

Kimbolton Neighbourhood Development Plan

Evidence Base Report

July 2016

Contents	Page
1.0 Introduction	3
2.0 About the area	4
3.0 Planning Policy Review	11
4.0 The Local Plan Evidence Base	26
5.0 Conclusions and Recommendations	38

1.0 Introduction

1.1 The purpose of the document

- 1.1.1 Planning Policies must be based on a proper understanding of the area they relate to if they are to be relevant, realistic and address local issues effectively. It is important that the Neighbourhood Plan is based on robust information and analysis of the Plan area and this assessment is called the evidence base.
- 1.1.2 This Report extracts and presents the key evidence that is most relevant to the preparation of the Kimbolton Neighbourhood Plan. The Report will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.
- 1.1.3 The Report was prepared in mid 2016 and at the initial stages of the preparation of the Plan. As the Plan preparation process progresses then additional evidence will come forward to supplement the findings of this Report and in some cases supersede it.
- 1.1.4 The Report is divided into five sections. Section 2.0 provides portrait of the area including an analysis of its performance against key social and economic indicators. Section 3.0 reviews the relevant planning policies for the Plan area and which the Neighbourhood Plan must be in general conformity with. Section 4.0 summarises the key elements of the Local Plan evidence base relevant to the Neighbourhood Plan. Section 5.0 assesses the scope of the existing evidence base and makes a series of recommendations on the need for additional research.

2.0 About the area

2.0.1 This part of the Report describes the key features of the area and is made up of the following sections:

- Physical characteristics
- Population
- Health and deprivation
- Employment and skills
- Housing

2.1 Physical characteristics

2.1.1 The Neighbourhood Plan area is shown on Map 1 and is made up of the Parish of Kimbolton, located in north-east Herefordshire in the English Midlands. The Neighbourhood Plan covers an area of 1,662ha and is irregular in shape.

Map 1 – The Neighbourhood Plan area



2.1.2 The predominant land use is agriculture with 98% of the area undeveloped. Only 0.5% of land is occupied by buildings. The Parish is in the main a deeply tranquil rural area

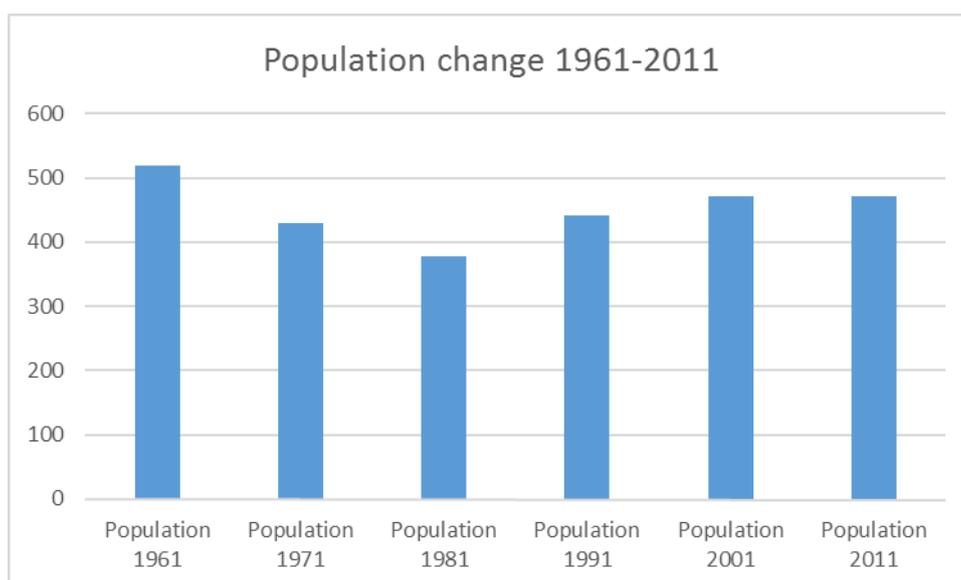
which retains much of its traditional historic character. It is made up of two distinct character areas – the elevated gently rolling countryside of the Bromyard Plateau which makes up the central and eastern part of the Parish, and the much smaller and open area to the west which forms part of the Central Herefordshire Lowlands.

