

# **Kimbolton Neighbourhood Development Plan 2011-31**



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## Contents

	<b>Page</b>
List of Policies	4
1.0 Introduction	5
2.0 The development of the Plan	8
3.0 Vision and Objectives	11
4.0 The Plan Policies	12
4.1 A Strategy for Kimbolton	13
4.2 Providing new Housing	17
4.3 Protecting and Enhancing Local Character	26
4.4 Providing New Infrastructure	31
4.5 Accommodating Traffic and improving accessibility	33
4.6 Supporting Employment and Business	35
4.7 Enhancing Facilities for the Community	39
5.0 Implementation and Monitoring	44
5.0.1 Implementation and Monitoring Framework	
5.0.5 Traffic management and Road Safety Action Plan	
Glossary	48
Appendix – Local Heritage List	55

## List of Policies

	Page
<b>A Strategy for Kimbolton</b>	
K 1 - Promoting a Sustainable Community	13
K 2 - Development Strategy	14
<b>Providing new Housing</b>	
K 3 - The scale of new housing	17
K 4 - Housing development within the settlement boundary	20
K 5 - Housing in the countryside	21
K 6 - Extensions to dwellings	22
K 7 - Design of new housing	22
K 8 - Ensuring an appropriate range of tenures, types and sizes of houses	23
K 9 - Affordable housing	24
<b>Protecting and enhancing Local Character</b>	
K 10 - Protecting and Enhancing Local Character	26
K 11 - Heritage Assets	28
K 12 - Controlling light pollution	29
<b>Providing new Infrastructure</b>	
K 13 - Broadband	31
K 14 - Renewable Energy	31
<b>Accommodating Traffic and improving accessibility</b>	
K 15 - Transport and connectivity	34
<b>Supporting Employment and Business</b>	
K 16 - Business development	35
K 17 - Protection of existing business premises	37
K 18 - Agriculture and forestry enterprises	37
<b>Enhancing facilities for the Community</b>	
K 19 - Enhanced Services and Facilities for the Community	39
K 20 - Protection and enhancement of community facilities	40
K 21 - Open Spaces	42

## 1.0 Introduction and background

1.0.1 Kimbolton is a large, rural Parish in north-east Herefordshire to the immediate east of the market town of Leominster. The Parish covers an area of 1,662ha and is irregular in shape as shown on Map 1 below.

Map 1 – the Neighbourhood Plan area



1.0.2 The area is in the main deeply rural, tranquil and retains much of its traditional historic character. The landscape of the Parish is in two distinct parts - the central and eastern areas are made of up gently rolling elevated countryside which rise steeply out of the Herefordshire lowlands and provides a number of spectacular far-reaching views to the north and north-west. The western parts of the Parish are low-lying and contain important transport routes linking north Herefordshire with Shropshire. Here, the impact of modern farming practices and development pressures is more obvious, reflected in the open character of the landscape, and the presence of large commercial buildings.

1.0.3 Across the area as a whole and particularly the centre and east, the dense network of fields are enclosed by well-established hedgerows which together with areas of ancient woodland and native broadleaf woodland give an extensive tree cover.

There are concentrations of traditional orchards that are important habitats for a number of species including rare beetles and bats.

- 1.0.4 The area has a low density of development with Kimbolton village the most significant settlement, complemented by the two small hamlets of Hamnish in the south and The Hundred in the north. Kimbolton is an attractive and distinctive settlement with a medieval core and a significant collection of traditional and historic buildings. It contains 75 homes, the Parish Hall, Public house, village shop and Primary School.
- 1.0.5 Outside Kimbolton village and the two hamlets, the settlement pattern is one of scattered farmsteads, small groups of houses and isolated dwellings, typically built of locally sourced materials and of a traditional, domestic scale. It is within this wider countryside that the majority of the population live.
- 1.0.6 The A4112 runs through Kimbolton village, linking it to Leominster to the west and Tenbury Wells to the east. A short stretch of the A49 trunk road runs through the western part of the Parish and it joins the A4112 to the west of Kimbolton village. There is also an extensive network of quiet lanes, bridleways and footpaths, often enclosed by hedgerows.
- 1.0.7 Between 1961-81 there was a sharp fall in Kimbolton's population but by the end of that period it had stabilised and grown to 472 at the time of the 2011 census. The population is generally in good health with high levels of economic activity and low unemployment. The key employment sectors are wholesale and retail trade and agriculture, with high levels of self-employment and working from home.
- 1.0.8 Like much of rural Herefordshire, the average age of the population is rising and there is a relatively small number of young people. The low population density makes it difficult to sustain key services including public transport, increasing reliance on the private car. The housing stock is skewed towards larger detached houses and there is a relatively small amount of low cost accommodation particularly in the social rented sector.
- 1.0.9 Between 2007-15, the Herefordshire Unitary Development Plan (UDP), the strategic planning document for the County, severely restricted growth and development in the rural parts of the County. Instead, the UDP focussed new development into Hereford City, the market towns and a limited number of 'main villages'. The vast majority of the County, including most small and medium sized rural villages were classified as 'open countryside'. In spite of its size and range of facilities, Kimbolton village was not identified as a 'main village', and so the effect of the UDP was to largely preclude new development in the Parish. This Policy was rigorously applied and has been largely successful in preventing development from coming forward

that could have eroded the special character of the area. It has though, come at a cost – a lack of different types and tenures of new housing being delivered, and the profile of the existing stock has made the area largely unaffordable and/or unsuitable for many households, particularly elderly people, young families or the children of local people who wish to remain living in the area.

- 1.0.10 In 2015 Herefordshire Council adopted a new Plan for the County – the Core Strategy. This new Plan has taken a different approach from the UDP and promotes rural regeneration by allocating significant levels of growth to villages across the County including those previously classified as being within ‘open countryside’. Kimbolton village is now identified as a settlement where new housing development will be promoted, and the Parish has been given a minimum ‘target’ of new homes to deliver up to 2031.
- 1.0.11 The Core Strategy has devolved responsibility for delivering growth to local communities through the preparation of Neighbourhood Development Plans. Neighbourhood Plans are still relatively new - a key element of the Localism Act 2011 and give Parish Councils and other relevant bodies new powers to prepare statutory 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 policies 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.
- 1.0.12 Within a short period of time following the adoption of the Core Strategy, a number of planning permissions have been granted which have ensured that the minimum housing growth target for the Parish has already been met. These proposals have raised awareness of planning issues within the community, fuelling a desire to ensure that any further development in the area is of an appropriate scale to meet local needs and consistent with the special and distinctive character of the Parish. It also presents an opportunity to address long-standing community concerns and priorities including the speed and impact of traffic travelling through Kimbolton village.

## 2.0 The development of the Plan

- 2.0.1 In the Spring of 2015 the Parish Council resolved to prepare a Neighbourhood Plan for the Parish. Herefordshire Council formally designated the area on 7 July 2015.
- 2.0.2 The preparation of the Neighbourhood Plan has been led by the Steering Group made up of local residents and supported by a planning consultant. The Steering Group was established in Autumn 2015 and meets on a regular basis with the Minutes of all meetings published on the Neighbourhood Plan website.
- 2.0.3 The development of the Neighbourhood Plan has made use of a comprehensive range of skills, knowledge and enthusiasm within the Steering Group and wider community. The excellent 'Book of Kimbolton with Hamnish' (1986) and the 2001 'Kimbolton with Hamnish – into the New Millenium' provide a comprehensive understanding of the history and character of the area, but there is no direct precursor to the Neighbourhood Plan – for example in the form of a Parish Plan or Village Design Statement. The Neighbourhood Plan has therefore been informed by evidence collected to support the Herefordshire Local Plan, and by new studies and surveys commissioned specifically for the Plan itself.
- 2.0.4 A Local Affordable Housing Needs Survey was completed by Herefordshire Council in 2012 (<https://www.herefordshire.gov.uk/media/3143273/kimbolton2012.pdf>). This provides information on local housing need and the findings of this Survey have been used to inform the planning policies and proposals in the Neighbourhood Plan related to housing types, tenures and the number of needs.
- 2.0.5 The Neighbourhood Plan was formally launched at a community meeting in April 2016 and was followed up by a community questionnaire, circulated to local residents in July 2016 building on the issues raised at the Launch Event and to understand the aspirations and priorities of the community in more detail. The Report summarising the findings of the Community Survey can be accessed via <http://kimboltonhamnish.co.uk/neighbourhood-plan/consultations/>
- 2.0.6 A summary of the various comments received to the community survey is set out below in Table 1 and these have been used to inform the vision, objectives, development strategy and policies of the Neighbourhood Plan. Some suggestions lie outside the influence of the Neighbourhood Plan and some have been addressed through other mechanisms led by the Parish Council.

**Table 1 – Summary of Community Survey findings**

Issue / theme	Comments
Likes and dislikes	Local people like living in the area and they would like to see it stay broadly the same over the Neighbourhood Plan period. The beautiful countryside, peace and tranquillity and a close and friendly community are those features of the area that people like most. Speeding traffic, poor broadband / mobile phone and badly maintained roads are the most common 'dislikes'.
Housing	There is little support for significant additional housing growth over the Neighbourhood Plan period in excess of that which already has planning permission. The most popular strategy is one of small scale infill development in Kimbolton village, and some development in the countryside mainly through the conversion of existing rural buildings. New housing should be focussed on the provision of Starter Homes and owner occupied tenures to meet low-cost local needs.
Environment and Local Character	Trees and hedgerows, the network of fields and views are the most important features of the area for local people. The most significant threats are perceived to be over-development, unsympathetically designed new housing and additional traffic. Local people would like to see a traditional approach to the design of new development and local materials being used.
Utilities and services	Road maintenance, improved broadband speeds and better mobile phone coverage ranked as the most important priorities for infrastructure investment. Water supply, sewerage and drainage were identified as secondary priorities.
Traffic and Transport	Local people are concerned about the speed of traffic through Kimbolton. The key measures identified to address this are enforcement of the existing speed limit and investigating opportunities for traffic calming. The A4112 at the village school and the Stockton Cross crossroads are the priorities for highway improvements to enhance road safety, and there is strong support for a footpath link between Kimbolton village and the A49.
Community facilities	The priorities for community facilities were the retention of the village school and pub. There is some support for a village play area, village green and village sports field.

