spaces.

#### **Informal Consultation on Emerging Plan, Spring 2015**

- 1.13 Kingstone & Thrupton Group Parish Council held a Neighbourhood Plan Drop in Session at Kingstone Village Hall, on Saturday 18th April 2015 1.00pm—5.00pm. Around 50 local residents attended and gave feedback on the emerging draft plan, its vision, objectives and

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<sup>2</sup> Green Infrastructure Strategy Herefordshire 2010  
<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/green-infrastructure-strategy-2010-and-study-2008>

<sup>3</sup> [https://beta.herefordshire.gov.uk/media/5787595/LCA\\_2009\\_V1\\_sec.pdf](https://beta.herefordshire.gov.uk/media/5787595/LCA_2009_V1_sec.pdf)

<sup>4</sup> [http://www.naturalengland.org.uk/publications/nca/black\\_mountains\\_and\\_golden\\_valley.aspx](http://www.naturalengland.org.uk/publications/nca/black_mountains_and_golden_valley.aspx)

draft policies. Key headline results are included in the accompanying Consultation Statement and were used to inform the content of the Draft Neighbourhood Development Plan.

**Formal Regulation 14 Consultation, Autumn 2015**

- 1.14 The Draft Neighbourhood Development Plan for Kingstone and Thrupton was published for formal consultation for 6 weeks from Monday 7<sup>th</sup> September 2015 until 5pm Monday 19<sup>th</sup> October 2015.
- 1.15 Around 55 consultation responses were submitted from around 12 organisations and individuals. Further information about the submitted responses and how the Plan has been amended to take account of the representations is provided in the Consultation Statement.

## 2.0 A Neighbourhood Plan for Kingstone and Thruxton

- 2.1 The Localism Act 2011 gives Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 2.2 In March 2014 the Parish Council applied to Herefordshire Council for Designation as a Neighbourhood Area and the Designation was approved on 14<sup>th</sup> May 2014. The Designated Neighbourhood Area is the Parish Boundary and is shown in Map 1 above.
- 2.3 The Neighbourhood Plan has been prepared by a Steering Group of Parish Councillors and local residents. The Plan identifies a number of key themes which are considered significant to Kingstone and Thruxton, and these were used to inform the content of the Neighbourhood Plan.
- 2.5 The Parish is included in the Ross on Wye Rural Housing Market Area in the Adopted Core Strategy, where there is a target growth rate of 14% with growth focussed on the settlements identified for the main focus of proportionate housing development. The figure of 14% is for growth across the whole rural housing market area, and therefore the growth figure may be exceeded in some settlements and could be less in others, depending upon local considerations, and to some extent, the policies and proposals set out in Neighbourhood Plans. Policy RA2 in the Local Plan Core Strategy sets out that *“The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.”* However the position in Kingstone is slightly different; the village has been targeted by speculative house builders in recent months and years and if current proposals are brought forward, the village is likely to see growth over the Plan period of at least 40% or 192 houses.
- 2.6 Such high levels of growth are of significant concern to the Parish Council. The Neighbourhood Plan does not seek to allocate additional significant new housing sites in addition to this considerable proposed level of growth; the Plan aims instead to ensure future development is of a more modest, sustainable scale in proportion to the character of this rural Parish and village settlements. Major growth of the villages in Herefordshire such as Kingstone has a risk of undermining the central growth strategy of the Local Plan Core Strategy which targets higher levels of growth to the urban areas of Hereford and the market towns.

### **Environmental Assessment**

- 2.7 The Strategic Environmental Assessment (SEA) of a plan is conducted in conformity with the 2001/42/EC Strategic Environmental Assessment (SEA) European Directive, which requires SEA of all government local plans and programmes likely to have significant environmental effects. Herefordshire Council undertook an initial Screening exercise and this concluded that the Neighbourhood Plan would require an SEA due to the breadth of nature conservation

designations within the Neighbourhood Area. This SEA was carried out in a series of straightforward stages and tasks:

- Stage A – Preparation of Scoping Report: established the baseline and decided on the scope of the assessment. This report was subject to consultation with Natural England, Environment Agency and English Heritage for 5 weeks in accordance with the relevant regulations.
- Stage B – Assessed the effects of the emerging policies and proposals within the Neighbourhood Plan and alternative options.
- State C – Preparation of an Environmental Report: incorporated the results of Stage B of the SEA and concluded that the Neighbourhood Plan would not have any significant effects.
- Stage D – Consultation on Draft Neighbourhood Plan (Regulation 14 consultation) and Environmental Report

Natural England disagreed with the conclusions of the Habitats Regulations Assessment (HRA) and advised that in order to conclude that the NDP will not have a significant environmental effect, the NDP should be adopted only after the Herefordshire Local Plan Core Strategy is adopted, or suitable policies are included in the NDP. Since then the Local Plan Core Strategy has been adopted, but the Parish Council also agreed to include the proposed additional wording for some policies to help provide protection to the River Wye Special Area of Conservation (SAC).

### **Submission**

- 2.8 Following Submission to Herefordshire Council, Herefordshire Council will check and then publish the Plan for consultation for a further 6 weeks.
- 2.9 The Kingstone and Thrupton Neighbourhood Plan will then be subject to independent examination. Once the Neighbourhood Plan has been examined it will have to be put to a vote, a Referendum, of all those in the Group Parish, as to whether it should be made part of the statutory development plan system or not.
- 2.10 We hope to reach Referendum stage in May 2016, and to have a final, made, Kingstone and Thrupton Neighbourhood Development Plan in the summer of 2016.

### **3.0 Vision and Objectives**

#### **3.1 Vision for Kingstone and Thrupton**

**The Vision for Kingstone and Thrupton is to support development that maintains the rural character of the region and preserves the rural nature of the Parishes of Kingstone and Thrupton.**

**To that end all development should proceed in a way to minimise impact on the environment and adjoining parishes.**

**Development will be encouraged that supports the local community, including suitable provision of housing, small scale local business and the development of appropriate infrastructure to support these enterprises.**

#### **3.2 Neighbourhood Plan Objectives**

- 1. The principal objective of the Neighbourhood Development Plan is to ensure that the housing and employment needs of the local community are met in such a way that minimises the impact of development on the rural nature of the Parish.**
- 2. The Plan will provide guidance on how such developments can be designed and implemented in accordance with the wishes of the local community and clearly highlight all areas where special consideration needs to be given.**

Detailed Policy Objectives are set out in each relevant section before the Neighbourhood Plan Policies.

## **4.0 Neighbourhood Development Plan Policies**

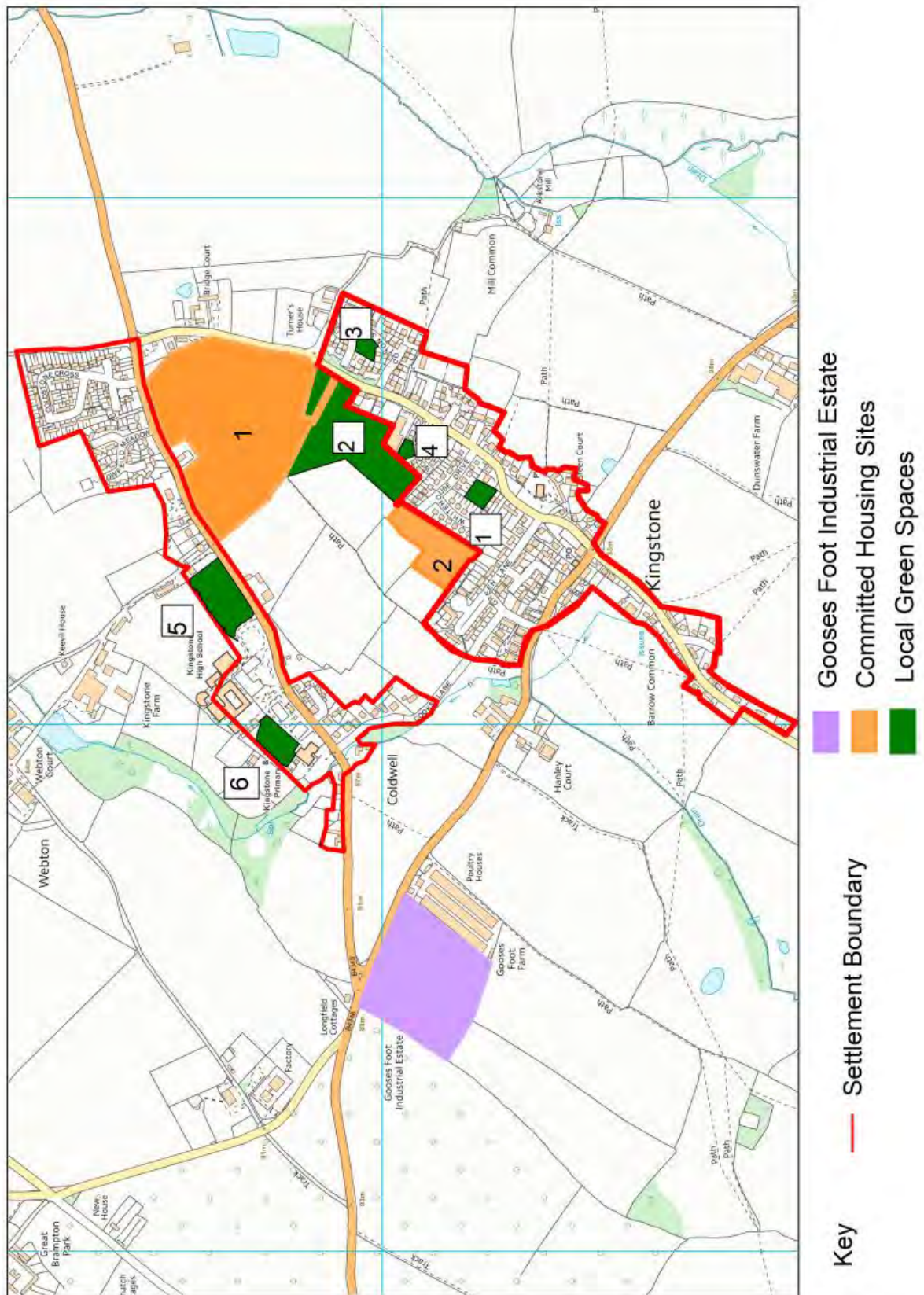
- 4.0.1 This section sets out the planning policies of the Kingstone and Thrupton Neighbourhood Development Plan. These will be used to help determine planning applications in the Parish and so shape the future of the Parish as a place to live and work in, and to visit. The Policies have been prepared by the Steering Committee and Parish Council.
- 4.0.2 Neighbourhood Plans are required to be in general conformity with national and local planning policies. The Policies have been prepared taking account of the National Planning Policy Framework (NPPF)<sup>5</sup> and planning policies in the Adopted Herefordshire Local Plan Core Strategy 2011 – 2031<sup>6</sup> (Adopted 16 October 2015). Further information about the relevant aspects of these policies in relation to the Kingstone and Thrupton Neighbourhood Plan can be found in the background document Planning Policy Assessment and Review of Evidence Base which is published on the neighbourhood plan website.
- 4.0.3 The Proposals Map for Kingstone and Thrupton Neighbourhood Development Plan (apart from the Settlement Boundary for the settlement of Thrupton) is provided on Map 4 below.