- 2.1.3 Kimbolton village is the largest settlement and is located in the centre of the area where the Bromyard Plateau rises out of the Central Herefordshire Lowlands.. There are a number of other settlements scattered across the Bromyard Plateau including the hamlet of Hamnish, and clusters of traditional farmsteads, some of which such as the Bache have seen barns and other outbuildings converted to provide residential accommodation. The western part of the Parish is sparsely populated and contains a large commercial auction operation and roadside service station.
- 2.1.4 The A4112 Leominster to Tenbury Road is the principal transportation link running through the centre of the area and through Kimbolton village. A short stretch of the A49 trunk road is located in the western part of the Parish, joining the A4112 280 metres to the west of Kimbolton village. The other roads are predominantly single carriageway rural lanes typically enclosed by high hedgerows.

2.2 Population

- 2.2.1 The 2011 population of the area was 472 people and the population has remained broadly stable since the 1960s as shown on Chart 1 below.

Chart 1 – Population change 1961-2011

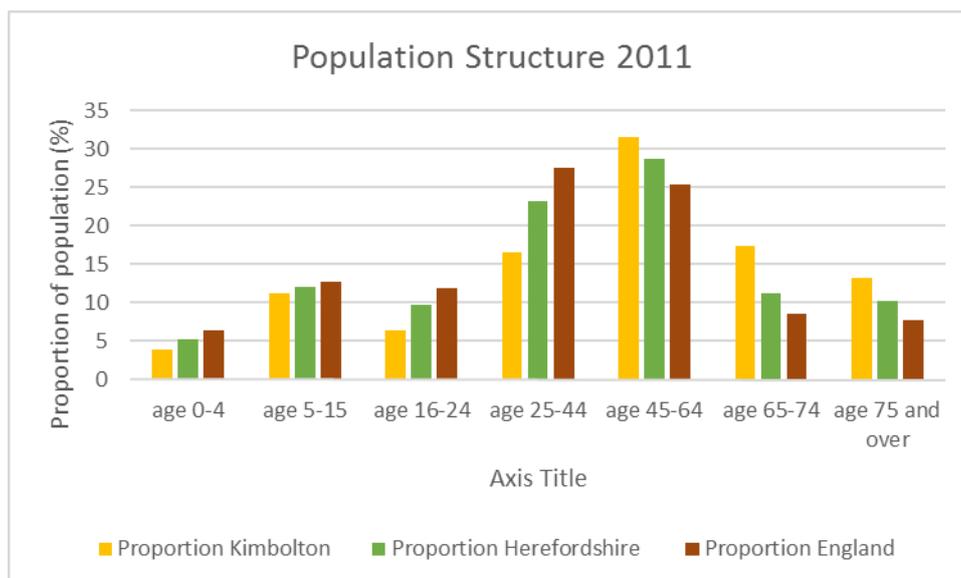


- 2.2.2 The large geography and small population results in a very low population density of 0.3 persons per hectare compared with 0.8 persons per hectare in Herefordshire and 4.1 persons per hectare in England as a whole.

2.2.3 The population structure is disproportionately skewed towards older age groups, with 62% of people aged 45 and over compared with 50% in Herefordshire and 52% in England as a whole. There is a correspondingly low proportion of younger people – only 15% of the population is aged under 16 compared with 17% in Herefordshire and 19% in England.

2.2.4 The age structure of the population is shown in Chart 2.

Chart 2 – Population structure 2011



2.3 Health and deprivation

2.3.1 The area has a generally healthy population. In 2011 around 80% of people considered themselves to be in good or very good health. This is comparable with Herefordshire and England as a whole (81%).