2.0.7 These findings informed the preparation of a draft Vision and set of Objectives which were discussed and agreed at a Public meeting on 15 October 2016.

2.0.8 At an early stage in the preparation of the Plan the Steering Group agreed to prepare a Character Assessment of the area to help to develop a better understanding of the

special qualities of the area and to build on the key messages from the Community Survey. The draft Character Assessment was published for consultation in December 2016 and can be accessed via <http://kimboltonhamnish.co.uk/neighbourhood-plan/evidence/>.

2.0.9 Alongside the Character Assessment, and informed by its findings and the responses from the Community Survey, the Parish Council published a draft settlement boundary for consultation. Both the Character Assessment and Settlement boundary were discussed at a public meeting on 16<sup>th</sup> December 2016.

2.0.10 Traffic and Transport has been a major issue throughout the preparation of the Neighbourhood Plan. The Parish Council subsequently prepared an Action Plan setting out a series of key measures to address road safety issues. This Action Plan was also discussed at the Community meeting on 16<sup>th</sup> December 2016. The main elements of the Action Plan have been carried forward into this Neighbourhood Plan, included as part of the Implementation and Monitoring Section in part 5.

2.0.11 The Plan has been screened by Herefordshire Council as part of the Strategic Environmental Assessment as required by European Regulations and the Screening Report has informed the preparation of the Plan.

2.0.12 The Regulation 14 consultation took place between 10<sup>th</sup> April and 30<sup>th</sup> May 2017. Nine individuals or organisations responded, making 37 specific comments – in the main of a supportive nature. In the light of these comments the Parish Council agreed to make a number of minor amendments to the Plan at its meeting in September 2017. The submission stage (Regulation 16) consultation took place between 11<sup>th</sup> October and 22<sup>nd</sup> November 2017 and the Examiner's Report received in January 2018.

### 3.0 Vision and Objectives

#### **Vision**

Our vision for Kimbolton is that it will retain its inherent rural character, landscape and tranquillity whilst making the most of the challenges and opportunities of providing appropriate, limited residential growth to support a strong local community.

#### **Objectives**

1. To promote new housing which meets the Herefordshire Core Strategy target, provides for the needs of local people including affordable housing and is of a scale appropriate to the rural character of the Parish.
2. To protect and support local facilities including the Village Halls, Public House and Primary School.
3. To support and encourage successful agriculture using practices which protect the environment and conserve the unique rural landscape of the Parish. Farmland is a precious production asset and a much-valued setting enjoyed by residents; full cognisance of this should be given when considering development proposals.
4. To support existing local businesses and encourage new business generating opportunities whilst ensuring that they fit in sympathetically with the environment and respect the amenities of residential properties.
5. Existing roads, footpaths, bridleways and cycleways should be fit for purpose and maintained in good repair and opportunities for new footpaths and links will be identified.
6. To identify a package of measures which reduces traffic speeds and provides safer environments for pedestrians, cyclists and motorists.
7. To protect and enhance the tranquil character of the Parish including important views, the network of fields and hedgerows, biodiversity, archaeology and our traditional buildings.
8. Communications should be enhanced by the provision of high speed broadband and the wider availability of a mobile phone network.
9. Community involvement and spirit is encouraged and new residents are welcomed.

## 4.0 The Plan Policies

- 4.0.1 Planning decisions are guided by policies that are referred to when planning applications are made to Herefordshire Council. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan policies, unless material considerations indicate otherwise. The Localism Act allows communities to develop their own policies, provided that they are based on sound evidence, community input and proper principles of planning. The preparation of the Neighbourhood Plan must follow the statutory process.
- 4.0.2 The following section of the Plan identifies a series of Policy Areas, which correspond to the key issues identified by the Community. Relevant Herefordshire Core Strategy policies that need to be considered are set out and shown in blue text.
- 4.0.3 21 policies have been developed under seven Policy Areas that seek to influence planning and development outcomes in order that they meet the requirements of the community.

## 4.1 A Strategy for Kimbolton

### **Relevant Herefordshire Core Strategy Policies**

RA2 – Housing in settlements outside Hereford and the market towns

RA3 – Herefordshire’s countryside

### **Neighbourhood Plan Policies**

#### **Policy K 1 - Promoting a Sustainable Community**

Support will be given to positive measures that promote sustainable development in accordance with the Vision, Objectives and Policies set out in this Neighbourhood Plan. Development proposals should address the following priorities that are considered essential for maintaining a cohesive and resilient community:

1. The highest priority will be given to maintaining and enhancing the rural character and local distinctiveness within the Parish. This includes the settings and amenity of the settlements, landscape and views.
2. Development should be accommodated within infrastructure limits in particular for sewage treatment, highway safety, and measures brought forward for adapting to or mitigating climate change.
3. Improvements to community facilities will be sought for the wellbeing of the whole community.
4. Housing provision should meet the on-going identified needs of the community with a suitable mix of size, style and tenure.
5. Emphasis should be on promoting employment which is appropriate in terms of scale and contributes positively to the character of the Parish.

#### **4.1.1 Why we need this Policy and how to use it**

4.1.2 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This overarching policy covers the essential elements for sustainable development in Kimbolton. It reflects the approach promoted in the Herefordshire Core Strategy and the National Planning Policy Framework (NPPF) together with community priorities reflected in the various consultation events. It is intended to implement this Policy through the

resulting detailed Neighbourhood Plan policies K 2-K 21. These are to be used as a reference for all planning decisions made by Kimbolton Parish Council and Herefordshire Council.

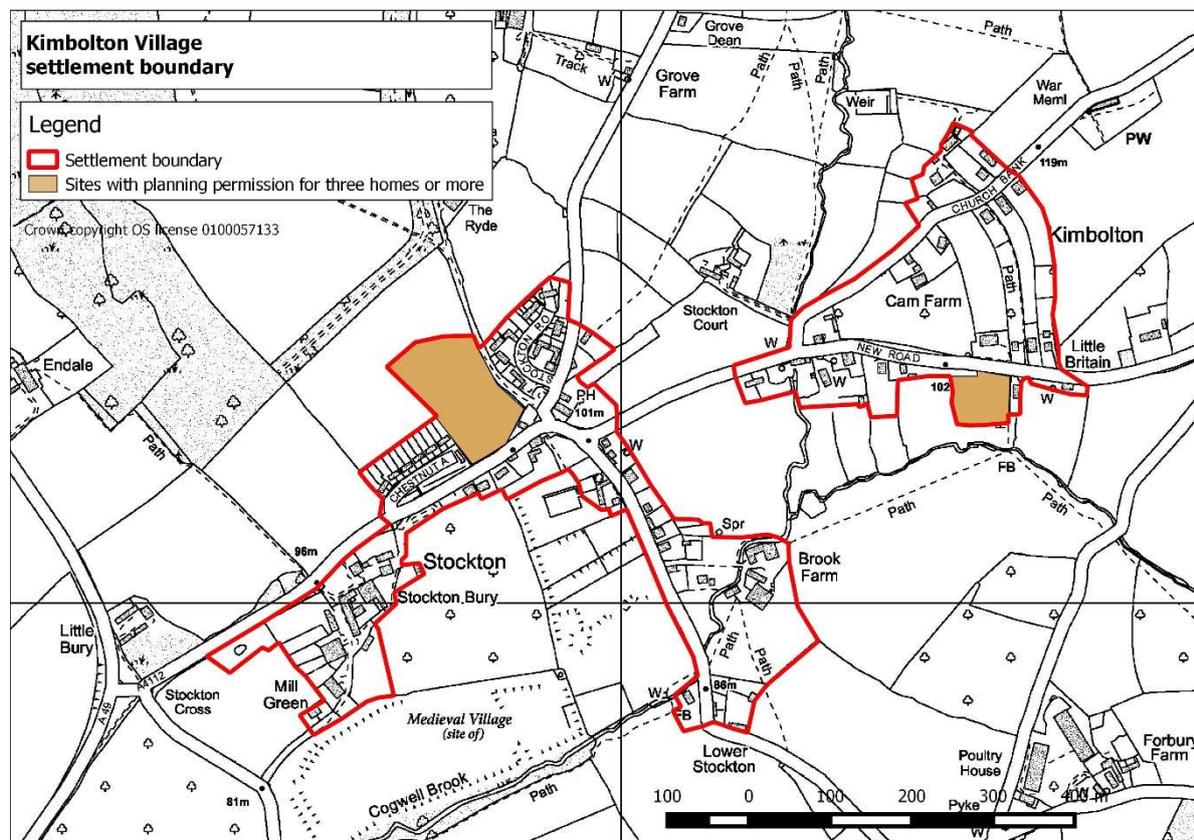
### **Policy K 2 - Development Strategy**

The village of Kimbolton will be the focus for development within the Parish. Limited small scale development opportunities will be supported outside of the village where they have limited negative impact upon amenity and the environment, especially the landscape.

The accommodation of development to meet the needs of the Parish and contribute to County requirements will be based upon the following approach:

1. Kimbolton village will continue to play a major role as a centre providing a range of facilities for the Parish. To allow for proportionate residential and other development within the village of Kimbolton a settlement boundary is defined as shown on Map 2. Development should take place within this boundary
2. Development outside of Kimbolton village will only be permitted in accordance with Policy RA3 of the Herefordshire Core Strategy.
3. The countryside will continue to accommodate development in association with agricultural and rural enterprises where these reflect the scale and nature of the landscape within which they sit.