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<sup>5</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>6</sup> <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy>

**Map 4 Kingstone and Thruxton Neighbourhood Development Plan Proposals Map**  
**Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481**



## 4.1 Housing



The Deans, Kingstone

### Introduction

- 4.1.1 Kingstone and Thruxton are rural communities. In the adopted Herefordshire Local Plan Core Strategy, Kingstone is identified as one of the “settlements which will be the main focus of proportionate housing”, and Thruxton is identified as an “other settlement where proportionate housing is appropriate”. The Parish lies within the Ross on Wye Rural Housing Market Area (HMA), for which there is an indicative target of 14% for housing growth in the main villages over the 20 year duration of the Herefordshire Core Strategy ie up to 2031.
- 4.1.2 Table 1 Housing Commitments below sets out the existing commitments of housing with planning consent and housing completions from April 2011 to November 2015. This level of growth represents a 40% increase in housing and therefore exceeds the housing requirement figure by around 26% for Kingstone and Thruxton Group Parish, based on the 14% proportional growth for the Ross on Wye rural Housing Market Area in the Local Plan Core Strategy.

**Table 1 Housing Commitments**

Appn No.	Site Addresses	Parish	Not started	Under Construction	Total Completed	Total	Completed 14/15	Notes
130347	Land at Central Park, Church Road, Kingstone, Herefordshire, HR2 9ES	Kingstone	5	0	0	5	0	Application for approval of reserved matter following outline approval;S121995/O (Site for 3 houses with 3 bedrooms and 2 houses with 4;bedrooms all detached. Providing garage, parking spaces and shed;space)



141614	Barn at Arkstone Court, Clehonger, Hereford, HR2 9TR	Kingstone	1	0	0	1	0	Proposed conversion of redundant barn to dwelling for poultry manager.
130351/F	Land South of the B4349 & West of the C1221, Kingstone, Herefordshire, HR2 9HP	Kingstone	150	0	0	150	0	Erection of 150 dwellings (mix of 1-5 bed), new employment (commercial and live work units), community building, 1.4 hectares of public open space, community orchards and allotments, play areas, cycle & footpaths, bus stop & pedestrian crossing.
141956	Land adjacent to Brantwood, Barrow Common Lane, Kingstone, Herefordshire, HR2 9HD	Kingstone	0	0	1	1	1	New four Bedroom detached dormer style house.
S122604/O	Land rear of Whitehouse Drive,	Kingstone	35	0	0	35	0	Outline application for 35 unit housing scheme.
			<b>191</b>	<b>0</b>	<b>1</b>	<b>192</b>	<b>1</b>	

4.1.4 Since the beginning of the preparation for the Core Strategy (2011) therefore, planning approval has been granted for nearly 200 new homes to be built in Kingstone. The main concentration is over two sites:

- **Committed Site 1** - 150 homes on land south of the B4349 / west of the C1221 (ref 130351/F. Decision September 2014.
- **Committed Site 2** - 35 dwellings on land to the rear of White House Drive (ref P143476). Appeal decision August 2013.

These two sites are shown on Map 5 below.

**Map 5 Existing Housing Commitments in Kingstone**  
**Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481**



- 4.1.5 Prior to these and other smaller planning approvals, Kingstone had 440 residential dwellings within the main village envelope (source: Herefordshire Council Rural Housing Background Paper, March 2013). These new planning proposals therefore represent a 45% growth in housing numbers, which far exceeds the 14% indicative target for the HMA.
- 4.1.6 The planning approvals referred to above were the subject of much local opposition with over 90% of residents objecting to the scale of development (source Kingstone and Thruxton Group Parish Council public meeting May 2012, and subsequent objections lodged with Herefordshire Council).
- 4.1.7 These policies are therefore aimed at ensuring the rural character of both villages is retained, and that future development is provided within the defined village settlement boundary and is resisted on land outside the boundary.

**Objective for policies:**

**To provide a robust and sound planning framework for the delivery of an appropriate growth of housing development within Kingstone and Thruxton’s settlement boundaries. This will be over the plan period and in line with the housing growth target for the Ross on Wye Rural Housing Market Area (HMA) as outlined in the Core Strategy. In particular:**

- **The overall scale of housing development must be proportionate to the size of Kingstone and Thruxton villages and in line with the need identified in the latest local housing needs**

survey. Already approved planning applications where development has not yet started will also be taken into account when reviewing any new housing development proposals.

- Development must ensure an appropriate range of tenures, types and sizes of houses.
- Development proposals must be sustainable.
- Development must meet local housing needs as defined in local housing needs surveys.
- Development must be phased appropriately over the plan period.
- Housing proposals outside the settlement boundaries, but within the Group Parish boundary should be resisted except where the criteria in Policy KTH1 below are met.

### **Policy KTH1 – Housing Development Building and Phasing**

#### **Kingstone**

Within the defined settlement boundary for Kingstone village (see Map 4 Kingstone and Thruxton Neighbourhood Development Plan Proposals Map above) new housing development proposals will only be permitted when they:

1. Re-use brown field sites or buildings, or comprise the conversion or alteration of existing buildings to provide residential accommodation; and
2. Are well related to the existing village in terms of accessibility and location either within or adjoining the built up area; and
3. Do not lead to a loss of existing community facilities or green space; and
4. Do not lead to a loss of employment opportunities; and
5. Are not at significant risk of flooding, and can demonstrate they will not increase the risk of flooding elsewhere (see Policies below on reducing flood risk); and
6. Meet the phasing criteria outlined below; and
7. Include the provision of appropriate affordable housing units to meet local need; and
8. Enhance the character of the area, and restore the distinctiveness of houses in the village.

#### **Thruxton**

Proposed sites for housing within Thruxton settlement boundary (see Map 7 Thruxton Settlement Boundary) will be required to meet the following criteria:

1. Proposed sites should be within or adjacent to the existing settlement and not an isolated site.
2. The scale of any development should not adversely affect neighbouring properties, and adversely affect neighbours' enjoyment of their homes and gardens.
3. The scale of any development should not have a detrimental impact on the openness of the countryside.

- 4. The scale of development should not increase significantly the scale or size of the population, and have an adverse impact on local services.**

#### **Rural Exception Housing**

**Proposals for housing development outside the settlement boundaries, but within the Group Parish boundary will be resisted, unless the proposal replaces an existing dwelling and is no larger than the dwelling to be replaced, or it re-uses an existing redundant building, or it is essential housing for an agricultural, forestry or other rural worker to live in permanently, at or near their place of work, or is of exceptional quality and innovative design.**

#### **Phasing**

**New housing will be provided in a phased manner over the plan period, to ensure local infrastructure and community facilities are not overwhelmed. Current approved housing applications of approximately 200 houses in Kingstone should be phased over the period 2011 – 2025. Any further housing development will be phased from 2026 to 2031, and after major improvements to current village infrastructure to meet local infrastructure need such as those listed in Policy KTDC1 Developer Contributions below.**

#### **River Wye SAC**

**Development can only proceed where any adverse impacts on designated sites can be avoided or mitigated. Development will only be permitted when it does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.**

4.1.8 The proposal for Committed Site 1 as shown on Map 5 above clearly would have a significant impact on the existing village form and services, due to its large scale and multiple uses. The proposal (P130351/F) was approved in part due to the exceptionally high quality of environmental, social and economic sustainability incorporated into the design of landscaping, site layout, and buildings and the mix of uses. In summary the proposal includes:

- 150 dwellings and associated garaging/car ports comprising 1 and 2 bed apartments and 2 to 5 bed detached, semi-detached and terrace two storey dwellings,
- 53 of the 150 units will be affordable dwellings split between 80% intermediate tenure and 20% social rent.
- 13 of the 150 are live/work units with workspace provided as an annex to the dwellings or as outbuildings
- 5 stand-alone commercial units for use as offices, workshops, farm shop etc
- A community building
- 10 community allotments
- An integrated Sustainable surface water drainage system
- 1.4 hectares of formal and informal public open space including new orchard, allotments and an equipped play area incorporating an outdoor gym.

- A new vehicular access on to the B4349 to include a new pedestrian crossing and shared
- Footpath / cycleway running through the site linking to Church Lane.

4.1.9 The conclusion in the officer's report sets out that:

*"This is an innovative development, and in officers opinion, a superior departure from conventional modern housing developments. The applicants have demonstrated that in planning terms, a mixed use development that embraces all aspects of the NPPF and relevant UDP policies can be achieved without compromising on the quality, design and functionality of the development. All technical matters including drainage, landscape, biodiversity, transport and employment have been addressed or can be addressed through conditions and the Section 106 Agreement. New direct and indirect employment opportunities will be created within the village whilst the development would also maintain and enhance the vitality and harmony of the community without harming its physical or social characteristics. Finally, the environmental sustainability of the buildings in particular is exemplar and would set the benchmark for other developments both within the county and elsewhere to follow. The development is considered to be economically, environmentally and socially sustainable."*

4.1.10 The Neighbourhood Plan notes the commitment for housing and other uses in terms of the existing development proposal. Work has not yet commenced on the site as at May 2015. There is a need to ensure that if and when the site is brought forward, development is designed and constructed in an innovative and sustainable way, in line with the existing planning proposal.