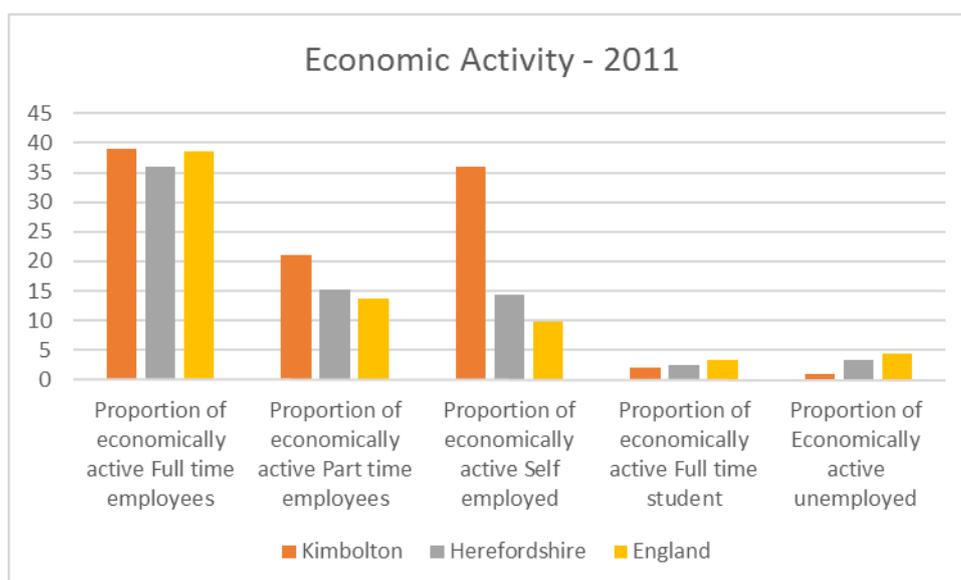
2.3.2 The Index of Multiple Deprivation is a statistical tool to identify the most deprived areas in the UK for the purposes of targeting services. The Index is made up of a number of dimensions including income, education, health, crime, barriers to housing and services and the living environment. 53% of households in the Parish are classified as deprived in at least one dimension, proportionately less than in Herefordshire (56%) and England (57%).

2.3.3 The area is recognised to perform poorly in terms of geographical access to key services defined as including supermarkets / general stores, GP surgeries and primary schools. Against this measure the area is one of the most 10% deprived areas in England. This picture is common in rural Herefordshire and is partly a consequence of the low population density and lack of large settlements – also one of the features which attracts many people to want to live in the area.

2.4 Employment and skills

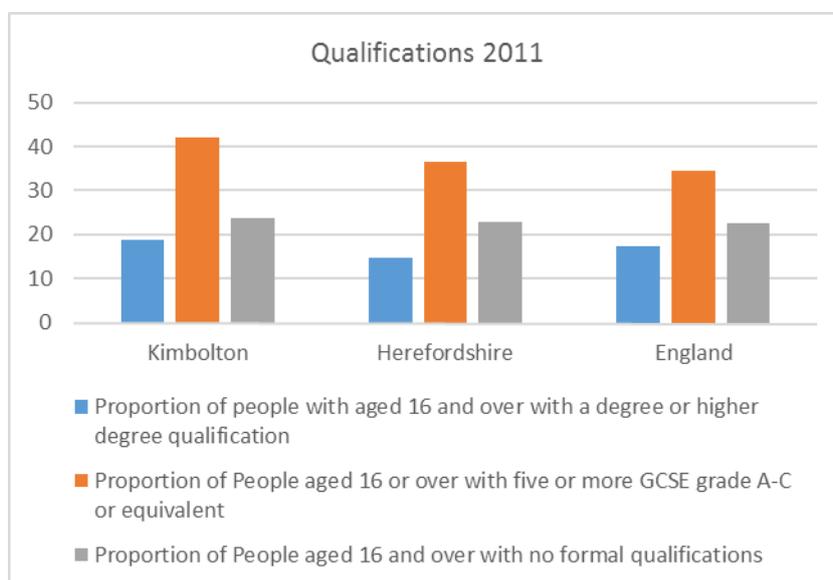
- 2.4.1 The area is characterised by high levels of economic activity and low unemployment. In 2011, around 74% of the population was economically active which is very similar to the equivalent figure in Herefordshire (71%) and England (70%).
- 2.4.2 The population of the area has a high proportion of self-employed and part time jobs as shown in Chart 3 below.

Chart 3 – Economic activity 2011



- 2.4.3 The majority of the population who are in employment have managerial, professional and skilled trades occupations, making up 56% of all jobs. The equivalent figure in Herefordshire is 42% and in England 40%. A significant proportion of people work from home (38% of jobs) and less than 30% of local people in employment travel more than 10km to their place of work.
- 2.4.4 In terms of industrial sectors the most significant employer of local people is wholesale and retail trade (33 jobs or 13% of local jobs) followed by agriculture (32 jobs). Of secondary importance are health & social work (27 jobs) and education (26 jobs). In comparison to the equivalent levels of employment in Herefordshire and England as a whole, this represents an over-representation in employment in agriculture and an equivalent share of employment in wholesale and retail trade, health and social work and education. The area has an under-representation of employment in manufacturing (22 jobs) and financial services (0 jobs).