Map 2 – Kimbolton village settlement boundary



#### 4.1.3 Why we need this Policy and how to use it

4.1.4 This Policy is aligned with Herefordshire Core Strategy Policy RA2, which identifies Kimbolton village as a location where new housing will be supported. This Policy requires that new housing should be located within or adjacent to the main built up area. The main built up area is defined by the settlement boundary.

4.1.5 The approach used in defining the settlement boundary is set out in the ‘Settlement Boundary Report’ produced in November 2016. The Report uses a tried and tested approach consistent with the Herefordshire Council Neighbourhood Planning Guidance Note 20: Guide to Settlement Boundaries. The settlement boundary has been drawn around the existing domestic curtilages to reflect the existing built form, extant planning permissions and to facilitate some new development consistent with the community’s priorities as identified in the Community Survey and the findings and recommendations of the Character Assessment.

4.1.6 The Characterisation Assessment finds Kimbolton village to be an attractive and distinctive settlement, having a medieval core reflected in significant groupings of historic buildings, historic field patterns and archaeological remains. Neighbourhood

Plan Policy K 10 provides a more detailed approach to maintaining and protecting local character in the context of Policy K 2.

- 4.1.7 Outside of Kimbolton village, development proposals will need to accord with the rural Policies set out in the Herefordshire Core Strategy, in particular Policy RA3.
- 4.1.8 Other forms of development will come forward in the Parish and this Policy directs where these might be. They include land for employment, services, facilities and infrastructure. Those considered most required are explained in greater detail in the policies and proposals of this Plan. Where proposals are not covered by a specific Neighbourhood Plan policy then the Herefordshire Core Strategy will be used. With this in mind it will be required to consider building on brownfield land and existing sites and lower grade agricultural land, before taking land of higher quality as defined in the NPPF and Herefordshire Core Strategy.
- 4.1.9 The approach set out in Policy K 2 is consistent with the findings of the Community Survey. Question C2 requested views on the balance of new residential development across the area. The Survey put forward three 'spatial' options:
- Option 1 – continued focus on Kimbolton village to include infill development and some larger sites where this could provide community benefits.
  - Option 2 – Limited infill in Kimbolton village on sites of less than five dwellings.
  - Option 3 – Very limited infill in Kimbolton village on plots of 1-2 dwellings only.
- 4.1.10 All three Options involved some limited development in the countryside consistent with the Core Strategy. Option 3 emerged as the most popular choice.

## **Evidence**

Kimbolton Neighbourhood Plan Community Survey (2016)  
Kimbolton Neighbourhood Plan Character Assessment (2016)

## 4.2 Providing New Housing

### **Relevant Objectives:**

- 1 To promote new housing which meets the Herefordshire Core Strategy target, provides for the needs of local people including affordable housing and is of a scale appropriate to the rural character of the Parish.

### **Relevant Herefordshire Core Strategy Policies**

Policy RA2 – Housing in settlements outside Hereford and the market towns

Policy RA3 – Herefordshire’s countryside

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Policy RA5 – Re-use of rural buildings

Policy H1 – Affordable Housing

Policy H2 – Rural exception sites

Policy H3 – Ensuring a range and mix of housing

Policy SD1 – Sustainable design and energy efficiency

Policy SD3 – Sustainable water management and water resources

Policy SD4 – Wastewater treatment and river water quality

### **Neighbourhood Plan Policies:**

<b>Policy K 3 – The scale of new housing</b>
<p>The Plan will provide for a minimum of 40 new homes (including around 35 new dwellings constructed or with planning permission granted between April 2011 and April 2017) to meet demonstrated local housing needs and contribute to the supply of homes to serve the wider housing market over the plan period between 2011 and 2031.</p>

#### **4.2.1 Why we need this Policy and how to use it**

- 4.2.2 Policy RA1 of the Herefordshire Core Strategy provides the rural housing strategy and states that within the Leominster Housing Market Area approximately 730 dwellings will be required over the Plan period and villages should have a target of 14% growth.

- 4.2.3 Policy RA2 of the Core Strategy states 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 of the Core Strategy. 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.
- 4.2.4 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. This has been identified as a figure of 215 (local property gazetteer). Applying the housing target growth rate of 14% for the Plan period, Kimbolton is required to find a minimum of 30 new dwellings. At 1 April 2014 there had been one housing completion and a further six houses with the benefit of planning permission, reducing the target to 23 homes. Since that date, further planning permissions have been granted including:
- twenty one homes at Chestnut Avenue (ref P151145/O)
  - four homes at the Forbury, Kimbolton (ref P160370/O)
  - three homes at York Meadow, Kimbolton (ref P141920/O)
  - one home at Stanley Bank Farm, Kimbolton (ref P152559/F)
  - one home at Old Chapel House, Kimbolton (ref P151741/O)
- 4.2.5 These planning permissions will provide a further 30 homes and even after allowing for some of these permissions to lapse, the Core Strategy target has been met and exceeded by at least five homes. There is therefore no reason for the Neighbourhood Plan to identify significant additional land for residential development in order to meet the minimum Core Strategy quantitative housing target.
- 4.2.6 Core Strategy Policy RA2 is not just concerned with the amount of new housing. Within the settlements identified in the Policy, new housing development should result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand, and where it makes a positive contribution to the surrounding environment and landscape setting. The Policy adds that specific proposals for the delivery of local need housing will be supported where this meets an identified need and their long-term retention as local needs housing is secured as such. The Neighbourhood Plan Evidence Base Report (July 2016), provides a summary of key elements of the Local Plan evidence base relevant to housing need – the Housing Needs Survey and the Local Housing Market Assessment. The Kimbolton Housing Needs Study (2012) reveals a need for one affordable home to meet the needs of existing and emerging households. The Herefordshire Local Housing Market Assessment (2012 and updated in 2013)

([https://www.herefordshire.gov.uk/media/7673526/herefordshire\\_local\\_housing\\_market\\_assessment\\_final\\_amended.pdf](https://www.herefordshire.gov.uk/media/7673526/herefordshire_local_housing_market_assessment_final_amended.pdf)) produced by GL Hearn consultants provides a further insight into local housing needs in terms of tenure and size for the period 2011-31. Kimbolton is located within the Leominster Housing Market Area (HMA), and for market housing, Figure 40 of the Study shows that the priority is for three bedroom housing, making up 51.5% of forecast needs, followed by two-bedroom housing (24.4% of needs). Larger four plus bedroom housing makes up only 17.8% of needs.

- 4.2.7 Affordable housing can be delivered in two ways – firstly through the bringing forward of development on sites of more than ten new homes where Core Strategy Policy H1 requires that 40% are affordable. The second delivery route is through ‘exceptions sites’ subject to Core Strategy Policies H2 and RA3 – sites that would not normally be released for housing where it would meet a proven local need and offer access to a range of services and facilities normally available in a settlement identified in Policy RA2 (Kimbolton).
- 4.2.8 The 2016 outline planning permission for 21 homes at Chestnut Avenue includes an s106 Agreement which provides for the provision of affordable housing of a scale that will meet the need established in the 2012 Kimbolton Housing Needs Study. For this reason the Neighbourhood Plan does not need to identify additional large scale residential development sites to facilitate the delivery of identified affordable housing needs.
- 4.2.9 In the context of the Core Strategy Policy requirements and evidence base as outlined above, the Neighbourhood Plan Community Survey sought to understand the views of the community on the overall level of growth that the Neighbourhood Plan should promote and specifically on the amount, type, location and tenure of new housing to be provided over the Plan period. The survey revealed the following key findings relevant to housing issues:
- The overwhelming majority of responses supported the current Core Strategy minimum growth figure of 30 new homes, and there was little support for any further significant housing growth in the Parish over and above that already built and with planning permission – even if this paid for new community facilities.
  - Support for a strategy of focussing development into Kimbolton village with some new housing created through the conversion of buildings in the countryside.
  - Small scale schemes of 1-2 on infill sites within Kimbolton village were preferred, with affordable homes (including Starter Homes) and owner occupied being the most popular choice in terms of tenure. By contrast, large detached homes were the least popular form of new housing.

4.2.10 The Neighbourhood Plan Character Assessment provides a detailed understanding of the character of Kimbolton village and its setting. The Report concludes that the setting makes the village very sensitive to new development, and any further large scale housing on the edge of the village would have a strong negative impact and so be contrary to Core Strategy Policy RA2.

4.2.11 Within the surrounding countryside, there are a number of farmsteads and rural buildings that have the potential to be converted to residential use subject to being in accordance with Core Strategy Policy RA3, Neighbourhood Plan Policy K 5 and through exercising permitted development rights. It is difficult to quantify this source of supply with any degree of confidence as it is reliant upon the operational needs and aspirations of a large number of individual farmers and landowners. But it is inevitable that these opportunities will continue to come forward over the lifetime of the Neighbourhood Plan.

4.2.12 On the basis of this evidence, the scale of new housing promoted in Policy K 3 exceeds the Core Strategy minimum target, provides for some infill development within the Kimbolton settlement boundary and allows for limited new housing to come forward in the wider countryside subject to Neighbourhood Plan Policy K 5. The scale of new housing proposed in Neighbourhood Plan Policy K 3 is itself a minimum figure, and progress will continue to be monitored over the lifetime of the Neighbourhood Plan using the framework set out in Section 5. Failure to meet this target, or new evidence coming forward which suggests the target is no longer sufficient will trigger a review of this Neighbourhood Plan.

<b>Policy K 4 – Housing development within the Kimbolton settlement boundary</b>
<p>Development of infill sites within the defined Kimbolton village Settlement Boundary will be supported where all of the following criteria are met:</p> <ol style="list-style-type: none"><li>1. It is in keeping with the scale, form and character of its surroundings.</li><li>2. It does not impact adversely on the amenity of neighbouring properties.</li><li>3. It does not result in inappropriate development in residential gardens.</li></ol>



**4.2.13 Why we need this Policy and how to use it**

4.2.14 Neighbourhood Plan Policy K 2 allows for limited residential and other development within the Kimbolton village settlement boundary. While new development is therefore supported in principle, it is important it does not have a negative impact on the village and its setting as required by Core Strategy Policy RA2. Policy K 4 provides guidance on new development within the settlement boundary.