### **Policy KTH2 – Supporting Sustainable Development on Committed Site 1**

**Sustainable development which is exemplary and innovative will be supported on Committed Site 1 as shown on Map 5 above, where it comprises the following:**

- **150 dwellings and associated garaging/car ports comprising 1 and 2 bed apartments and 2 to 5 bed detached, semi-detached and terrace two storey dwellings**
- **53 of the 150 units will be affordable dwellings split between 80% intermediate tenure and 20% social rent**
- **13 of the 150 units comprise live/work units with workspace provided as an annex to the dwellings or as outbuildings**
- **5 stand-alone commercial units provided for use as offices, workshops, farm shop etc**
- **A community building**
- **10 community allotments**
- **An integrated sustainable surface water drainage system**
- **1.4 hectares of formal and informal public open space including new orchard, allotments and an equipped play area incorporating an outdoor gym**
- **A new vehicular access on to the B4349 to include a new pedestrian crossing and shared footpath / cycleway running through the site linking to Church Lane.**

## Local Housing Need

4.1.11 The Strategic Environmental Assessment Scoping Report for the Neighbourhood Plan<sup>7</sup> refers to the Herefordshire Local Housing Market Assessment (LHMA) 2013. This advises that within the Ross-on-Wye HMA (within which Kingstone and Thruxton falls):

- 55% of households are unable to afford market housing (i.e.
- There is an annual requirement for 58 affordable dwellings between 2012 and 2017
- In rural parts of the Ross on Wye HMA between 2011 - 2031, there is a need for 690 market houses (i.e. housing sold on the open market as opposed to “affordable housing” which is defined in the glossary of the NPPF) and 490 affordable houses.

4.1.12 The SEA Scoping Report also advises that delivery of 5,300 homes in the rural areas would:

- Support growth in the rural population by 6%
- Increase the number of households by 14.5%.

4.1.13 The SEA Report also suggests that forecasts also predict that growth in the population of the rural areas is likely to be primarily through an increase in those aged over 75. Moderate growth is expected in the 30-44 and 60-74 age brackets. The Local Housing Requirements Study therefore anticipates continuing improvements in life expectancy; significant growth is expected of those in their 80s, with the existing population in their 40s and 50s moving into retirement. There were several representations submitted during the consultation on the Draft NDP, suggesting that the Plan should include support for two bedroomed bungalows, to enable more older residents to downsize to appropriate accommodation and remain within the community.

### **Policy KTH3 - Meeting Local Housing Needs and Providing a Mix of New Housing**

**Residential development for local housing needs (as identified by local housing needs surveys) must meet the following criteria:**

- 1. Provision of affordable housing for rental or shared ownership by those with a local connection (as defined in Herefordshire Council’s local allocation policy) or**
- 2. Provision of one or two bedrooms to meet the needs of first time buyers or**
- 3. Incorporation of designs to meet the needs of the elderly (such as Lifetime Homes Standard<sup>8</sup>), such as bungalows or other accessible accommodation which are located close to key facilities. Proposals which include two bedroomed bungalows with small gardens will be particularly encouraged.**

**All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the Parish. In particular:**

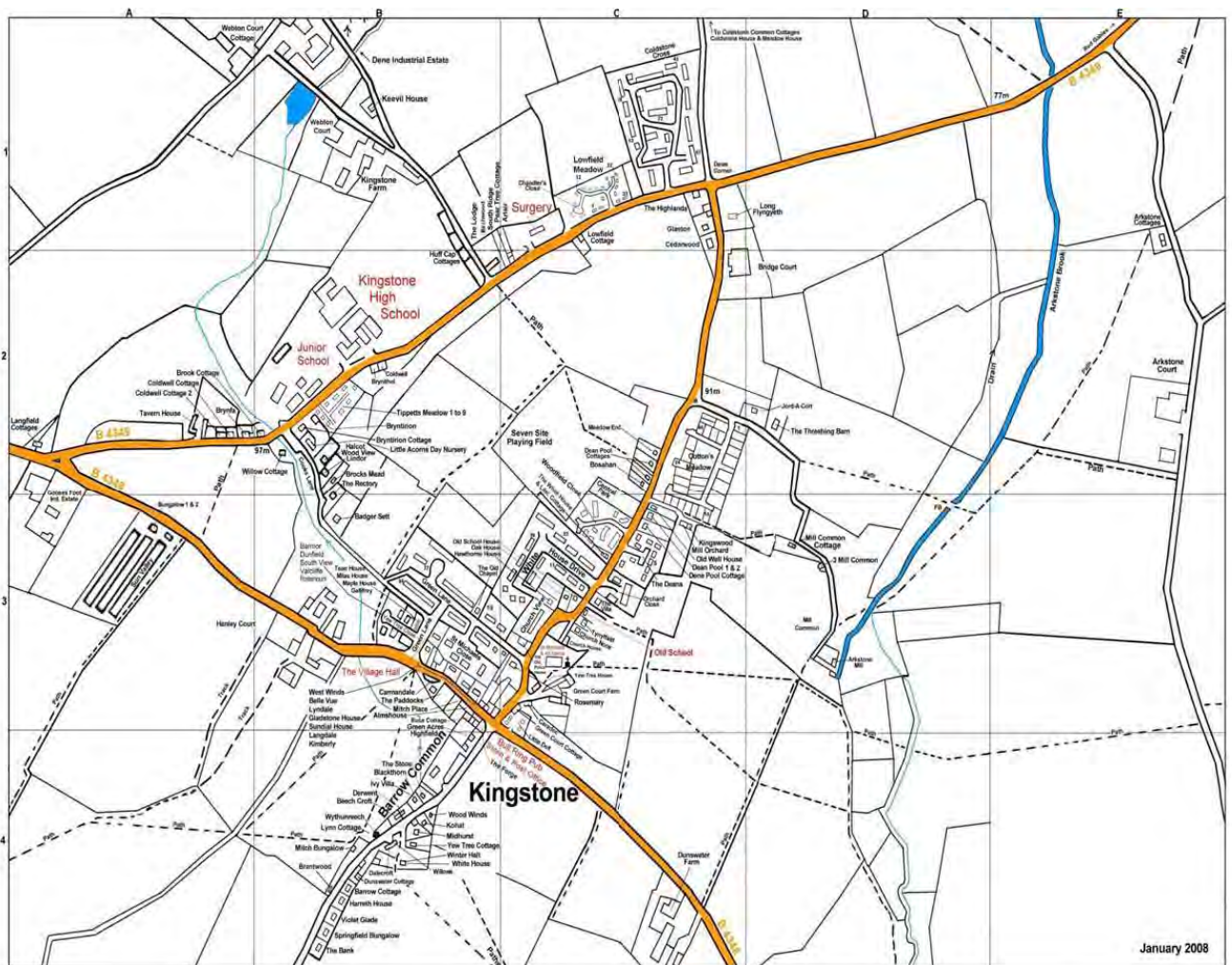
<sup>7</sup> [https://www.herefordshire.gov.uk/media/7923372/kingstone\\_sea\\_scoping\\_report.pdf](https://www.herefordshire.gov.uk/media/7923372/kingstone_sea_scoping_report.pdf)

<sup>8</sup> <http://www.lifetimehomes.org.uk/>

- On sites of one and two dwellings, the contribution such sites make to housing variety and mix will be monitored over time. Proposals that could cumulatively lead over time to an over provision of one tenure, type or size of dwelling will not be permitted.
- On sites of three or more dwellings a mix of tenures, house types and sizes must be provided.
- All proposals for 11 units or more which include affordable housing should integrate the mix and appearance of different tenures across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.

Character and Distribution of Housing in Kingstone

Map 6 Kingstone House and Road Map  
Kingstone and Thruxton Group Parish (Licensee) Licence Number: 010005481



4.1.14 Kingstone and Thruxton are rural parishes with a distinctive local character. The two villages include a mix of housing ranging from a number of historic properties and farmsteads to more recent developments dating from the 1960s to 1970s.

- 4.1.15 The village of Kingstone is located seven miles southwest of the city of Hereford, at the start of the Golden Valley. The village is roughly triangular in shape, with housing clustered along the three main roads of the B4348, B4349 and the C1221 linking the two roads from the Bull Ring Public House to Dews Corner. The open area in the centre of the triangle comprises a playing field and several pastures with public footpaths linking the community facilities to the north and west with the residential areas to the south and east. A water course flows northwards across the greenspace from Barrow Common to a pond near Webton Court.
- 4.1.16 The village was well established at the time of writing of the Domesday survey (1089) and is included in the book. The original settlement of the village is clustered around the church (St Michaels and all Angels) and lies either side of the B4348 which runs from Ross on Wye to the border town of Hay on Wye. The modern extension of the village emerged after the departure of the RAF training Establishment (RAF Madley) at the end of WWII and is located off the Hereford to Hay on Wye road (B4349). The C1221 road links the B4348 and the B4349. This road exits the B4349 at Coldstone Common and is routed through the original part of the village including passing the church; the road meets the B4348 at the crossroads with the public house (Bullring) on the right hand side. The C1221 routed over the B4348 and continues through Barrow Common, which is included in the parish. The buildings in the village are a mix of styles, shape, size and age, interspersed with open spaces including a recreation field, school sports fields, tarmac roads, country lanes, ancient bridle paths and farm tracks.
- 4.1.17 Kingstone and Thruxton are bordered to the south by land on the south west side owned by Webton Court. This land is now given over to commercially grown cider apples. Goose's Foot Industrial Estate accommodates a number of small companies including a coffin furniture factory and a poultry farm lead onto Hanley Court and further along are Dunswater Farm, Thruxton Court and Exchequer Court. These four farms are all part of the Whitfield Estate owned by the Clive family. The houses and parts of the farmsteads are listed. Each of the four farmhouses whilst owned by the same family are quite distinctive and individual in style. To the east of Kingstone is Arkstone Court another large mainly arable farm with a listed farmhouse. Within the village are two smaller farms Green Court Farm and Whitehouse Farm. Whitehouse Farm is now divided into two private residential houses and no longer the farmhouse for Whitehouse Farm.
- 4.1.18 Kingstone is home to several older larger properties along with many smaller cottages with the modern estates now infilling the areas so forming the almost triangular shape of the more built up area of the village. Many of the smaller cottages would once have had a couple of paddocks and fields attached to them and would be classed as smallholdings. The newer houses of Kingstone are of a huge variety of architectural styles without no common pattern of style but predominantly are two storey dwellings.
- 4.1.19 Church View, Green Lane and Coldstone Cross contain the original post war council houses. The exterior walls of these houses are rendered and painted in neutral colours. These houses are now much sought after due to their solid construction and good sized gardens. Green Lane is also home to a Primitive Methodist Chapel which has been renovated to form a residential dwelling. Green Lane also contains three or four older style red brick houses which would have been built earlier. Along with the now mostly privately owned council homes the once Police House in Church View stands. Lowfield Meadow replaced a number of prefab properties in Highland View within the last 15 years offering a selection of bungalows and houses. The Doctor's Surgery built in 2001 and subsequently awarded a Civic Trust Award,



Academy School and Primary School Acorns Nursery lie to the north of the village off the B4349.