Chart 4 – Qualifications, 2011



2.4.5 The area is characterised by a large proportion of people with higher level qualifications but also a high proportion of people with no formal qualifications as shown in Chart 4. This pattern is broadly consistent with Herefordshire and England, with slightly higher proportion of people with a degree level qualification. 19% of people have a degree level qualification or higher compared with 15% in Herefordshire and 17% in England. By contrast 24% of the adult population has no qualifications compared with 23% in Herefordshire and 22% in England.

2.5 Housing

2.5.1 In 2011 there were 207 households within the Plan area. The largest settlement is Kimbolton village, providing around 75 homes with the remainder of homes distributed across smaller settlements, farmsteads and isolated single dwellings in the countryside.

2.5.2 The housing tenure mix of the area is broadly similar to the pattern in Herefordshire and England. The great majority of homes are either owner occupied (46%) or mortgaged (25%) with levels of shared ownership and social rented accommodation slightly lower than the proportion in Herefordshire and England – making up 14% of the housing stock of the area compared with 15% in Herefordshire and 19% in England. The majority of social rented accommodation is located in Kimbolton village in the Chestnut Avenue and Stockton Rock developments.

Chart 5 – Housing type, 2011

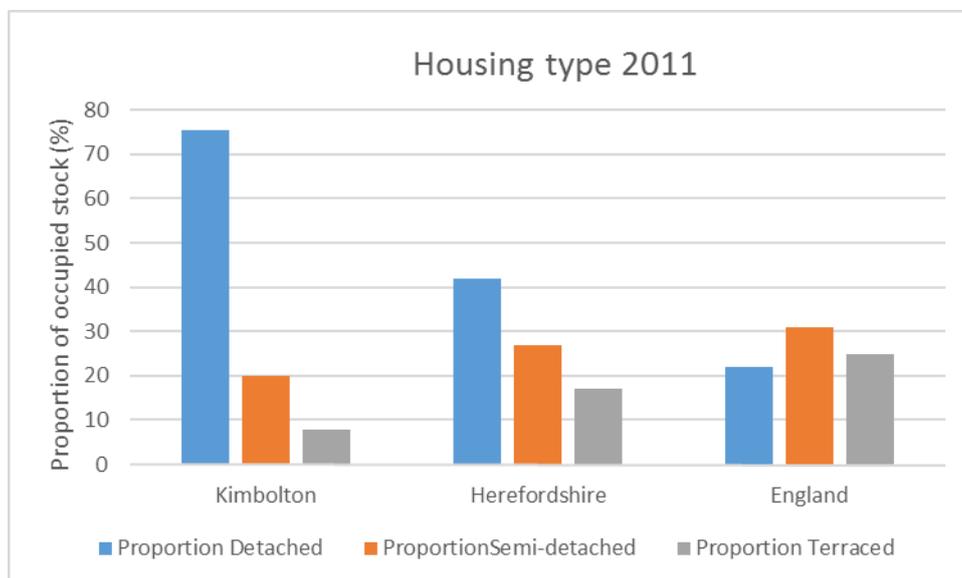
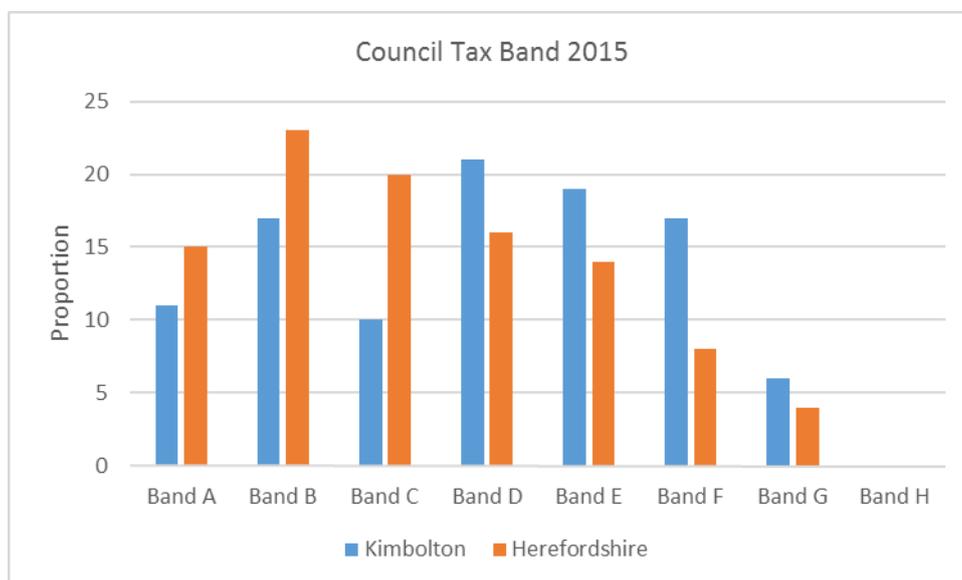