#### **Policy K 5 – Housing in the countryside**

New housing development in areas outside the defined Settlement Boundary will be limited to proposals which satisfy one or more of the following criteria:

1. Where it has been demonstrated that there is a functional and financial requirement for an agricultural or forestry worker's dwelling on an existing or proposed holding subject to Core Strategy Policy RA4; or
2. Where it accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Core Strategy Policy RA4; or
3. Where it involves the replacement of an existing dwelling subject to Core Strategy Policy RA3; or
4. Where it would result in the sustainable re-use of a redundant or disused building(s) subject to Core Strategy Policy RA3; or
5. Where it can assist in meeting a proven local need for affordable housing subject to Core Strategy Policy H2 and is located on the edge of the defined settlement boundary with safe and suitable access to local facilities.
6. Where the amenity of occupants of any new dwellings would not be compromised by existing agricultural or commercial activity;
7. Where a proposed dwelling is of truly exceptional quality or innovative design helping to raise standards of design more generally in rural areas; reflects the highest standards in architecture; significantly enhances its immediate setting; and is sensitive to the defining characteristics of the local area.

In locations where extension or modification of a permitted dwelling is likely to have an adverse impact on its landscape setting, or on visual amenity, permitted development rights relating to extension and modification of that dwelling will be removed.

#### **4.2.15 Why we need this Policy and how to use it**

4.2.16 New development in the open countryside is now largely precluded in the National Planning Policy Framework and Herefordshire Core Strategy. Both set a very restrictive approach and the Neighbourhood Plan must be in conformity with these policies. In summary, residential development in the countryside is largely limited to the replacement or extension of existing dwellings, provision of homes for those employed in agriculture and forestry and conversion of appropriate redundant or under-used barns and other rural buildings. In addition, and on sites on the edge of settlements only, affordable housing may be permitted subject to Policy K 10.

#### **Policy K 6 – Extensions to dwellings**

Planning applications will be supported for extensions to dwellings subject to meeting the following criteria:

1. The overall design, size, appearance, scale, height and mass remain visually subservient to the main dwelling; and
2. The external facing materials should complement or be sympathetic to the materials in the main dwelling; and
3. No significant and adverse impact on the amenity of neighbouring properties.

#### **4.2.17 Why we need this Policy and how to use it**

4.2.18 This Policy seeks to ensure that extensions to dwellings are designed to complement and / or enhance the existing property and surrounding area. This is necessary in order to protect the character of the area and to retain variety and choice in the housing stock to meet a range of needs. Extensions which are out of character or would not be subordinate to the original dwelling will not be permitted. 'Original' in this respect is defined as the dwelling as first built or, if it is more than 20 years old, as it was 20 years before any application is made. Twenty years is considered sufficient to take account of the differing needs of households between generations.

#### **Policy K 7 – Design of new housing**

To be supported development proposals must contain a co-ordinated package of design measures which, in addition to regulatory requirements, include the following:

1. Incorporating locally distinctive features and materials - although new innovative design or features will not necessarily be resisted where they fit sensitively within the particular village frontage and street scene.
2. Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, cycle and recycling storage and broadband infrastructure.
3. Including adequate parking and ensuring that movement to, within, around and through the development is acceptable.
4. Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the Parish where opportunities are available.
5. Hard and soft landscape proposals not resulting in a suburbanised appearance, for example avoiding the planting of boundaries with non-native species, the use of timber board or panel fencing, extensive use of pavers or tarmac, or use of uncharacteristic gravel.
6. Seeking on-site measures that support energy conservation, such as tree planting and other forms of green infrastructure to provide shade and shelter,

- |    |   |
|----|---|
|    | the inclusion of sustainable drainage systems, the maximum use of permeable surfaces and minimising the use of external lighting to that which is necessary.                |
| 7. | Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties. |
| 8. | Minimising construction traffic and reducing waste.   |

#### **4.2.19 Why we need this Policy and how to use it**

4.2.20 The special character of the Neighbourhood Plan area reflects a variety of building materials and designs. Responses to the community survey show that local people have a preference for small scale infill development and have a preference for the use of local materials in traditional architectural styles. Building regulations, set by national Government, set high standards of insulation, renewable energy systems, rain water harvesting and grey water recycling in accordance with para 173 of the NPPF.

<b>Policy K 8 – Ensuring an appropriate range of tenures, types and sizes of houses</b>
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All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and sizes of dwelling in the Parish. In order to even out the size range of dwellings available in the Parish and meet identified needs, proposals must be for smaller dwellings of two or three bedrooms, unless it can be demonstrated this is not appropriate.
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#### **4.2.21 Why we need this Policy and how to use it**

4.2.22 Policy H1 of the Herefordshire Core Strategy states that residential developments should provide a range and mix of housing which can contribute to the creation of balanced and inclusive communities. Policy RA2 of the Core Strategy also requires that within the settlements identified in the Policy (Kimbolton village), new housing development should result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

4.2.23 The Neighbourhood Plan Evidence Base Report shows that the existing housing stock of the area is disproportionately skewed towards larger detached houses and there is a lack of smaller lower cost accommodation. The 2013 update of the 2012 Herefordshire Local Housing Assessment summarised in para 4.2.6 above shows that the priority for new market housing in the area is for two and three bedroom houses. Larger 4+ bedroom dwellings form only 9% of estimated needs and 1

bedroom 6% The permitted development at Chestnut Avenue has the potential to provide for a mix of housing types and sizes as set out in the illustrative layout submitted in support of the outline planning application. The wider needs of the Parish will only be met if this is reflected in the Reserved Matters stage.

#### **Policy K 9 – Affordable Housing**

The need for affordable housing will be met by:

1. Rural exception sites; or
2. On windfall developments providing ten homes or more which have a combined floorspace of more than 1,000sq metres, a minimum of 40% of properties are made available to meet local affordable housing needs.

All affordable homes will be subject to Section 106 Agreements ensuring that priority for allocation, on the first and subsequent lettings, is first given to those with a local connection in accordance with the Herefordshire Council local connection criteria <https://www.herefordshire.gov.uk/housing/advice/definition-of-affordable-housing>

A ‘cascade’ arrangement will be in place to ensure that where nobody with a local connection is forthcoming then properties will be offered at a second stage to those from the neighbouring Herefordshire parishes of Middleton on the Hill and Leysters, Luston Group, Leominster and Hatfield & District Group.

Covenants will be required which ensure that all properties will be re-sold or let to occupiers who demonstrate a local housing need, and will be subject to the same cascade arrangements described above.

#### **4.2.24 Why we need this Policy and how to use it**

4.2.25 Para 4.2.6 shows that there is a very limited need for new affordable housing in the Parish, at least in the early years of the Neighbourhood Plan period. The s106 Agreement which forms part of the Chestnut Avenue planning permission provides a mechanism to meet this level of need by way of a financial contribution for off-site provision. The need for further affordable housing to meet the needs of the Parish will be subject to early review given the potential changes to the definition of affordable housing proposed in the 2017 Housing White Paper to be incorporated into the NPPF. The Parish Council will work with Herefordshire Council to commission a review of the 2012 Study.

4.2.26 It is important to ensure that any new houses under Policy K 9 remain affordable to meet the needs of future generations. This will be achieved by the provision of Section 106 Agreements and associated covenants.

## **Evidence**

Kimbolton Neighbourhood Plan Community Survey (2016)

Kimbolton Neighbourhood Plan Character Assessment (2016)

Local Affordable Housing Needs Survey for Kimbolton Parish (2012)

## 4.3 Protecting and Enhancing Local Character

### **Relevant Objectives:**

7. To protect and enhance the tranquil character of the Parish including important views, the network of fields and hedgerows, biodiversity, archaeology and our traditional buildings.

### **Relevant Core Strategy Policies:**

[Policy LD1 – Landscape and townscape](#)

[Policy LD2 – Biodiversity and Geodiversity](#)

[Policy LD3 – Green Infrastructure](#)

[Policy LD4 – Historic environment and heritage assets](#)

### **Neighbourhood Plan Policies**

#### **Policy K 10 – Protecting and Enhancing Local Character**

All development proposals will be expected to respect, reinforce and promote the special qualities, historic character and local distinctiveness of the area in order to help maintain its cultural identity and strong sense of place.

Development proposals should sustain and, where appropriate, enhance local character and those designated and non-designated aspects of the historic and natural environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or biodiversity value in accordance with the following principles:

1. Within and on the edge of Kimbolton village, development proposals should be sensitively designed to:
  - i. Respect and protect the setting of the settlement within the wider landscape as defined in the Neighbourhood Plan Character Assessment.
  - ii. Be consistent and compatible with the existing prevailing density of the settlement.
  - iii. Be well related to village streets and frontages and not result in 'back land' development.
  - iv. Be consistent with the height, size and massing of buildings and plot width.
  - v. Use materials, architectural detailing and building form that respects the surrounding land and buildings.

2. Outside Kimbolton village, retain the development form of scattered hamlets and farmsteads including historic farmsteads within the wider setting of the area.
3. Not significantly adversely affect key views as identified in the Neighbourhood Plan Character Assessment, including long-distance views and the skyline provided by the surrounding hills.
4. Retain existing field patterns and boundaries. When constructing new boundaries native tree species should be used in preference to timber fence panels or the planting of "Leylandii / conifer". Walls in keeping with existing boundary walls will be acceptable. Existing hedgerows should be retained and the establishment of new native hedges encouraged.
5. Provide for the protection and enhancement of local habitats and wildlife corridors.
6. Mature and established trees of amenity value should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for ongoing management.
7. Protect and enhance areas of woodland including traditional orchards.
8. Protect and enhance the setting of the historic park at Berrington Hall.