4.1.20 Thrupton is a small rural village and civil parish is located within the historic area of Archenfield, near the Welsh border and the city of Hereford. The village lies west of the A465 just south of the B4348 road between Kingstone and Much Dewchurch.

4.1.21 The Parish had a population of 33 in the 2001 UK Census and is grouped with Kingstone to form Kingstone and Thrupton Group Parish Council for administrative purposes.

4.1.22 The Parish church dedicated to St. Bartholomew and was built in the 14<sup>th</sup> century with restoration carried out in 1857. Within the scope of the church are the two main farms Thrupton Court and Exchequer Court mentioned above and extending to the village boundary is Pool Farm. The original settlement would have been found centred around the church with other properties scattered throughout the village. Interestingly the last new build house was constructed around 22 years ago and is called Crickadarn. This had an agricultural tie on it which has since been lifted. The road signposted for Abbeydore and Cockyard takes you past the Church and leads back around to Barrow Common.



**Thrupton Main Road**

4.1.23 For the rural parishes of Kingstone and Thrupton the ultimate aim, is to sustain both the character and scale of the various village dwellings, therefore any proposed development should enhance the amenities available to residents

#### **Character and Distribution of Housing in Kingstone**

##### **Objective for this policy;**

- **To ensure that new housing in the Kingstone Parish, is provided in a suitable range of numbers, tenures, types and sizes in a manner as to promote sustainability for future generations as well as accommodating local people of all ages who wish to**

continue to live in the area. Reuse of previously developed Brownfield Sites is the preferred option protecting key existing environmental assets such as open green spaces and landscapes.

### **Policy KTH4 - Character and Distribution of Housing in Kingstone**

**New housing development within the defined Kingstone settlement boundary (see Map 4 Kingstone and Thrupton Neighbourhood Development Plan Proposals Map above) will only be permitted where;**

- 1. Designs are in keeping with the built character of Kingstone and developments should be limited to small or medium size schemes with a maximum of 15 dwellings of no more than two storeys**
- 2. Layouts of the dwellings should be in small clusters to promote a sense of community, with a variety of shapes and sizes**
- 3. New development must include provision of open spaces or complement existing open spaces by providing suitable access and supporting suitable improvements to landscaping or play provision**
- 4. Sites should be planned so that light pollution is kept to a minimum**
- 5. Dwellings should have front gardens and be of sufficient size that shrubs and small trees can be planted**
- 6. Two off road parking spaces per dwelling should be provided as a minimum**
- 7. Dwellings should demonstrate consideration of energy and resource conservation**
- 8. All new developments must incorporate sustainable urban drainage (SuDs)**
- 9. Potential developers will be encouraged to consider the “Deans” as best practice in terms of house type and style for Kingstone.**

#### **River Wye SAC**

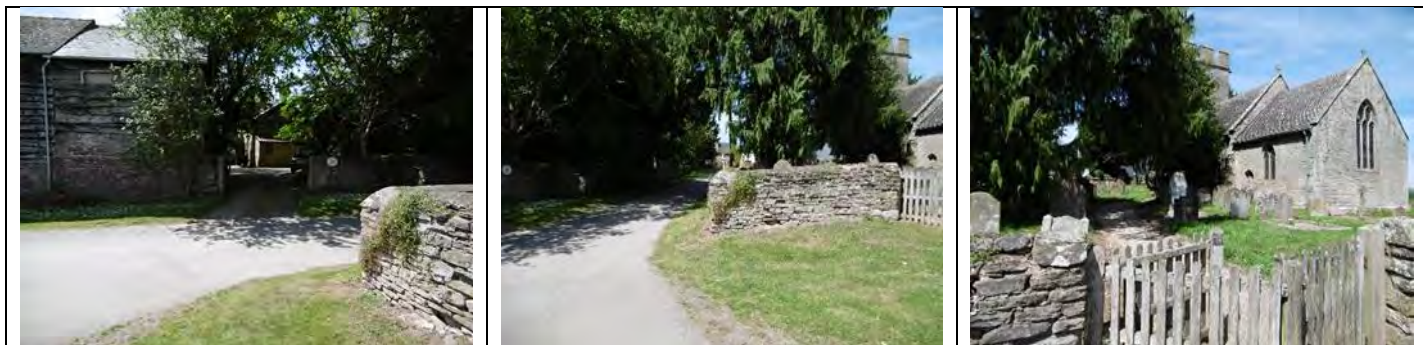
**Development can only proceed where any adverse impacts on designated sites can be avoided or mitigated. Development will only be permitted when it does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.**



The Deans, Kingstone

## Character and Distribution of Housing in Thruxton

### The settlement of Thruxton



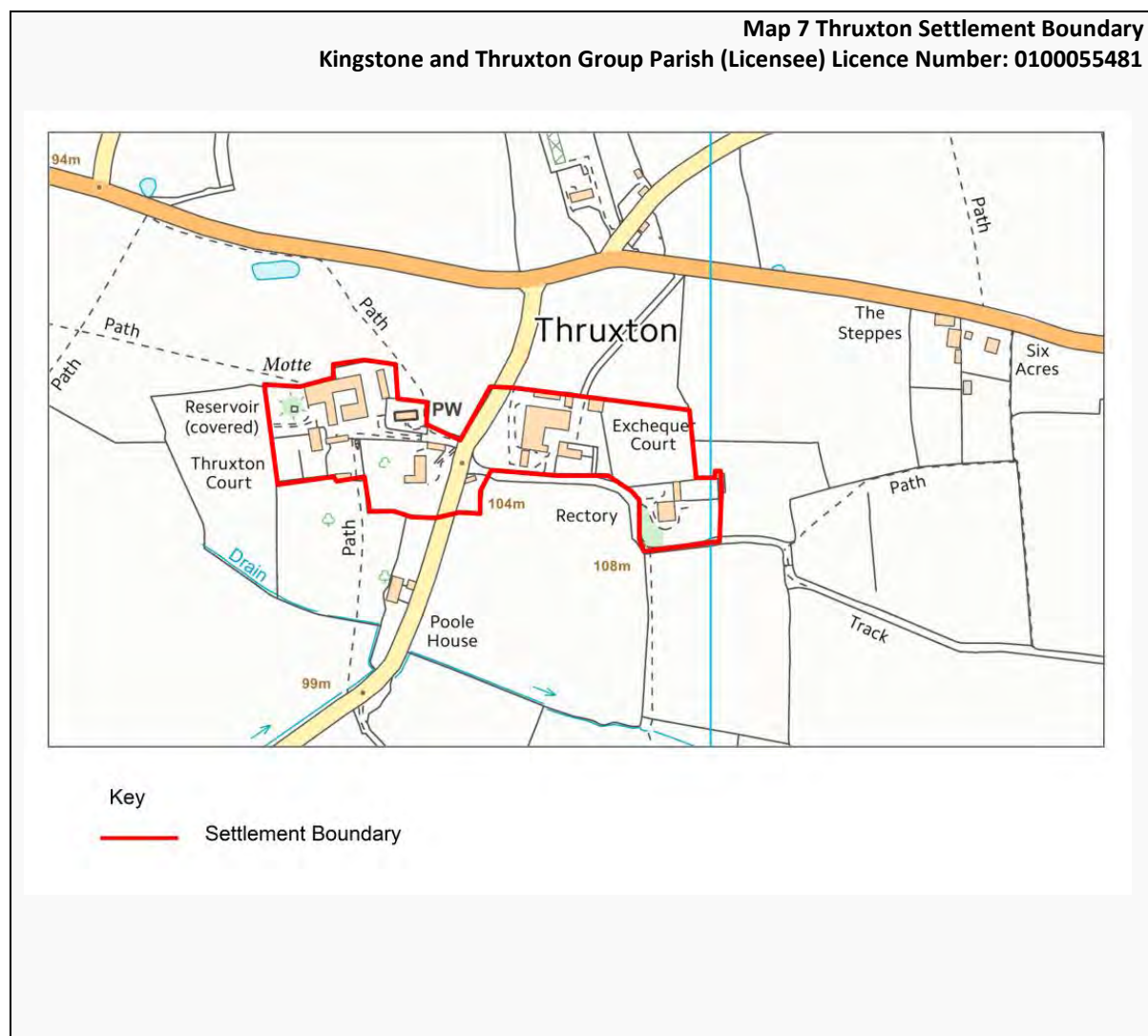
#### Objective for this policy;

- Housing development in the working agricultural hamlet of Thruxton should contribute to the social wellbeing of Thruxton and must not compromise the quiet rural nature of the Parish.

#### Policy KTH5 - Character and Distribution of Housing in Thruxton

New housing within the settlement boundary of Thruxton (as defined on Map 7 below) will only be permitted when it comprises the following:

1. The redevelopment, alterations or extension of historic farmsteads and agricultural buildings, which are of high quality design and demonstrate sensitivity to the settlement's distinctive character, materials and form.
2. New housing schemes should be small in scale (up to 2 dwellings) and located on small infill plots within or adjacent to existing clusters of buildings in Thruxton. Proposals will be required to demonstrate consideration of the form, layout, character and setting of the site and development should contribute towards or be essential to the social wellbeing of Thruxton, for instance by meeting the needs of local residents.



The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Adopted Local Plan Core Strategy 2011 - 2031**

- Policy SS1 Presumption in favour of sustainable development
- Policy RA1 Rural Housing Distribution
- Policy RA2 Housing in Settlements outside Hereford and the Market Towns
- Policy RA3 Herefordshire's countryside
- Policy H2 Rural exception sites

## 4.2 Protecting and Enhancing Built Heritage and Open Spaces



**St Bartholomew's Church, Thrupton**

- 4.2.1 The Parishes included in this Neighbourhood Development Plan have an extensive history of rural life and any proposed development should as a minimum enhance the historical heritage and recreational values of the settlements.
- 4.2.2 The Group Parish lies on the northern fringe of English Nature's National Character Area (NCA) 99 Black Mountains and Golden Valley<sup>9</sup>. The West Midlands Area Farmstead Character Statements<sup>10</sup> describes the character of local farmstead buildings and landscape in the NCAs. Kingstone and Thrupton lie in the Golden Valley part of the NCA.