Chart 6 – Council tax bands, 2015



2.5.4 The type and value of the stock is skewed towards detached dwellings in higher Council Tax bands as shown in Charts 5 and 6. 75% of the housing stock is detached and 42% in Band E and above. By contrast, in Herefordshire as a whole 42% of the stock is detached and 22% in Band E and above. This raises important issues over the affordability of housing in the area and the ability of young first time local buyers to find suitable accommodation.

2.6 Summary of key issues for the Neighbourhood Plan

1. The population of the area is 472 people and has remained broadly stable since the 1960s. There is a high proportion of older people and a low proportion of young people. While this may reflect lifestyle choices, the Neighbourhood should consider the opportunity and practicality of attracting younger age groups through understanding the housing needs of these groups and potentially supporting the delivery of appropriate new homes.
2. The area is one of the 10% most deprived in England in terms of access to key services. The Neighbourhood Plan should consider opportunities to promote better public transport links with larger service centres particularly Leominster and Tenbury Wells, and should support the enhancement and protection of existing community / service facilities in the area.
3. The area has high levels of economic activity and low unemployment. The most important industrial sectors are retail and wholesale trade and agriculture. There is no large scale industrial activity in the area and a high proportion of local people work from home.
4. The housing stock is made up of a mix of tenures broadly comparable with Herefordshire and England. However, the stock is disproportionately skewed towards larger detached houses with a lack of smaller low cost accommodation. This raises issues of the affordability of the housing stock for local people, particularly younger households who wish to remain in the area.

3.0 Planning Policy review

3.0.1 Neighbourhood Plans are required to be prepared within the framework of national and local planning policies, and to be in general conformity with those policies.

3.0.2 This section of the report summarises the national and local planning policies that are required to be taken into account in the preparation of the Kimbolton Neighbourhood Plan.

3.1 National Planning Policy Framework (NPPF) (2012)

3.1.1 The National Planning Policy Framework (NPPF) was published in 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

3.1.2 The key elements of the NPPF that are relevant to the Neighbourhood Plan are summarised below.

Para 6 – The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7 - There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 11 – Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Para 15 – All plans should be based on and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16 – the application of the presumption will have implications for how communities engage in neighbourhood planning. Critically it will mean that neighbourhoods should:

-
- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
 - plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
 - identifying opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

3.1.3 Delivering Sustainable Development

3.1.4 There are a number of elements to delivering sustainable development which are directly relevant to the Neighbourhood Plan. These are outlined below with any specific references the NPPF makes to Neighbourhood Plans.

1. Building a strong, competitive economy

Para 19 – Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21 – Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or lack of infrastructure, services or housing.

2. Ensuring the vitality and viability of town centres

3. Supporting a prosperous rural economy

Para 28 – Planning policies should support economic growth in rural areas by:

- supporting the sustainable growth and expansion of all types of business and enterprise both through the conversion of existing buildings and well designed new buildings;
- promote the diversification and development of agricultural and other land-based rural businesses;
- support sustainable tourism and leisure developments;
- promote the retention and development of local services and community facilities such as local shops, meeting places and public houses.

4. promoting sustainable transport

Para 29 – Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30 – Encouragement should also be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42 – Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. delivering a wide choice of high quality homes

Para 49 – Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

7. Requiring Good Design

Para 56 – The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57 – It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58 – Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59 – Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60 – Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69 – Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into to contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages;
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourages the active and continual use of public areas

Para 70 – Planning policies should:

- Plan positively for the provision of and use of shared space, community facilities (such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

-
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
 - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;
- and

Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 71 – Local planning authorities should take a positive collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

Para 73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75 – Planning policies should protect and enhance public rights of way and access.