Development that would have an impact on any of the above distinctive elements should be supported by a statement which demonstrates that all aspects of character and distinctiveness have been fully assessed and used to inform proposals, having regard to the detailed analysis set out in the Neighbourhood Plan Character Assessment Report.

#### **4.3.1 Why we need this Policy and how to use it**

- 4.3.2 Kimbolton is a deeply tranquil area which retains much of its traditional historic character and has largely escaped the impact of modern development. This character is evident in the survival of individual historic assets such as scheduled ancient monuments and listed buildings and in the local character and distinctiveness of the broader landscape.
- 4.3.3 This character is under constant threat of erosion from modern development, often small scale, incremental and homogenising in nature. Whilst a legislative framework supported by national guidance exists to provide for the protection of statutorily designated assets the key challenge for the Neighbourhood Plan is to manage change in a way that protects this special character of the area as a whole, including non-designated assets.
- 4.3.4 The Community Survey found that the beautiful countryside and peace and quiet are very highly valued by local people. Views, trees and the network of fields and hedgerows are cited as the most important elements which make up the character of the area.

- 4.3.5 A Characterisation Study has been prepared to support the Neighbourhood Plan to understand in more detail the components of this character and how planning policies can protect and enhance it. The Character Study can be accessed via <http://kimboltonhamnish.co.uk/neighbourhood-plan/evidence/>. Policy K 10 provides the strategy to promote the protection and enhancement of this special character based on those key features identified in the Characterisation Study. Policy K 11 provides a more detailed Policy approach to the protection and enhancement of heritage assets.

#### **Policy K 11 – Heritage Assets**

All applications affecting heritage assets will be required to demonstrate consideration of the significance of any heritage asset affected including any contribution made by their setting.

Great weight will be given to the conservation and enhancement of a designated heritage asset and any harm or loss will require clear and convincing justification in accordance with national policy.

Non-designated assets including those listed in Appendix 1 will be conserved and enhanced and their character protected. A balanced judgement will be required about the effects of any development proposal on or close to such assets having regard to the scale of any harm or loss and the significance of the heritage asset.

Development proposals must demonstrate they have taken full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence

#### **4.3.6 Why we need this Policy and how to use it**

- 4.3.7 The Parish has 18 listed buildings, including two Grade II\* buildings – the Church of St James (Kimbolton) and the Dovecote at Stockton Bury. This Dovecote and the hillfort at Bache camp are Scheduled Ancient Monuments.
- 4.3.8 However, the majority of the buildings and heritage assets which contribute to the special character of the area including the unregistered parks and gardens, most historic farmsteads and other key local buildings are not subject to Statutory Listing, The Characterisation Study recommends the preparation of a ‘local list’ based on its findings. A ‘locally listed building’, is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the local authority to be of local importance due to its architectural, historical or

environmental significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list. The purpose of the local list is to ensure that care is taken over decisions affecting the future of these buildings, and that their special status is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.

- 4.3.9 Currently, local listing is supported by paras 126 to 131 of the NPPF. The NPPF defines heritage assets as including designated heritage assets and assets identified by the local planning authority (including local listing). Locally listing a building or structure does not change or bring additional consent requirements over and above those required for planning permission and would not result in any additional legal requirements for property owners. It is intended, however, to play an important role in helping to influence planning decisions. The list of heritage assets is set out in Appendix 1, based on the findings of the Characterisation Assessment. The Parish Council will maintain the list which will be subject to review and addition where considered appropriate and in consultation with Herefordshire Council and the local community.

#### **Policy K 12 – Controlling Light Pollution**

Where planning permission is required for an external lighting scheme or where external lighting is required as part of a development proposal, applications will only be supported where they meet the requirements of all of the following criteria:

1. The lighting scheme will not exceed that which is required for the satisfactory undertaking of the task involved.
2. Illuminance is appropriate to the surroundings and character of the area taken as a whole, taking into account the Neighbourhood Plan Character Assessment.
3. The lighting is positioned and directed to minimise glare and spillage and to reduce the impact on surroundings.
4. There is no significant adverse impact on sites of nature conservation and other sites of biodiversity.

Applicants are required to submit details of lighting schemes, including light scatter diagrams where they are necessary to predict the performance of the scheme, as part of the planning application in order to demonstrate that the proposed scheme is appropriate in terms of purpose in its particular setting.

Consideration will be given to apply conditions to any planning approvals to allow the monitoring of the development and enforce the condition if necessary.

#### **4.3.10 Why we need this Policy and how to use it**

4.3.11 The Neighbourhood Plan Character Assessment recognises the dark skies of the area as one of the key elements which make up the distinctive and tranquil rural character. The Community Survey found that the majority of local people would like to see the Plan control light pollution in both Kimbolton Village and the wider countryside.

4.3.12 In all lighting schemes, whether on existing buildings or associated with new development, regardless of purpose and types of equipment used, the factors which contribute to light pollution can be mitigated by a carefully designed scheme. Plus, careful directing of luminaires and the provision of shrouds or control louvres can help to reduce energy costs and thus can be mutually beneficial.

#### **Evidence**

Kimbolton Neighbourhood Plan Community Survey (2016)

Kimbolton Neighbourhood Plan Character Assessment (2016)

## 4.4 Providing New Infrastructure

### **Relevant Objectives:**

8. Communications should be enhanced by the provision of high-speed broadband and the wider availability of the mobile phone network.

### **Relevant Core Strategy Policies:**

Policy ID1 – Infrastructure Delivery

Policy SD1 – Sustainable design and energy efficiency

Policy SD2 – Renewable and low carbon energy generation

### **Neighbourhood Plan Policies:**

<b>Policy K 13 – Broadband</b>
<p>The development of new high-speed broadband infrastructure to serve the Parish will be supported where it does not adversely affect the landscape and rural character of the surrounding environment. All new development will be required to make provision for high-speed broadband and other communication networks unless it is demonstrated that provision is not practicable.</p>

#### **4.4.1 Why we need this Policy and how to use it**

- 4.4.2 The Community Survey identified improvements to the speed and reliability of broadband services as a priority, particularly for those who operate local businesses. Policy K 13 is intended to urge Herefordshire Council and Internet providers to bring forward proposals for faster Internet connection at the earliest opportunity.
- 4.4.3 New development should enable all potential occupants to have easy connection to faster broadband services.

<b>Policy K 14 – Renewable Energy</b>
<p>Renewable energy proposals that will benefit the community and other measures aimed at carbon reduction will be supported and encouraged where they respect the rural and/or settlement character of the locality.</p>

Proposals should not substantially increase traffic volumes or have a significant detrimental impact on visual amenity or the landscape and rural character of the surrounding environment.

#### **4.4.4 Why we need this Policy and how to use it**

4.4.5 The Neighbourhood Plan supports opportunities to reduce the carbon footprint of the area, including exploring the potential of renewable energy. This includes schemes with communal or individual benefit. Safeguards are however considered necessary to ensure proposals are brought forward in a sensitive manner.

#### **Evidence**

Kimbolton Neighbourhood Plan Community Survey (2016)

## 4.5 Accommodating traffic and improving accessibility

### **Relevant Objectives:**

5. Existing roads, footpaths, bridleways and cycleways should be fit for purpose and maintained in good repair and opportunities for new footpaths and links will be identified
6. To provide a package of measures which reduces traffic speeds and provides safer environments for pedestrians, cyclists and motorists.

### **Relevant Core Strategy Policies:**

Policy SS4 – Movement and transportation

Policy MT1 – Traffic management, highway safety and promoting active travel

### **Neighbourhood Plan Policies:**

<b>Policy K 15 – Transport and Connectivity</b>
<p>Proposals for new development will need to show:</p> <ol style="list-style-type: none"><li>1. Safe access onto adjacent roads</li><li>2. Satisfactory provision for off-street parking within residential development including parking for visitors, based on the characteristics of the site and amount of development having regard for parking standards in the Local Transport Plan in accordance with Core Strategy Policy MT1.</li><li>3. Permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction;</li><li>4. That they take every available opportunity to ensure that the site is linked to village facilities by an existing footway/cycleway.</li><li>5. No provision is made for any additional street lighting within or beyond new developments, unless this is essential for public safety.</li></ol>



#### **4.5.6 Why we need this Policy and how to use it**

4.5.7 Traffic and Transport has been a major issue throughout the preparation of the Neighbourhood Plan. The Parish Council subsequently prepared an Action Plan

setting out a series of key measures to address existing and anticipated road safety issues. This Action Plan was also discussed at the Community meeting on 16<sup>th</sup> December 2016. The main elements of the Action Plan have been carried forward into this Neighbourhood Plan, included as part of the implementation and monitoring section in part 5.

- 4.5.8 Policy K16 relates to transport and connectivity issues associated with new development. The Policy SS4 of the Herefordshire Core Strategy states that new developments should be designed and located to minimise the impacts on the transportation network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.
- 4.5.9 The approach to car parking standards is set out in Core Strategy Policy MT1 which requires development proposals to have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices. Car parking standards for the Parish are set out in the Herefordshire Local Transport Plan.

## **Evidence**

Kimbolton Neighbourhood Plan Community Survey (2016)

## 4.6 Supporting Employment and Business

### **Relevant Objectives:**

4. To support existing local businesses and encourage new businesses generating opportunities whilst ensuring that they fit in sympathetically with the environment and respect the amenities of residential properties.