### ***NCA 99 Black Mountains and Golden Valley***

#### ***Landscape and Settlement***

*Across the area long-standing areas of grassland and unimproved pasture are both rich in the surviving visible evidence of earlier land use and settlement (ridge and furrow, house and defensive platforms, watermeadow systems in the Golden Valley). There are clusters of common-edge settlement with smallholdings.*

<sup>9</sup> <http://publications.naturalengland.org.uk/category/587130>

<sup>10</sup> <http://www.english-heritage.org.uk/publications/wm-area-farmsteads-character-statements/100-Herefordshire-Lowlands.pdf>

### **Golden Valley**

- *Larger fields with a mix of regular and semi-regular boundaries result from a long process of piecemeal enclosure and reorganisation of formerly extensive communal open fields which lay around the larger nucleated settlements.*
- *Many villages were formed around Norman castles (and also the pre-Conquest castle at Ewyas Harold) and date from the late 11th to 13th centuries (eg Longtown).*
- *Water meadows developed along the broad river valleys helped – alongside the production of clover and rotations using grasses - to boost cattle numbers and agricultural production. Under-drainage of the water meadows from the mid-19th century was associated with the rebuilding of large farmsteads for yard and stall-fed cattle.*

### **Materials and Detail**

- *Timber-framing, including cruck construction, was widely used until the 18th century. Timber-framed buildings, particularly barns, are typically weatherboarded but with tall stone plinths and gable walls. There are some rare surviving examples of horizontal timber boarding that is slotted into the frame. Woven wattle to the upper panels of timber-framing in some barns providing ventilation for the crops stored inside.*
- *Sandstone was the predominant building material in 18th and 19th century buildings, and is often given a thin coat of render or limewash. Stone buildings often hide earlier timber frames, which may be left exposed in less-visible elevations.*
- *Some use of brick from the 18th century but increasingly used from the 19th century, especially to the east of the area.*
- *Mainly gabled roofs but some hipped roofs. Welsh slate predominant but some survival of stone slate roofs.*

## **Local Heritage and Green Spaces**

### **Objective for these policies;**

- **To identify and protect both Local Heritage Assets and Green Spaces**

4.2.3 The Group Parish has numerous built heritage assets with a total of 27 Listed Buildings and Scheduled Monuments, including one park and garden. A complete list of the Listed Buildings in the Group Parish is provided in Appendix I. There are also a number of non-statutory heritage assets including the following:

- **The Villa, Church Road**  
This is a rare relatively untouched example in Herefordshire of a Regency Villa. The house was built in 1806 of red brick (Flemish bond with original lime mortar pointing on the front facade) on a Herefordshire stone plinth, under a slate roof with deep soffits. It retains the original windows with narrow glazing bars typical of the period. The original ironwork railings and gate also survive as well as many interior features. It was for many years the Doctor's house and surgery in the village.

- The Threshing Barn, adjacent to Cottons Meadow  
The house was converted from a former threshing and general agricultural barn in 1990. The current residents have lived there since 1996. It is a numbered barn (ie the beams are numbered) and believed to be 3-400 years old.
- Old School, Church Road  
The Old School building was built in 1845 and opened in 1846 by the Church of England. The original building comprised a school room, a smaller class room, and living quarters for the teacher. The school passed out of Church hands in 1939, and became known as Kingstone and Thruxton Council School. The building ceased being a school in the early 1950s, and was subsequently used by the Church to host events. It also became home to the village Scouts. The building was sold in 2011 sympathetically renovated, and converted to a 4 bedroom dwelling.
- The Sundial House, B4348  
The Sun Dial House was built in the 1860s. The land was bought from the village cobbler resident next door in what is now Gladstone House for £70 by the members of the primitive Methodist church and consequently was originally called 'The Manse'. The associated chapel was the Ebenezer Chapel - since converted to a dwelling in what is now Green Lane. At some stage the house was bought by a retired Anglican priest, who may have thought the Manse an inappropriate name and it was renamed Rose Villa.

In the 1970s the large extension to the house was built. At that time it had reverted to being called the Manse. The garages were added later and at an unknown point the house was renamed Sundial House - allegedly because a single tree in the front garden cast a shadow on the white South facing frontage reminiscent of a sundial.

- Yew Tree House  
Yew Tree House was formerly known as Green Villa. It is sited close to the church in what is believed to be the most likely site for the medieval village. It is not clear when the property was built but it was certainly in existence in 1762 and occupied by a Walter Gunter.

### **Policy KTD1 – Protecting Heritage Assets**

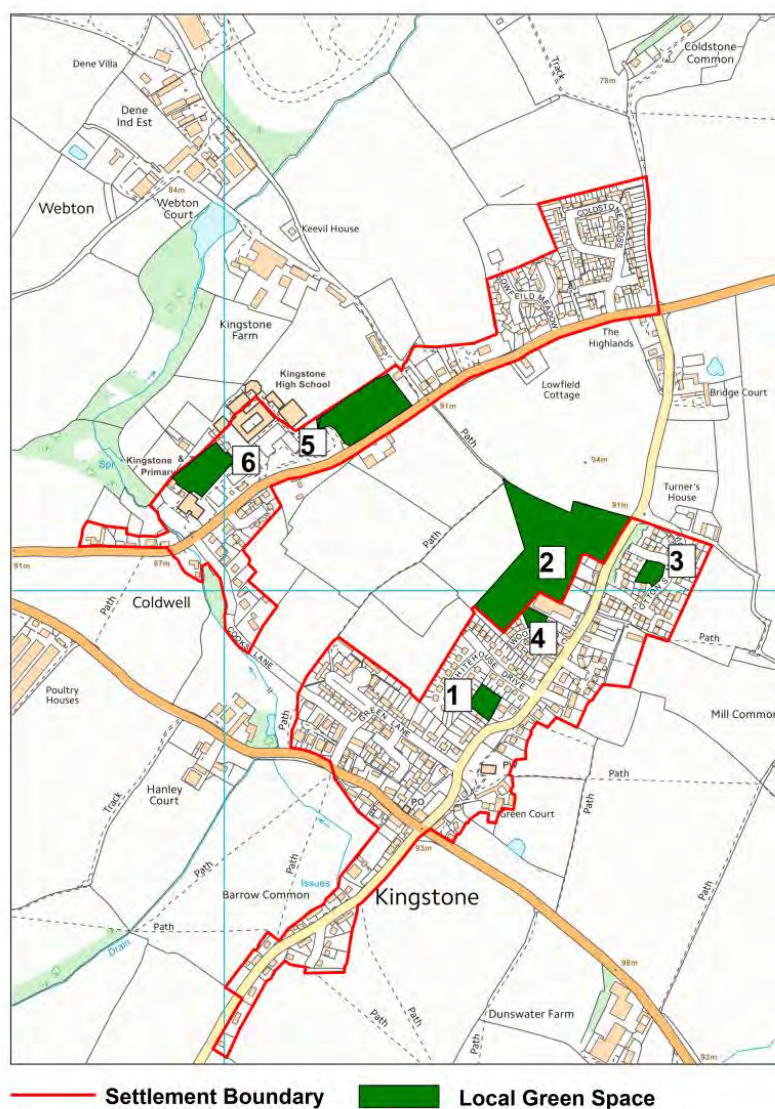
**Development proposals affecting statutory and non-statutory heritage assets must:**

- 1. Conserve and enhance such assets**
- 2. Where an agreed loss occurs arrangements should be made for suitable recording and replacement of the said asset.**

**Protection of Local Green Spaces**

**Map 8 Local Green Spaces**

**Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481**



4.2.4 Within the Neighbourhood Area and its setting this Plan seeks to preserve or enhance existing or allocated recreational open space from unrelated development, in particular:

- Public and private playing fields
- Recreational open space
- Allotments either within or on the edge of settlements
- Parkland or other land used for passive recreation
- Children’s play areas.

4.2.5 In these areas proposals for any land use other than recreation or amenity open space will not be supported unless suitable replacement of open space under Sport England requirements, in a location supported by the community, in a form, which is appropriate, is secured for the



benefit of the community. In addition, all landowners must be notified and included in all discussions where playing fields or access to those fields are identified. After any use of land has been tentatively agreed with to support any development further approval must be obtained from the people of the parish, Sports England and charity commission if required as landowners or organisations may be legally obligated to get approval from external groups or organisations.

4.2.6 The NPPF allows communities to protect significant local green space:

*Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

*Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*

4.2.7 The identified local green spaces meet the above criteria in Table 2 below and are shown on Map 8 above. Most are carried forward from the Herefordshire Unitary Development Plan.

**Table 2 Local Green Spaces**

<b>Map Ref</b>	<b>Location/Description</b>	<b>Owner</b>	<b>Justification for inclusion</b>
1	Land between Church View and White House Drive	Kingstone & Thruxton Group Parish Council	The site is a public site used for recreational purposes by local residents. It provides a green space between White House Drive and Church View.
2	Seven Site Playing Field	Kingstone Sports Association	The site is a public playing field and play area established for the benefit of residents of the Parish. The facilities are used frequently for recreational purposes by local residents and other charitable organisations.
3	Land at Cottons Meadow	Herefordshire Council	The site is in close proximity to residential houses on Cottons Meadow. It provides a green area in the middle of a housing estate which is used for recreational purposes and enjoyed and valued by the local residents.
4	Land lying to the north of the White House (Woodfield Close)	Elan Homes Holdings Ltd	The site is in close proximity to residential houses on Woodfield Close. It provides a green area in the middle of a housing estate which is used for recreational purposes enjoyed and valued by the local residents.
5	Kingstone High School Playing Field	Kingstone Academy Trust	Existing playing field used by the School for recreational purposes.
6	Kingstone Primary School Playing Field	Kingstone Academy Trust	Existing playing field used by the School for recreational purposes.

4.2.8 The Parish Council notified owners of these green spaces of the intention to include them in the plan, and to invite any comments, where ownership details were known.