Para 76 – Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

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

- Where the green space is in reasonably close proximity to the community it serves.
- Where the green space is demonstrably special to a local community and holds a particular local significance.
- Where the green area is local in character and is not an extensive tract of land.

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

9. Protecting Green Belt land

10. Meeting the challenge of climate change, flooding and coastal change

Para 99 – New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Para 100 – Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flooding risk elsewhere.

11. Conserving and enhancing the natural environment

Para 109 – The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.

Para 111 – Planning policies should encourage the effective use of land by re-using land that has previously been developed (brownfield land) provided that it is not of high environmental value.

12. Conserving and enhancing the historic environment

Para 132 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals

3.1.6 Plan-making

3.1.7 Neighbourhood Plans

Para 183 – Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184 – The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans and orders should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185 – Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has

demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

3.2 Adopted Herefordshire Unitary Development Plan 2007, saved policies

3.2.1 The Unitary Development Plan was adopted in March 2007 and has largely been superseded by the recently adopted Core Strategy. However, a number of policies have been 'saved' and these are largely confined to the Minerals (Policies S9 and M2-M10) and Waste (Policies S10 and W1-W11) elements of the Plan.

3.3 Herefordshire Core Strategy, 2015

3.3.1 The Herefordshire Core Strategy was adopted on 22nd October 2015 and forms the overarching strategic planning document for the whole of the County.

3.3.2 The Core Strategy is the principal element of the Development Plan for Herefordshire for the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004. This means that, where regards is to be had to the Development Plan for the purposes of any determination to be made under the Planning Acts, the determination must be in accordance with the plan unless material considerations indicate otherwise.

3.3.3 The Kimbolton Neighbourhood Plan must be in general conformity with the policies and proposals of the Core Strategy.

3.3.4 The key Core Strategy policies relevant to the preparation of the Neighbourhood Plan are summarised below.

3.3.5 Strategic Policies

SS1 – The Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy. It will always work positively to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the social, economic and environmental conditions in Herefordshire.

SS2 – *Delivering new homes.* A supply of deliverable and developable land will be identified to secure the delivery of a minimum of 16,500 homes in Herefordshire between 2011 and 2031 to meet market and affordable housing need.

Hereford is the focus for new housing development to support its role as the main centre in the County. Outside Hereford, the main focus for new housing development will take place in the market towns of Leominster, Ledbury, Ross on Wye, Bromyard and Kington on existing or new allocations to enhance their roles as multi-functional centres for their rural hinterlands.

The use of previously developed land in sustainable locations will be encouraged. Residential density will be determined by the local character and good quality design. The target net density across the County is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.

The broad distribution of new housing in the County will be a minimum of :

Hereford – 6,500

Market towns – 4,700

Rural villages – 5,300

SS3 – Ensuring sufficient housing land delivery. Sufficient land for residential development will be released to ensure the Core Strategy housing target is achieved over the Plan period.

The release of specific sites may be phased or delayed to ensure that necessary infrastructure is in place to support the new development or in order to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from significant adverse effects.

SS4 – Movement and transportation. Proposals to provide new and improved public transport, walking and cycling will be supported. Herefordshire Council will work with the Highways Agency, national organisations, developers and local communities to bring forward improvements to the local and strategic transport network to reduce congestion, improve air quality and road safety and offer greater transport choices.

SS5 – Employment provision. The continuing development of the more traditional employment sectors such as farming and food and drink manufacturing will be supported. The diversification of the business base, through the development of knowledge intensive industries, environmental technologies and creative industries as well as business hubs, live-work schemes and the adaptive design of residential development, will be facilitated where they do not have an adverse impact on the community or local environment. The provision of high speed broadband to facilitate diversification will be supported.