### **Relevant Local Plan Policies:**

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 – Home working

Policy E4 - Tourism

### **Neighbourhood Plan Policies:**

#### **Policy K 16 – Business development**

Development proposals that support the retention and development of local businesses will be supported. A range of economic activities will be supported in particular proposals which:

1. Support and strengthen local food and drink production.
2. Support and/or protect the vitality and viability of existing commercial facilities of an appropriate type and scale such as the village shop and public house.
3. Involve the extension of existing businesses.
4. Promote tourism proposals of an appropriate scale and in accordance with Core Strategy Policy E4.
5. Promote the sustainable use of the historic and natural environment as an asset to be valued, conserved and enhanced.

All development proposals must:

1. Retain, or preferably enhance, the character of the rural parts of the Parish or settlement in which the site is located.
2. Not have a significant adverse effect upon the Parish's ecological network.

3. Not adversely affect the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell.
4. Be undertaken within the capacity of local infrastructure including the local highway network.

#### **4.6.1 Why we need this Policy and how to use it**

4.6.2 The Parish Council is keen to support the retention and growth of business enterprises to help ensure opportunities for local employment and training are provided and to help minimise the risk that the area becomes a dormitory for surrounding towns. As is the case across much of rural Herefordshire, the challenge is to invest in activity that supports the diversification of the economy towards higher waged, knowledge intensive employment whilst continuing to develop the traditional aspects of the existing economy of food and farming, tourism and creative industries.

4.6.3 The area is associated with significant levels of economic activity and low unemployment, with a high proportion of self-employed and people who work from home. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys.

4.6.4 The largest single focus of employment is located in the southern part of the Parish concentrated around the A49 roundabout junction. This is an important cluster of economic activity including a roadside service station, diner and auction mart. These buildings are of modern materials, are well maintained and of a design and scale consistent with their function. However, this area is not typical of the type of employment and business activity in the Parish as a whole. Historically farming has been the key industry in the area and it remains the second most significant employer of local people. As the number of farmers and agricultural employees has declined, a number of farm buildings have been converted to other uses including those associated with diversification projects.

4.6.5 There are a number of tourism businesses in the area taking advantage of the beautiful countryside and access to a wide range of things to do in the surrounding area.

4.6.6 Telecommunications is a potential barrier to the growth of businesses. While measures can be implemented to improve broadband speed, the narrow lanes that characterise much of the area and the need to protect the intimate and deeply rural landscape are likely to preclude any new large-scale employment activity.

**Policy K 17 – Protection of existing commercial business premises**

Redevelopment or change of use of existing commercial business premises will only be permitted when:

1. The premises have been empty for a significant period of time and during that time actively marketed without securing a viable alternative commercial business use; or
2. Equivalent, or better, provision is made, to replace the proposed loss of local commercial business space; or
3. In exceptional circumstances where the existing permitted operation is causing clear and demonstrable environmental problems for the residents of nearby properties by virtue of noise, smell, dust and traffic generation.

**4.6.7 Why we need this Policy and how to use it**

4.6.8 In addition to promoting new employment generating development it is important that the Plan protects existing viable commercial business premises from being lost to other, more profitable uses.

**Policy K 18 – Agriculture and forestry enterprises**

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

1. They do not generate an unacceptable increase in traffic volumes and HGV movements through settlements or along lanes unsuitable for larger vehicles.
2. In the case of new buildings, proposals should be well related to existing development and the landscape in terms of scale, design, colour and materials. Development should be sited with existing groups of buildings where practicable. Where new buildings cannot be located with existing buildings, new development should not be sited in isolated or skyline locations but should take advantage of natural landform.
3. There is no significant adverse effect arising from the cumulative effects of too many developments of a similar nature.
4. There is no significant adverse effect from noise, smell, traffic movements or the loss of rural ambience on the amenity of occupiers and users of buildings within proximity of the proposed site.
5. There is no detrimental effect upon watercourses.
6. All reasonable measures are taken to reduce any negative impact upon the carbon footprint of the Parish.

7. Any additional requirements for transport, accommodation and amenities for workers, particularly seasonal workers, is fully and appropriately catered for and any potential negative impact upon the Parish mitigated.
8. With regard to agricultural development requiring planning permission, in addition to the general criteria in this policy, particular regard will be given to ensuring the potential polluting effects are fully mitigated, and where they cannot, permission should be refused.

#### **4.6.9 Why we need this Policy and how to use it**

4.6.10 The Plan recognises the importance of a vibrant and viable agricultural sector to the sustainability of the area. There is a variety of agricultural activity in the area – ranging from extensive orchards associated with cider making to mixed arable and livestock farms. In spite of changes in farming practices in recent years, the key elements and overall structure of the rural landscape have largely survived, particularly in the northern, southern and eastern parts of the Parish, and the preservation and enhancement of this character is central to this Plan. The Plan supports further growth and diversification of agricultural businesses, but recognises that some agricultural activity can have a significant impact on the character and amenity of the area by virtue of the size and siting of new buildings, the impact of processes undertaken and associated levels and types of vehicle movements.

#### **Evidence**

Kimbolton Neighbourhood Plan Community Survey (2016)

Kimbolton Neighbourhood Plan Character Assessment (2016)

## 4.7 Enhancing Facilities for the Community

### **Relevant Objectives:**

2. To protect and support local facilities including the Village Halls, Public House and Primary School.

### **Relevant Local Plan Policies:**

Policy SC1: Social and community facilities

Policy OS1: Requirement for open space, sports and recreation facilities

Policy OS2: Meeting open space, sports and recreation needs

Policy OS3: Loss of open space, sports or recreation facilities

### **Neighbourhood Plan Policies**

#### **Policy K 19 - Enhanced Services and Facilities for the Community**

The enhancement of key services and facilities to meet the needs of the community will be supported, with priority given to the following proposals:

1. A village play area
2. A multi-use sports hall at Kimbolton Primary School

All such proposals should ensure:

- a) They will not adversely affect the amenity of neighbouring properties through creating unacceptable noise, fumes, smell or other disturbance and have no detrimental impact on watercourses and other countryside features.
- b) They will not cause any adverse traffic impact upon amenity or congestion with particular provision being made for off-street parking where this is necessary.
- c) They will not restrict the operation of, or be detrimental to, an existing use on adjacent land.

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

#### **4.7.1 Why we need this Policy and how to use it**

4.7.2 The Community Survey sought views on community facility priorities for the Neighbourhood Plan to consider. The highest priorities related to the protection of existing facilities – keeping the Village school and pub. The highest priorities for new community facilities were all in Kimbolton village and were a sports field, village green and a play area.

4.7.3 The Primary School already contains a playing field and planning permission has been granted for a multi-use sports hall to the rear of the existing school buildings. The proposed sports hall will provide considerably enhanced facilities for the school, which is currently the only one in Herefordshire without a Hall. The Parish Council will work with the Primary School to secure the use of these facilities by the wider community to address the needs identified in the Survey.

4.7.4 There are a number of potential locations that may be suitable for the Village Play area as identified in the Community Survey, and the Parish Council will work with landowners and the wider community to assess these and other locations in more detail.

<b>Policy K 20 - Protection and enhancement of community facilities</b>
<p>The redevelopment or re-use for other purposes of the Stockton Cross Public House and adjacent shop, the Primary School (including the sports field), the Parish Hall, Hamnish Village Hall and any other assets which are provided over the lifetime of the Neighbourhood Plan will only be permitted where this is for other community uses or where either of the following criteria are satisfied:</p> <ol style="list-style-type: none"><li>1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. or</li><li>2. Satisfactory evidence is provided that there is no longer a need for the facility or it is no longer economically viable and that it has been marketed for a reasonable period of time for that particular use.</li></ol>



#### **4.7.5 Why we need this Policy and how to use it**

4.7.6 The area has a limited number of community facilities, which are highly valued by local residents.

4.7.7 The Localism Act provides communities with the opportunity to nominate Assets of Community Value for Herefordshire Council to list them as part of the Community

Right to Bid process. Only eligible community groups, local Town and Parish councils, local neighbourhood planning forums, voluntary organisations and charities can nominate a building or land to be placed on the list. The local authority considers buildings and land nominated by the community before a decision is made on whether or not the asset meets the eligibility criteria and should be placed on the list of assets of community value. For a building/land to be eligible its current main use must further the social interests or social wellbeing of the local community and it must be realistic to think that such a use can continue, or a use in the recent past must have furthered the social interests or social wellbeing of the local community and it must be realistic to think it could be brought back into such use within the next five years. Examples of assets that would be eligible include:

- Community centres
- The last pub or shop in an area
- Post offices

4.7.8 School premises are currently exempt from nomination.

4.7.9 It should be noted that the Right to Bid only becomes effective should the owner wish to sell the property in the future. Registering a Right to Bid means that the owner will have to give the Parish Council, or community group, a six-month period in which to consider the purchase of the site and prepare a bid. The owner is not obliged to accept the community's bid.

4.7.10 The Parish Council will prepare a list of properties and areas of land to be identified as assets of community value for possible Right to Bid activity (under the Localism Act 2011). The starting point for this list is:

- The Stockton Cross Public House
- The Shop adjacent to the Stockton Cross Public House
- The Parish Hall in Kimbolton
- Hamnish Village Hall

4.7.11 In the case of the Primary School, the Regulations currently exempt it from being listed. However, this does not preclude the Neighbourhood Plan from giving it protection from redevelopment or change of use under the Planning Acts using the criteria set out in Policy K 20.