### **Policy KTD2 – Protecting Local Green Spaces**

**All development proposals will protect, enhance and introduce new green infrastructure by:**

- 1. Retaining existing trees, hedgerows, woodlands, water courses and gardens**
- 2. Providing on site new green infrastructure or an improvement to the existing facility**
- 3. Making links and connections to the surrounding network of green infrastructure.**

**Public open spaces including the following are protected from inappropriate development:**

- **Public and private playing fields**
- **Recreational open space**

- **Allotments either within or on the edge of settlements**
- **Parkland or other land used for passive recreation**
- **Children's play areas.**

**In these areas proposals for any land use other than recreation or amenity open space will not be supported unless suitable replacement of open space under Sport England requirements, in a location supported by the community, in a form, which is appropriate, is secured for the benefit of the community.**

**Green spaces as identified on Map 8 Local Green Spaces will be protected from development except in very special circumstances. New development which impacts adversely on the openness of these sites will not be acceptable.**

**These identified local green spaces are:**

- 1. Land between Church View and White House Drive**
- 2. Seven Site Playing Field**
- 3. Land at Cottons Meadow**
- 4. Land lying to the north of the White House (Woodfield Close)**
- 5. Kingstone High School Playing Field**
- 6. Kingstone Primary School Playing Field.**

4.2.9 Representations submitted by Natural England during the consultation on the Draft Plan advised that there is a need to protect existing green infrastructure within the boundary of the Plan area and to promote creation of new green infrastructure if new development proposals come forward. Such green infrastructure could include traditional orchards and woodland within the Kingstone and Thruxton Group Parish boundary and other environmental assets in the area to preserve the existing ecosystem network in line with the Herefordshire Green Infrastructure Study (2010).

4.2.10 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting can also help mitigate flooding, see Woodland for Water: Woodland measures for meeting Water Framework Directive objectives for further information. Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.

### **Policy KTD3 – Green Infrastructure**

**New development proposals are required to include ecological enhancements as part of landscaping and building design.**

**Proposals should include enhancements such as sustainable drainage systems, re-naturalising watercourses, woodland planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.**

**Priority habitats such as the traditional orchards around the settlements of Kingstone and Thruxton and other environmental assets in the area are protected to preserve the existing eco-system network.**

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

#### **Herefordshire Adopted Local Plan Core Strategy 2011 - 2031**

Policy SS1 Presumption in favour of sustainable development

Policy SS4 Movement and Transportation

Policy SS6 Environmental quality and local distinctiveness

Policy RA3 Herefordshire's countryside

Policy LD1 Landscape and townscape

Policy LD2 Biodiversity and geodiversity

Policy LD3 Green infrastructure

Policy LD4 Historical environment and heritage assets

Policy SD1 Sustainable design and environmental efficiency

### 4.3 Provision and Protection of Community Facilities and Services



**Post Office and Village Shop, Kingstone**

- 4.3.1 Kingstone is fortunate to host some excellent and essential community facilities. These include a village hall, church, shop and post office, a pub, two nurseries, a Doctors Surgery, and two schools. These assets enhance the village and make it more sustainable.
- 4.3.2 The Village Hall is run by the Village Hall Committee a forward thinking registered charity who are always looking for opportunities to improve the facilities of the hall. There are many regular and varied bookings for the hall from private parties right through to puppy training classes.
- 4.3.3 Kingstone church holds regular services with an active bell ringing group who practice weekly. In 2014 the church held a very successful "Anniversaries" themed flower festival raising several thousands of pounds.
- 4.3.4 A young enthusiastic family took over the running of the local shop and post office in August 2014. It supplies all life's essentials and there is always a welcome for customers.
- 4.3.5 The Bull Ring pub is always open and the Landlord is always ready to welcome customers. A recent initiative is monthly coffee mornings for the local community, where everybody is made to feel very welcome. Their traditional Sunday lunches are also popular.
- 4.3.6 There are two children's day nurseries in Kingstone; Little Acorns Day Nursery Ltd a privately owned nursery with a capacity for 48 children covering the 3 month to 5 year age range. KES Childcare Nursery also privately owned with a capacity for 20 children covering the 2 year to 5 year old children. Both Nurseries are very popular with all mums and have permanent waiting lists.

4.3.7 The doctors surgery is a General Practice looking after approximately 4250 patients. The surgery is based in a modern purpose built building, which was opened in 2002 and was subsequently given a Civic Trust award. The building houses four consulting rooms, a nurse treatment room, a spacious waiting room, dispensary, administrative facilities, and ample parking. Designed by the Smith Roberts Partnership, it offers a light, airy, and welcoming environment for patients.

4.3.8 There are two schools in Kingstone - Kingstone and Thrupton Primary School and Kingstone High School. They are situated in close proximity to each other, and both are linked via the Kingstone Academy Trust. The main school building of the High School was built in the 1960s and later additions have been placed on the site to meet the expanding needs of the students. There is a purpose built science block an art and DT block. All of the classrooms are equipped with interactive whiteboards, linked to high quality learning resources. There is a Performing Arts Hall with tiered seating for hundreds and has staged many high quality school productions. The school also has extensive indoor and outdoor sports facilities. Kingstone and Thrupton Primary School whilst not attached structurally to Kingstone High School works closely with the High School to provide education to local infant and primary age children.

**Objective for this policy;**

- **The role of the Group Parish will be enhanced and improved by protecting valuable services and facilities.**

**Policy KTCF1 – Provision and Protection of Community Facilities and Services**

**The change of use of shop, public house, post office, school, village hall, churches, nursery or other community facilities to residential uses will not be permitted unless the premises have been empty for two years, and during that time actively marketed through a commercial land and premises agent using advertisements and promotional activity on the internet and in regional property journals, without securing a viable alternative community use. In addition equivalent of better provision for the facility to be lost should be made elsewhere within the settlement boundary.**

**Development proposals for new expanded or improved retail, commercial and community facilities will be permitted when:**

- 1. They do not have an adverse impact on residential amenities; and**
- 2. They enhance the character of the immediate surrounding area and wider village; and**
- 3. They do not have an unacceptable impact in terms of traffic management.**

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Adopted Local Plan Core Strategy 2011-2031**

Policy SS1 Presumption in favour of sustainable development  
Policy SC1 Social and community facilities  
Policy OS3 Loss of open space, sports and recreation facilities

## 4.4 Employment



**Gooses Foot Industrial Estate**

4.4.1 Kingstone and Thruxton are rural communities. Local (non-farming) businesses are situated on the Gooses Foot Industrial Estate. This estate contains a variety of small to medium size businesses. Recent planning applications for Gooses Foot Industrial Estate 1 May 2012 – 1 May 2015 are set out in Table 4 below.

**Table 4 Planning Approvals for Employment Uses**

Date	Planning Ref	Detail
Nov 2013	P132665	New Spray Booth for existing garage business.
May 2014	P140795	New Industrial Unit.
May 2014	P140857	Extension to existing Industrial unit.
July 2014	P141502	Extension to two existing industrial units.
Nov 2014	P143148	New MOT bay for existing garage business.
Jan 2015	P143725	Demolition of existing building and erection of new packaging warehouse.
Mar 2015	P150578	Extension to existing industrial unit (revised scheme to P140857).

4.4.2 It is anticipated that future employment opportunities resulting from the employment uses outlined below, will be concentrated on the Gooses Foot Industrial Estate.

4.4.3 This policy is therefore aimed at ensuring the rural character of both villages is retained, and that planning applications for the employment uses outlined below, will be resisted outside these sites, and not permitted outside the village settlement boundary.

**Objective for this policy;**

**To provide a robust and sound planning framework for the delivery of an appropriate growth of work unit development for local employment opportunities within Gooses Foot**

**Industrial Estate.** The employment uses will be limited to B1 Business (limited to 500 square metres of floor space), B2 General Industrial (limited to 500 square metres of floor space), and B8 Storage and Distribution (limited to 500 square metres of floor space). This will be over the plan period. In particular:

- Planning applications outside the settlement boundary, but within the Parish boundaries will be resisted unless the criteria in Policy KTE1 below are met.
- Outside the settlement boundaries and in the wider countryside, work units must fit with the rural character of the villages and not exceed two storeys.
- Landscaping is provided to screen industrial buildings, parking etc, and the proposed use will not have a detrimental impact on the local landscape.
- Adequate noise attenuation measures and measures to mitigate the effects of light pollution are to be provided.
- A traffic management plan is produced to minimise the impact of traffic and disturbance to local residents.
- Must ensure that proposed developments are sustainable.
- Economic development and investment related to the provision of new communication technologies will be supported to assist with the provision of local employment opportunities within the parish.
- The development of new high speed broadband infrastructure to serve the parish will be supported where it is sympathetically designed and when appropriate camouflaged to take account of the rural character of the Parish.

### **Policy KTE1 – Proposals for New Employment**

**Within the defined area of Gooses Foot Industrial Estate (see Map 4 Kingstone and Thruxton Neighbourhood Development Plan Proposals Map above) development of new local employment opportunities (for the employment uses above) will be permitted providing that they:**

- 1. Do not have a detrimental impact on surrounding residential amenities; and**
- 2. Re-use brownfield land; and**
- 3. Do not lead to the loss of open space and enhance green infrastructure e.g. footpaths, cycle paths, bridleways; and**
- 4. Do not have an adverse impact on current traffic levels, especially increase in HGV traffic through the village, and increase in all traffic outside the hours of 8am to 8pm. There must also be adequate provision of parking for employees and visitors at the employment sites.**

**Sites should be well related to the existing village in terms of accessibility and location adjoining the built up area.**



**Sites should not be at significant risk of flooding, and proposals should demonstrate that they will not increase the risk of flooding elsewhere (please also refer to policies on reducing flood risk).**

**Proposals for development outside Gooses Foot Industrial Estate will be resisted, unless they replace an existing work unit, and are no larger than the unit to be replaced, or they re-use an existing redundant building (subject to criteria in KTE2 below).**

**All new development will be required to make provision for high speed broadband and other relevant communication networks.**

#### **River Wye SAC**

**Development can only proceed where any adverse impacts on designated sites can be avoided or mitigated. Development will only be permitted when it does not compromise the ability of the nutrient management plan to deliver the necessary overall nutrient reductions along those stretches of the River Wye SAC which are already exceeding water quality targets.**

- 4.4.4 The SEA Scoping Report refers to the Herefordshire Employment Land Study. The Report advises that *“the evidence base recommends that the Kingstone and Thrupton NDP protect certain premises on the Dene Industrial Site from alternative uses. Evidence underlying the plan, along with public consultations should be used to determine the extent to which the Gooses Foot Industrial Estate is worth protecting and if so, the policies and criteria against which future planning applications will be decided.”* However it should be noted that Dene Industrial estate is not within the Parish.