SS6 – Environmental Quality and local distinctiveness. Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and historic assets and especially those with specific environmental designations. In addition, proposals should maintain and improve the effectiveness of those ecosystem services essential to the health and wellbeing of the county's residents and its economy. Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:

- Landscape, townscape and local distinctiveness
- Biodiversity and geodiversity
- Historic environment and heritage assets
- The network of green infrastructure
- Local amenity, including light pollution, air quality and tranquillity

-
- Agricultural and food productivity and soils
 - Physical resources, including minerals, management of waste, the water environment, renewable energy and

SS7 – Development proposals will be required to include measures which will mitigate their impact on climate change. At a strategic level this will include:

- focussing development to the most sustainable locations;
- delivering development that seeks to reduce the need to travel by private car and which encourages sustainable travel options including walking, cycling and public transport;
- designing developments to reduce carbon emissions and use resources more efficiently;
- promoting the use of decentralised and renewable or low carbon energy where appropriate;
- supporting affordable, local food production, processing and farming to reduce the county's contribution to food miles;
- protecting the best agricultural land where possible;

Key considerations in terms of responses to climate change include:

- taking into account the known physical and environmental constraints when identifying locations for development;
- ensuring design approaches are resilient to climate change impacts, including the use of passive solar design for heating and cooling and tree planting for shading
- minimising the risk of flooding and making use of sustainable drainage methods;
- reducing heat island effects (through the provision of open space and water, planting and green roofs, for example);
- reduction, re-use and recycling of waste with particular emphasis on waste minimisation on development sites, and;
- Developments must demonstrate water efficiency measures to reduce demand on water resources, including through the use of efficient appliances and exploration of the potential for rainwater recycling.

Adaptation through design approaches will be considered in more locally specific detail in a Design Code Supplementary Planning Document.

3.3.6 Place Shaping policies

3.3.7 For each area of the County policies and proposals are set out including a range of broad locations where larger scale or strategic development is proposed. The Core Strategy does not identify specific development sites. For the purposes of the Core Strategy, a strategic location is generally defined as around 500 homes for Hereford, around 100 homes within the market towns or around 5 hectares for employment land.

3.3.8 The Place-shaping policies include proposals for the whole of the rural areas of the County outside Hereford and the market towns. The strategy for settlements in the County's rural areas is to enhance their role as accessible, sustainable centres for their rural catchments, supporting the positive growth of settlements through the development

of appropriate rural businesses and housing, including affordable housing that contributes to their maintenance and strengthening.

3.3.9 The Core Strategy recognises that different areas of Herefordshire have their own identities and a significant aspect of this local character is the settlement pattern. The rural areas are divided up into a series of Housing Market Areas (HMAs), each with its own needs and requirements broadly focussed on Hereford and the market towns. Housing development within HMAs will be delivered through Neighbourhood Development Plans and a combination of existing commitments and windfall development.

RA1 – Rural housing distribution. In Herefordshire’s rural areas a minimum of 5,300 dwellings will be provided between 2011 and 2031. New dwellings will be distributed on the basis of the seven HMAs and the indicative growth targets for each HMA will be used as the basis for the production of neighbourhood development plans. Local evidence and environmental factors will determine the appropriate scale of development. Kimbolton is located within the Leominster HMA. The indicative growth target for this HMA is 14%.

RA2 – Housing in settlements outside Hereford and the market towns. Sustainable housing growth will be supported in or adjacent to the settlements listed in Figure 4.14 (the main focus for proportionate housing) and 4.15 (other settlements) based on the minimum growth target established in Policy RA1. Policy RA1 represents a level of growth for parishes, as a percentage. In parishes which have more than one settlement listed in Figure 4.14 and 4.15 the relevant Neighbourhood development plan will have flexibility to apportion the minimum housing requirement between the settlement concerned. Kimbolton is identified in Table 4.14 and there are no Figure 4.15 settlements in the Plan area. Policy RA2 states that within Figure 4.14 settlements housing development will be permitted where:

- their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to the smaller settlements identified in Table 4.15 particular attention should be given to the form, layout, character and setting of the site.
- their locations should make the best and full use of brownfield sites
- they result in the development of high quality, sustainable schemes
- they 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.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured.

In December 2015 Herefordshire Council advised the Parish Council that the Neighbourhood Plan area contained some 215 dwellings in 2011 and so a 14% growth as required by the Core Strategy equates to an additional 30 homes. There was one completions 2011-14 and a further 6 homes had the benefit of planning permission. The ‘gap’ to be found by the Neighbourhood Plan was therefore 23 homes assuming that all those with planning permission will be completed. Since December 2015 planning permissions have been granted for additional homes including:

- P160370/O - Land at Forbury Farm, Kimbolton – four dwellings
- P151145/O – Field adjoining Chestnut Avenue, Kimbolton – 21 dwellings including five affordable.