**Policy K 21: Open Spaces**

The following Local Green Spaces as shown on Map 3 will be protected because of their beauty, historic value, special significance to the local community or recreational value:

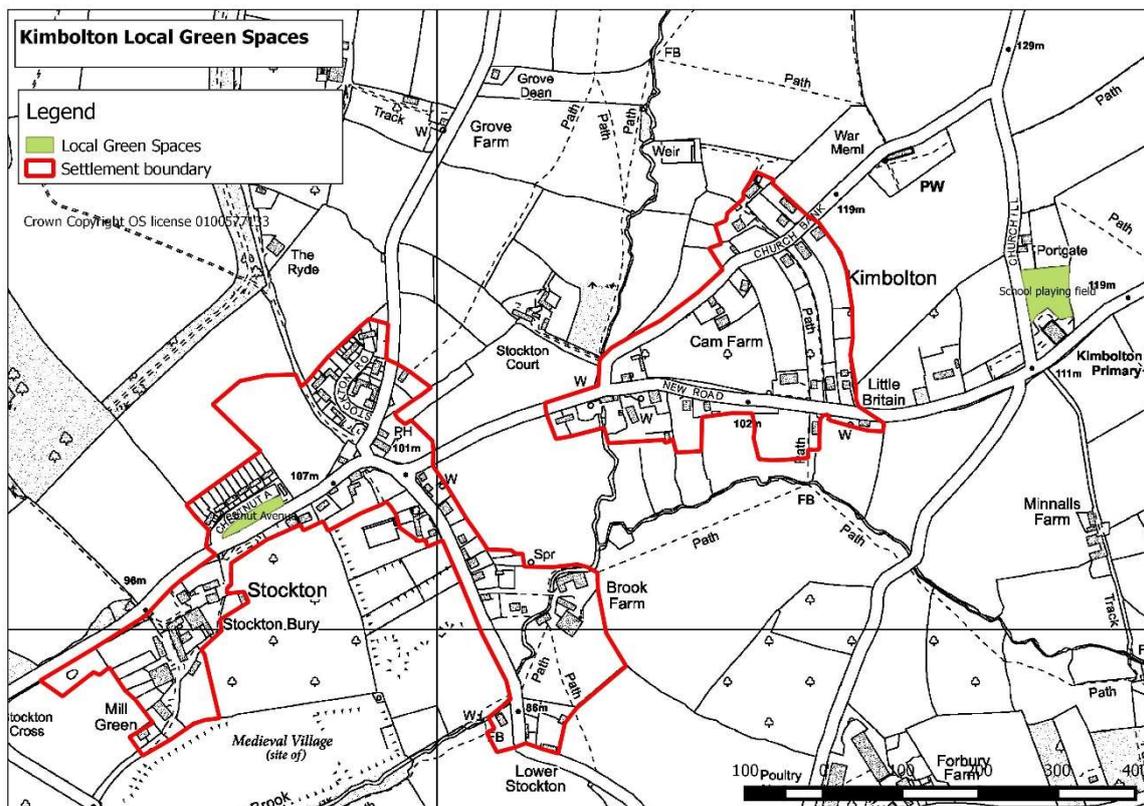
- Site 1 - Land at Chestnut Avenue
- Site 2 - Primary School playing field

New development on these sites is ruled out other than in very special circumstances.

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

Where appropriate, any possible development proposals should ensure such space and the public rights of way network are as accessible as possible, including through a choice of sustainable means, such as cycleways and footways.

**Map 3 – Local Green Spaces**



#### **4.7.12 Why we need this Policy and how to use it**

4.7.13 The NPPF advises that '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 communities will be able to rule out new development other than in very special circumstances'.

4.7.14 Para 77 of the NPPF advises that '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.

4.7.15 The Neighbourhood Plan identifies two areas of Local Green Space. The land at Chestnut Avenue is located in the heart of Kimbolton village and is recognised as an important area of open space in the Character Assessment. The area is made up of a grass bank to the A4112, rising up to a large and level green space in front of the houses. The area also contains two large and prominent Chestnut Trees and is the only area of publicly accessible open space in this part of the Village.

4.7.16 The Primary School playing field is the only formal play area in the Parish. It benefits from some community use and the Parish Council will seek greater community access over the Neighbourhood Plan period.

4.7.17 Core Strategy Policies OS1 and OS2 require consideration of the provision of appropriate open space, sports and recreation facilities in relation to all new residential development. Needs will be considered on a site by site basis and it is expected that facilities will be provided on-site. Off-site contributions will be sought, where appropriate, on an equally beneficial basis for the local community and will include provision for appropriate maintenance.

### **Evidence**

Kimbolton Neighbourhood Plan Community Survey (2016)

Kimbolton Neighbourhood Plan Character Assessment (2016)

## 5.0 Implementation and Monitoring

### 5.0.1 Implementation and Monitoring Framework

5.0.2 The Kimbolton Neighbourhood Development Plan will be implemented primarily through the decisions made by Herefordshire Council, who should make decisions in accordance with this Plan and the Core Strategy unless there are significant material considerations for departing from its policies and proposals. This Plan will be used to steer public and private investment in infrastructure by Herefordshire Council and other agencies.

5.0.3 Kimbolton Parish Council will use the Plan as the basis for responding to planning applications and for using any funding that may come to it through planning obligations or the Community Infrastructure Levy.

5.0.4 The Neighbourhood Plan will be monitored over the period to 2031 by the Parish Council, working with statutory partners, local residents, businesses and community groups. A group of Parish Councillors and residents will be established to manage and monitor the implementation of each objective and Policy area of the Plan and progress and difficulties will be reported and discussed regularly at Parish Council meetings so that the delivery of different elements of the Plan are coordinated well. Each year, the Parish Council will prepare an Annual Monitoring Report on the progress of the Plan, based on the monitoring framework set out in Table 2 below which will form part of the Agenda for the Annual Parish Meeting each Spring.

**Table 2 – Implementation and Monitoring framework**

<b>Policy</b>	<b>Implementation Lead</b>	<b>Monitoring Indicator</b>
K 1 - Promoting a Sustainable Community	Herefordshire Council Planning	Proportion of planning decisions made in accordance with Neighbourhood Plan Policies.
K 2 - Development Strategy	Herefordshire Council Planning	Proportion and type of new development permitted in Kimbolton village and the rural areas.
K 3 - The scale of new housing	Herefordshire Council Planning, housing developers.	The allowed amount of new housing built by location.
K 4 - Housing development within the settlement boundaries	Herefordshire Council Planning	Planning permissions granted in accordance with

<b>Policy</b>	<b>Implementation Lead</b>	<b>Monitoring Indicator</b>
		the requirements of the Policy.
K 5 - Housing in the countryside	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
K 6 - Extensions to dwellings	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
K 7 - Design of new housing	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
K 8 - Ensuring an appropriate range of tenures, types and sizes of houses	Herefordshire Council Planning	Mix of dwelling types by tenure and number of bedrooms.
K 9 - Affordable housing	Developers	Quantum of new affordable housing provided in line with identified needs.
K 10 - Protecting and Enhancing Local Character	Herefordshire Council Planning	Proportion of planning applications shown to have considered the Character Assessment
K 11 - Heritage Assets	Herefordshire Council	Production of Local Heritage List
K 12 - Controlling Light Pollution	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
K 13 - Broadband	Broadband providers, Herefordshire Council, Parish Council	Proportion of households with super-fast broadband
K 14 - Renewable Energy	Herefordshire Council Planning	Number and type of planning applications for renewable energy generation
K 15 - Transport and Connectivity	Parish Council, Herefordshire Council Planning, Herefordshire Council Transportation, Public transport providers.	Implementation of key measures identified in Policy

<b>Policy</b>	<b>Implementation Lead</b>	<b>Monitoring Indicator</b>
K 16 - Business development	Herefordshire Council Planning.	Numbers of businesses located in the area.
K 17 - Protection of existing employment premises	Herefordshire Council Planning.	Floorspace of light industrial, industrial or warehousing employment (Use Classes B1, B2 and B8 uses) redeveloped for alternative uses.
K 18 - Agriculture and forestry enterprises	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
K 19 - Enhanced Services and Facilities for the Community	Parish Council	Delivery of priority measures identified in the Policy.
K 20 - Protection and enhancement of community facilities	Parish Council	Nomination of assets of Community Value.
K 21 - Open Spaces	Parish Council	Planning applications for the development of listed open spaces. Monitor ongoing need for play facilities and implement as required.

### 5.0.5 Traffic management and Road Safety Action Plan

5.0.6 Throughout the preparation of the Neighbourhood Plan, concerns about the speed, volume and impact of traffic on the A4112 through Kimbolton village and the safety of pedestrians and cyclists have been major issues for the local community.

5.0.7 The A4112 is both an asset and a problem. On the one hand it provides easy and convenient access to the market towns of Leominster and Tenbury, but it also brings significant disadvantages associated with the speed and volume of traffic which travels along it. Traffic calming and speed enforcement, and the impact of HGVs and through-traffic in Kimbolton village were identified as priority issues in the Neighbourhood Plan Community Survey. The Community Survey identified a range of potential measures to address these concerns with the priorities being speed enforcement cameras and traffic calming.

5.0.8 The Community Survey also highlighted pedestrian safety and public footpaths as significant concerns. Three particular locations were identified with the highest

priority being the need for a new footpath between the A49 and the existing footpath at Chestnut Avenue, linking up with the footpath and cycleway into Leominster.

- 5.0.9 These issues and views led the Parish Council to produce an Action Plan which sets out a series of measures as listed below. The implementation of these measures will require coordinated action between the Parish Council, Herefordshire Council, developers and landowners. This will include bringing together funding from a variety of sources including contributions secured through s106 Agreements, s278 Agreements under the Highways Act 1980 and through the Community Infrastructure Levy as appropriate.

#### **Traffic management and road safety Action Plan**

The key traffic management and road safety priorities are

1. The introduction of the following infrastructure to enforce the 30 mph speed limit through Kimbolton Village:
  - i. Speed Indicator Devices (SIDs) and / or Community Speedwatch
  - ii. Road safety signage
2. Measures to help to reduce traffic speeds and improve safety for pedestrians, cyclists and horse riders. Key elements include:
  - i. A clear physical 'gateway' feature to mark the entrances at either end of the village, for example in the form of a timber fence or gate in the highway verge.
  - ii. Improving existing footpaths.
  - iii. A dedicated footway and cycleway between Kimbolton village and the A49, linking up with the existing footpath and cycleway into Leominster.
3. The Parish Council will work with Herefordshire Council to improve public transport services serving the local community.