#### **Policy KTE2 – Protecting Existing Employment**

**Existing sources of local employment (for instance at Gooses Foot Industrial Estate) will be protected. Re-development or change of use of existing employment premises will only be permitted when:**

- 1. The criteria above are met for a change of use of employment premises to another employment use (for the employment uses above).**
- 2. For a change of purpose from employment use to residential uses, the criteria in Policy KTE1 are met.**
- 3. The employment premises have been empty for two years and during that time actively marketed through a commercial land and premises agent using advertisements and promotional activity on the internet and in national property journals, without securing a viable alternative employment use.**
- 4. Equivalent, or better provision is made elsewhere within the settlement boundary to replace the proposed loss of local employment space.**
- 5. They do not adversely affect other occupiers of the site.**

**Where planning permission is required, changes of use of existing agricultural buildings to business development located within and outside Gooses Foot Industrial Estate) will be required to demonstrate that consideration has been given to the following:**

- A. Criteria in KTE1 above are met (apart from first bullet point).**
- B. Access is suitable and adequate for any proposed increases in traffic associated with the new uses.**
- C. Proposals do not lead to an increase in environmental nuisances to other properties in the Parish, i.e. noise, light pollution, smells, visual intrusion.**

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Adopted Local Plan Core Strategy 2011-2031**

Policy SS1 Presumption in favour of sustainable development  
Policy SS6 Environmental quality and local distinctiveness  
Policy RA5 Re-use of rural buildings  
Policy RA6 Rural economy  
Policy E1 Employment provision  
Policy E2 Redevelopment of existing employment land and buildings  
Policy E3 Homeworking

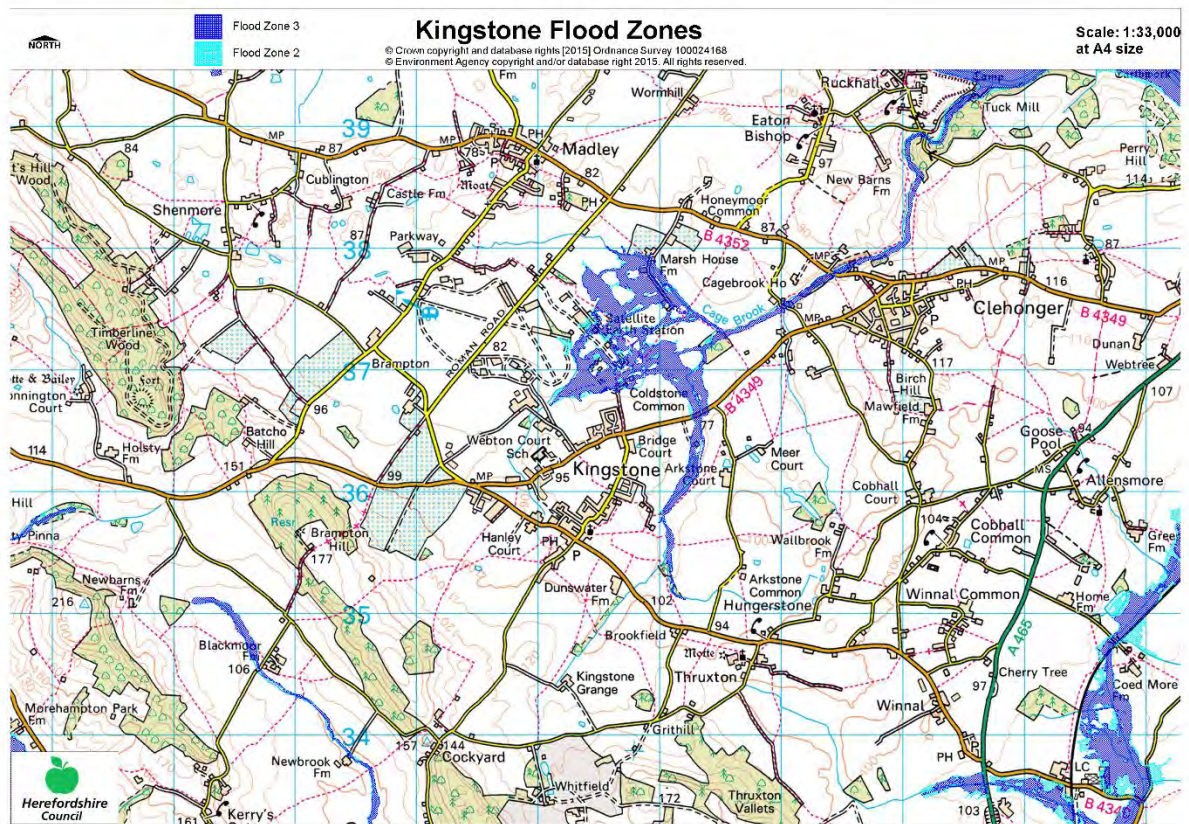
## 4.5 Flooding



**Barrow Common, 2013**

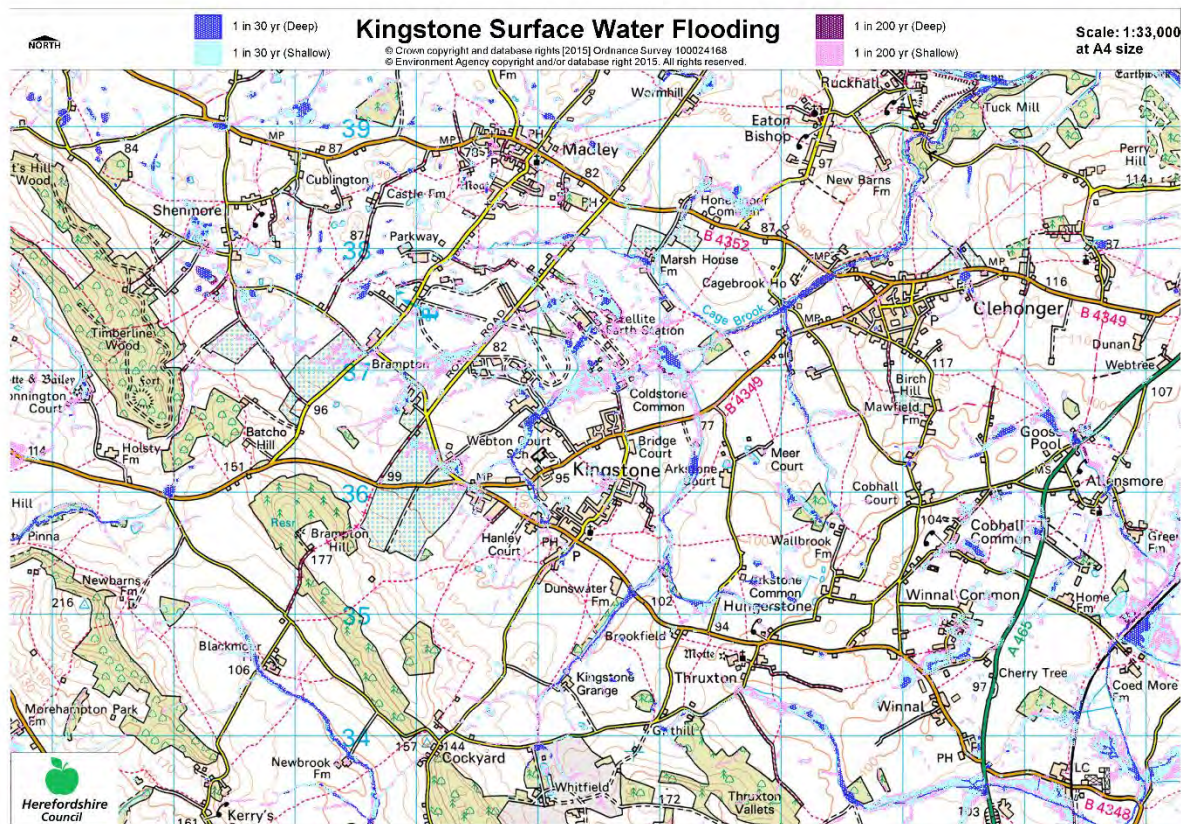
- 4.5.1 Environment Agency maps (see below) clearly show that some parts of the Parish of Kingstone and Thruxton are at risk of flooding from rivers and surface water. Whilst the parts of the Parish identified in the maps as being at risk of flooding sit in flood risk Zones 2 (medium probability) and 3 (high probability), surface water flooding has occurred in other parts of the Parish (see below).

**Map 9 Environment Agency Flood Map for Planning (Rivers and Sea), Kingstone<sup>11</sup>  
Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481**



<sup>11</sup> <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

**Map 10 Environment Agency Map Risk of Flooding from Surface Water, Kingstone  
Kingstone and Thruxton Group Parish (Licensee) Licence Number: 0100055481**



4.5.2 Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. The shading on Map 10 above shows the risk of flooding from surface water in this particular area.

4.5.3 Planning policy advice at the national level is provided in the National Planning Policy Framework (March 2012)<sup>12</sup>. Paragraph 100 advises: *Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.*

4.5.4 In March 2012 the Government published “Technical Guidance to the National Planning Policy Framework”<sup>13</sup>. This document provides technical advice about planning in areas of flood risk and types of development that may be appropriate or otherwise in areas of flood risk. Paragraph 5 advises:

*The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans or determining planning applications for development at any particular location should take into account the flood risk vulnerability of land uses (see Table 2) and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required (see table 3). Only where*

<sup>12</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>13</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6000/2115548.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf)

*there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.*

4.5.5 New housing development is classified as a “more vulnerable” use and is therefore considered appropriate in Zones 1 and 2. Proposals in Zone 3 would have to submit a Flood Risk Assessment with any planning application which also includes a Sequential Test of alternative sites in lesser Flood Zones to identify a more suitable site in Flood Zone 1 or 2. If following the sequential test, it is not possible to locate the development within a lower probability of flooding ie Flood Zone 1 or 2 then the Exception Test should be applied. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.<sup>14</sup>

4.5.6 The flooding risk became a reality in Kingstone during the winter of 2013-14 when many of the roads in the village were flooded, and at one point the village was effectively “cut off” from the outside world. The photographs below demonstrate the extent of the flooding problems during this period and earlier, including 2002. Development should not have a significant adverse effect on the River Wye SAC. If such effects are identified they must be suitably mitigated. In particular, development will only be permitted when it can be demonstrated by the applicant that it would not compromise the ability of the River Wye SAC Nutrient Management Plan to reduce overall nutrient levels along stretches of the River Wye that exceed, or are at risk of exceeding, water quality target.

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<sup>14</sup> Para 102, NPPF

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

**Flooding near Doctor's Surgery, B4349 Feb 2002**



**C1221 – Church Lane (3 Photos)**





**B4348 Close to Chicken Farm & Gooses Foot.**





### Playing Fields (Seven Site)



4.5.7 These policies are therefore aimed at ensuring the current risk of flooding from both river and surface water does not increase as a result of further building developments in the parish.

#### **Objective for these policies;**

To ensure that all planning applications for new buildings and change of use of existing buildings have robust flood and surface water alleviation plans. All submitted planning applications will include a full Flood Survey as desktop flood assessments do not provide adequate evidence on the potential flooding impact within the Parish.

#### **Policy KTF1 – Reducing Flood Risk**

Within the defined settlement boundaries for Kingstone (see Map 4 above) and Thruxton (see Map 7 above) new building development proposals will only be permitted when they provide effective surface water drainage measures to protect existing and future residential properties, and business properties from flooding. In particular:

1. Proposals for developments in flood zone 3 will be resisted.
2. All development proposals in flood zone 2 should be accompanied by a flood risk assessment.
3. All development proposals in the Parish should include a surface water drainage assessment to include on-site soak away tests. The results of the assessment will help identify the surface water drainage measures required on the development site.
4. Opportunities will be sought to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.

### **Policy KTF2 – Flood Resilience**

All development in Kingstone and Thrupton is required to be flood resilient. Development should be designed to reduce the consequence of flooding and to facilitate recovery from the effects of flooding. Such measures should include:

1. The use of water resistant materials for floors, walls and fixtures.
2. The lower floor level should be raised above the predicted flood level and consideration given to providing access for those with restricted mobility.
3. The siting of electrical controls, cables and appliances at a higher than normal level.
4. Raising land to create higher ground where this does not result in increased flood risk elsewhere.
5. New developments should also incorporate flood resistant construction to prevent entry of water or to minimise the amount of water that may enter the building when there is flooding outside.

### **Policy KTF3 – Reducing Surface Water Flooding**

All development in Kingstone should be designed to reduce surface water run off. In particular:

1. New development should be designed to maximise the retention of surface water on the development site and to minimise run off to adjacent land and properties.
2. Sustainable Drainage Systems (SUDS) should be implemented wherever possible.
3. Minimize hard standing in housing developments where possible, consider surfaces that allow for the ingress of water.
4. The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property, and into appropriate storage facilities.
5. Water alleviation facilities such as bog gardens or child safe facilities such as covered lagoons, ponds and swales should be provided within development sites.

Sustainable design of buildings is encouraged, and is likely to include measure for storage of (non drinking) rain water for agricultural and/or horticultural purposes.

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Adopted Local Plan Core Strategy 2011 - 2031**

Policy SS1 Presumption in favour of sustainable development

Policy LD2 Biodiversity and geodiversity

Policy LD3 Green infrastructure

Policy SD1 Sustainable design and environmental efficiency

Policy SD3 Sustainable water management and water resources

Policy SD4 Wastewater treatment and river water quality

## 4.6 Developer Contributions

4.6.1 Kingstone and Thruxton are rural communities. This policy is aimed at ensuring the rural character of both villages is maintained. The Parish has historically suffered from lack of investment in parish amenities, given the scale of housing development, and growth in local population over the past 30 years. Therefore this policy details how developers' contributions from planning applications should benefit and enhance the communities. It is expected that amenities will be enhanced for the benefit to all age groups within the Parish.

### **Objective for this policy:**

**To outline developer's contributions for any new development within our Parish. The objective can be clarified using the following documents:**

- a. **The 1990 Town and Country Planning Act (as amended by the Planning and Compensation Act 1991& Planning Act 2008)) establish the statutory framework for developer contributions in the form of Section 106 planning obligations.**
  - b. **Planning Obligations (as amended by the Planning Act 2008 and Community Infrastructure Levy Regulations 2010) outlines the guidance from government on the operation of planning obligations policy.**
- 4.6.2 The SEA Scoping Report suggests that "Where necessary, the NDP should provide services, facilities and employment opportunities that are accessible to both local and neighbouring communities."
- 4.6.3 The Scoping Report makes reference to the Herefordshire Playing Pitch Assessment 2012. The study updates components of the Herefordshire and Worcestershire Sports Facilities Framework 2010 such as updating population forecasts, setting local standards for synthetic turf pitches and grass playing fields within Herefordshire. It identifies any current gaps in provision, and looks forward to 2031 to assess what facilities are likely to be required by that date. In terms of Kingstone itself, the study reveals that there is:
- 12.44 hectares of playing pitch area such as school playing fields and indoor pitch facilities in sports halls etc
  - 2.74 (22%) hectares of playing pitch area with secured community access; Kingstone Seven Site Playing Fields.
- 4.6.4 The Open Spaces Study 2006 study reveals that within Valletts Ward (of which Kingstone and Thruxton were a part at that time), there was:
- Extensive under provision of parks and gardens
  - Extensive over provision of natural and semi-natural green space
  - Under provision of amenity green space and outdoor sport
  - Average provision for children and young people.
  - Extensive under provision of outdoor sports facilities.
- In terms of Kingstone and Thruxton, no specific sites are identified.

- 4.6.5 The SEA Report advises that “the open space audit and assessment does not give a specific indication of open space shortfalls and surpluses in the Kingstone and Thruxton neighbourhood area. However, there may be a need to include a policy which encourages and facilitates the provision of outdoor recreational facilities.”
- 4.6.6 The SEA Report also refers to the Play Facilities Study 2012. In terms of Kingstone and Thruxton, two play areas are identified; Kingstone Cross Fields Play Area Kingstone Sports Association Play Area. The former is identified as an area in need of refurbishment. The Parish Council will continue to explore a range of funding sources to support improvements to community facilities and open spaces.

### **Policy KTDC1 – Developer Contributions**

**The developer’s contributions criteria for development sites will be based the individual circumstances such as size, location, etc of new developments. Contributions will be determined by the impact of the proposal on the community and include such requirements as additional school capacity, open spaces and medical care while maintaining the rural character of the Parish.**

**All contributions will use the national indexation rate in the calculation of the payments of contributions. All additional funds under indexation will be paid to the Parish Council or party awarded the payment under any agreement.**

**Payments can be tied to any agreed upon trigger points and will allow the developer to spread the cost of obligations for the development. The minimal payment schedule will be:**

- a. **The first payment must be made prior to the first housing unit being occupied**
- b. **The second payment will be an intermediary project payment**
- c. **The final payment must be made when the last property on the development is sold.**

**Developer’s contributions such as the 25% CIL entitlement once the Neighbourhood Development Plan is made and the CIL charging schedule is adopted by Herefordshire Council will include:**

1. **Improvement to existing or new facilities promoting healthy and cohesive communities, enhancing biodiversity values and encouraging sustainable development including:**
  - a. **Playing pitches**
  - b. **Amenity green space**
  - c. **Children, young people and senior citizen facilities**
  - d. **Outdoor sports facilities**
  - e. **Community halls**
  - f. **Leisure facilities.**
2. **Payments for any increase with the use of the public highway or increases the need to travel, or has inadequate parking provision will be required to contribute towards:**
  - a. **Highway capacity improvements, pavements and associated landscaping.**

- b. Safety improvements,
  - c. Highway maintenance contributions,
  - d. Parking facilities or contributions to public car parking,
  - e. Links to public rights of way
3. Continued maintenance costs for all new public spaces / facilities or improved spaces / facilities improved or built from the developer's contributions fund such as through a commuted lump sum which provides an adequate income stream.

The above Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

**Herefordshire Adopted Local Plan Core Strategy 2011 - 2031**

- Policy SS1 Presumption in favour of sustainable development
- Policy SC1 – Social and community facilities
- Policy OS1 – Requirement for open space, sport and recreation facilities
- Policy OS2 – Meeting open space, sport and recreation needs
- Policy MT1 – Traffic management, highway safety and promoting active Travel
- Policy ID1 – Infrastructure delivery

## **5.0 Next Steps**

- 5.1 The results of the consultation on the Draft Plan have been considered very carefully and used to finalise and amend the Submission Draft Neighbourhood Plan. A Consultation Statement is published alongside the Plan setting out how the representations received have been considered and used to influence and inform the content of the Plan.
- 5.4 This Submission Plan will be checked by Herefordshire Council and then published for a further 6 weeks consultation in early 2016. Following this, the Plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 5.5 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the District Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside Herefordshire and National planning policies.

**Appendix I****Listed Buildings, Scheduled Monuments and Historic Parks and Gardens, Historic England<sup>15</sup>**

There are 16 Listed Buildings and Scheduled Monuments in **Kingstone**. These are:

<b>Name</b>	<b>Listing</b>	<b>Listing Number</b>
Churchyard cross about 10 yards west of the west door of the church of St Michael and all Angels	II	1099806
Bridge Court	II	1099807
Barn about 40 yards south east of Kingstone grange	II	1099808
Dunswater Farmhouse	II	1099809
Stables about 20 yards north west of Hanley Court	II	1099810
Church of St Michael and all Angels	II*	1178447
Arkstone Court	II	1178514
Wainhouse and Granary	II	1178532
Whitehouse	II	1178551
Stable and Hay loft about 40 yards south west of Dunswater Farmhouse	II	1178563
Cow- House	II	1302367
Church House	II	1302389
Barn about 75 yards east of Arkstone Court	II	1348765
Green Court Cottage	II	1348766
Hanley Court	II	1348767
Whitefield (Park and garden)	II	1000900

There are 11 Listed Buildings and Scheduled Monuments in **Thruxton**. These are:

<b>Name</b>	<b>Listing</b>	<b>Listing Number</b>
Dean Monument about 10 yards south west of the Tower of the Church of St Bartholomew	II	1099784
Thruxton Court	II	1099785
Church of St Bartholomew	I	1178827
Merrick Monument and enclosing about 8 yards south of the south porch of the Church of St Bartholomew	II	1178847
Barn about 10 yards east of Poole House	II	1179014

<sup>15</sup> <https://historicengland.org.uk/listing/the-list/>



Barn about 40 yards north east of Thrupton Court	II	1179025
Well Head Cottage	II	1179033
Exchequer Court	II	1348755
Thrupton House	II	1348756
Thrupton Tump	II	1015341
Whitfield Park and Garden	II	1000900

## Appendix II Bibliography

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**Kingstone and Thrupton Group Parish Council, December 2015**