Developer contributions, from legal agreements or the Community Infrastructure Levy will be sought from new development where appropriate to contribute to the funding of these measures. The design of the above measures should seek to minimise street furniture and ensure that any necessary is appropriate to the character of the village.

## Glossary

Not all terms are used in this document, some are included for reference.

### **Affordable Housing**

Currently defined in the NPPF as Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

### **Affordable Rented Housing**

Rented housing usually owned and managed by housing associations though not subject to the national rent regime, but subject to other rent controls.

### **Backland Development**

Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

### **Best and most versatile agricultural land**

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

### **Biodiversity**

The variety of plants and animal life on Earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.

### **Biodiversity Action Plan (BAP)**

Local BAPs identify national and local targets for species and habitats conservation and actions.

### **Brownfield Land**

Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.

### **Community facilities**

Land and buildings used to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.

### **Community Infrastructure Levy (CIL)**

A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.

### **Conservation Areas**

An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.

### **Curtilage**

The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.

### **Developer Contributions**

This includes Section 106 Agreements and the Community Infrastructure Levy (CIL).

### **Development**

Town and Country Planning Act 1990: S.336 and S.55 (1), (1A) are the relevant sections. The Meaning of “development”; is S.1 - The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. S.1A – Defines “Building Operations”, with reference to S.1.

### **Energy efficiency**

Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

### **Environmental assets**

Features in the physical environment that are valued for a variety of cultural and scientific reasons.

### **Evidence base**

The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.

### **Exception sites**

A location where development would not otherwise be granted planning permission under normal circumstances.

### **Floodplain**

This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.

### **Flood zone**

An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.

### **Geodiversity**

The range of rocks, minerals, fossils, soils and landforms. Greenfield land that has not been previously developed, often in agricultural use.

### **Green infrastructure**

A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

### **Habitats Regulations Assessment**

A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

### **Heritage Asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.

### **Historic Landscape Characterisation**

Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.

### **Housing affordability**

The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.

### **Housing Market Area**

Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as: tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.

### **Informal open space**

Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.

### **Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.

### **Intermediate housing**

Homes for sale and rent provided at a cost above social rent, but below market levels.

### **Landscape Character Assessment (LCA)**

Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.

### **Listed Buildings**

Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II\* and Grade II.

### **Market housing**

Housing sold or rented at full market value.

### **National Planning Policy Framework**

This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.

### **Neighbourhood (Development) Plan**

The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.

### **Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

**Permitted development rights**

Rights to carry out certain limited forms of development without the need to make an application for planning permission.

**Perpetuity**

Meaning 'forever' regardless of changes in circumstances including land ownership.

**Planning obligations**

See section 106 Agreements.

**Previously developed land (PDL)**

See Brownfield land.

**Registered social housing providers**

Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.

**Renewable energy**

Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

**Rural housing market area (HMA)**

A term used in rural housing section to describe the rural element of each housing market area.

**Scheduled Ancient Monument**

A nationally important archaeological site or monument given legal protection.

**Section 106 Agreements**

An Agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).

**Self-build homes and co-housing schemes.**

Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds his own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.

### **Sites of Special Scientific Interest (SSSI)**

These are legally protected sites, designated by Natural England in view of their wildlife and geological value.

### **Social rented housing**

Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.

### **Special Areas of Conservation (SAC)**

SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.

### **Stakeholders**

Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

### **Strategic Environmental Assessment (SEA)**

A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local Authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.

### **Strategic Housing Land Availability Assessment (SHLAA)**

A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.

### **Strategic Housing Market Assessment**

Sub-regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.

### **Sustainable development**

In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

### **Sustainable drainage systems (SUDS)**

Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.

### **Sustainability Appraisal (SA)**

The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

### **Unitary Development Plan**

Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.

### **Windfalls**

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

## **Appendix – Local Heritage List**

**Bache Rural Character Area**

<b>Asset name</b>	<b>Type</b>	<b>Source</b>
The Bache	Small cluster of traditional agricultural buildings converted to residential and farmhouse.	Characterisation Assessment
Lower Bache	Complex of former agricultural buildings and farmhouse set around courtyard.	Characterisation Assessment
Olden Farm	Traditional farmstead including range of outbuildings and farmhouse.	Characterisation Assessment
Brook Farm	Traditional farmstead including converted outbuildings.	Characterisation Assessment
The Walls	Traditional stone cottage	Characterisation Assessment
Upper Hamnish Farm	Historic farmstead including converted outbuildings.	Characterisation Assessment
Parkland associated with Hennor House	Unregistered parkland.	Characterisation Assessment / Historic Environment record

This in addition to the following statutorily listed buildings:

- Upper Bache Farmhouse and adjoining dovecote (Grade II)

**Central Rural Character Area**

<b>Asset name</b>	<b>Type</b>	<b>Source</b>
Lower Kimbolton Farmhouse	Historic farmstead including farmhouse and part converted outbuildings	Characterisation Assessment
New House Farm	Historic farmstead including farmhouse and part converted outbuildings.	Characterisation Assessment
Perry Wood Farm	Historic farmstead including farmhouse and part converted outbuildings	Characterisation Assessment
Kimbolton Court	Historic farmstead including farmhouse and part converted outbuildings	Characterisation Assessment
Grove Farm	Historic farmstead including farmhouse and part converted outbuildings	Characterisation Assessment
Forbury Farm	Historic farmstead including farmhouse and part converted outbuildings	Characterisation Assessment
Grantsfield	Historic farmstead including farmhouse and part converted outbuildings	Characterisation Assessment
Mennals Farm	Historic farmstead	Characterisation Assessment

This in addition to the following statutorily listed buildings:

- Pateshall farmstead (Grade II)
- Upper Kimbolton (Grade II)

- The Lea (Grade II)

### Hamnish Rural Character Area

Asset name	Type	Source
Possible line of Roman Road from Blackwardine to Stockton Cross	Line of Roman Road	Historic Environment Record
Former Hamnish Deer Park	Unregistered parkland	Characterisation Assessment / Historic Environment record
Parkland associated with Hennor House	Unregistered parkland.	Characterisation Assessment / Historic Environment record
Hamnish Village Hall	Former Church converted to Village hall.	Characterisation Assessment
St Dubricius & All Saints' Church	Imposing Church built in 1910.	Characterisation Assessment
Hamnish Court	Traditional farmstead with well-preserved timber barns	Characterisation Assessment
Downs Farm	Early 20 <sup>th</sup> century dwelling house	Characterisation Assessment
Brock Hall	Complex of free-standing buildings including well-proportioned dwelling house.	Characterisation Assessment
Hennor Court	Well-proportioned dwelling house.	Characterisation Assessment
Rowley Farm	Historic farmstead	Characterisation Assessment

### Hundred Rural Character Area

Asset name	Type	Source
Hundred Cottage	Half-timber cottage with thatch roof	Characterisation Assessment
Cog Hall	Half-timber cottage	Characterisation Assessment
Hollybush Farm	Traditional farmstead	Characterisation Assessment

### Ridgemoor and Stockton Cross Rural Character Area

Asset name	Type	Source
Leominster Canal	Remains of 18 <sup>th</sup> century canal.	Characterisation Assessment

Wharf Cottages	Brick cottages contemporary to Leominster Canal	Characterisation Assessment
Eaton Hill House parkland	Unregistered parkland	Characterisation Assessment
Endale	Historic farmstead including farmhouse and outbuildings	Characterisation Assessment
Moor Cottage	Traditional stone and slate cottage	Characterisation Assessment

This in addition to the following statutorily listed buildings:

- Wharf House (Grade II)

### Stockton Ride Rural Character Area

Asset name	Type	Source
Ratefield Farm	Historic Farmstead	Characterisation Assessment

### Area A - Little Bury and the Ride Road Character Area, Kimbolton Village

Asset name	Type	Source
Little Bury Barn	Distinctive stone barn	Characterisation Assessment

### Area B - Stockton Character Area, Kimbolton Village

Asset name	Type	Source
Ballards Cottage	Traditional cottage	Characterisation Assessment
Hawkesbury	Imposing four bay dwelling with brick detailing.	Characterisation Assessment
Stockton Forge	Sympathetic restoration of forge	Characterisation Assessment
Old Shoppe Cottage	Traditional stone cottage with brick detailing.	Characterisation Assessment
Stockton Court Cottage	Traditional timber cottage with chimney stack and clay-tile roof.	Characterisation Assessment
Barns at Stockmans Cottage	Large stone barns associated with farmstead.	Characterisation Assessment
Stockton Bury	Extensive collection of buildings and remains on site of Grange and deserted medieval village.	Characterisation Assessment

This in addition to the following statutorily listed buildings:

- The Old Workhouse (Grade II)
- Stockton Terrace (Grade II)
- Brook House Farm (Grade II)
- Lower Stockton (Grade II)
- Moss Cottage (Grade II)
- Stockton Cross Inn (Grade II)
- Dovecote at Stockton Bury (Grade II)
- Tithe Barn, Stockton Bury (Grade II)

**Area C - Chestnut Avenue Character Area, Kimbolton Village**

Asset name	Type	Source
No assets identified.		

**Area D - Stockton Rock Character Area, Kimbolton Village**

Asset name	Type	Source
No assets identified.		

**Area E - Yolk Brook Character Area, Kimbolton Village**

Asset name	Type	Source
Methodist Chapel	Former Methodist Chapel built 1830.	Characterisation Assessment

**Area F - Church Bank Character Area, Kimbolton Village**

Asset name	Type	Source
Stockton Court	Traditional farmstead on elevated site including stone farmhouse and barn.	Characterisation Assessment
Prospect Cottage	Imposing and well proportioned dwelling house with ornate detailing.	Characterisation Assessment
The Old Vicarage		Characterisation Assessment

This in addition to the following statutorily listed buildings:

- Church of St James (Grade II\*)