Taking into account the December 2015 information and the proposed additional 25 homes with the benefit of planning permission listed above, the Core Strategy housing target for the Neighbourhood Plan has been met. On this basis, there is no reason for the Neighbourhood Plan to identify significant additional land for residential development in order to meet the minimum Core Strategy housing target.

RA3 – Herefordshire’s countryside. In rural locations outside of settlements, as to be defined in neighbourhood development plans, development will be restricted to avoid unsustainable patterns of development. Proposals should seek to make use of existing buildings through conversion and adaptation in preference to new development. the following types of residential development will be supported in these locations:

- where it meets an agricultural or forestry need, farm diversification project or accompanies and is necessary for the establishment or growth of a rural enterprise
- involves the replacement of an existing dwelling
- Would result in the re-use of a redundant or disused building
- is rural exception housing
- is of exceptional quality and design
- is a site providing for the needs of gypsies or other travellers.

RA4 – Agricultural, forestry and other rural enterprise dwellings. Proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need and that such need cannot be met in existing accommodation.

RA5 – Re-use of rural buildings. The sustainable re-use of individual and groups of redundant or disused buildings including farmsteads in rural areas which will make a positive contribution to rural businesses and support the local economy or which contributes to residential development will be permitted.

RA6 – Rural economy. Employment generating proposals which help to diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported.

2.3.9 General Policies

H1 – Affordable housing. All new open market housing proposals on sites of more than ten dwellings in the Northern Rural housing value area (within which Kimbolton is located) will be expected to contribute 40% affordable housing provision.

H2 – Rural exception sites. Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where this would meet a proven local need and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2. In some cases in order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision.

H3 – Ensuring an appropriate range and mix of housing. Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities.

H4 – Travellers sites. Herefordshire Council will provide for the needs of travellers through the preparation of a Traveller’s Development Plan Document which will include site allocations.

SC1 – Social and Community facilities. Development proposals which protect, retain or enhance existing social and community infrastructure will be supported. Existing facilities will be retained, unless it can be shown that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success.

OS1 – Requirement for open space, sports and recreation facilities. The provision of appropriate open space, sports and recreation facilities will arise in proposals for all new residential dwellings, retail and employment proposals of greater than 1,000 sq metres or the equivalent of 15 or more full time employees; or residential institutions, assembly and leisure, hotels or hostels.

OS2 – Meeting open space, sports and recreation needs. In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, taking into account:

- any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined. There are currently no County-wide standards and the Council are seeking to progress a supplementary planning document / other Development Plan Document and / or Neighbourhood Development Plan.
- Provision of open space, sports and recreation facilities should be located on-site unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and /or recreation facility which is of benefit to the local community.

OS3 – Loss of open space, sports or recreation facilities. Any proposals resulting in the loss of an open space, sports or recreation facility should be able to clearly demonstrate that the facility is not only surplus currently, but taking into account the population needs of the community over the plan period.

MT1 – Traffic management, highway safety and promoting active travel. Development proposals should incorporate the following principle requirements:

- demonstrate the highway network can accommodate the traffic impacts of development
- encourage active travel behaviour to reduce numbers of short distance car journeys
- ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision
-

- for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services
- protect existing local and long distance footways, cycleways and bridleways and facilitate improvements to existing or provide new connections to these routes.

Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character.

E1 – Employment provision. The focus for new employment provision in Herefordshire is to provide a range of locations, types and sizes of employment buildings, land and offices to meet the needs of the local economy. Larger employment proposals will be directed to the strategic employment sites of Hereford City, the market towns and rural industrial estates where appropriate. Development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:

- the proposal is appropriate in terms of its connectivity, scale, design and size;
- the proposal makes better use of previously developed land or buildings;
- the proposal is an appropriate extension to strengthen or diversify the existing business operation;
- the proposal provides for opportunities for new office development in appropriate locations.

The provision of live / work units as part of mixed use developments will also be encouraged.

E4 – Tourism. Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. The tourist industry will be supported by:

- the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's natural and heritage assets or on the overall character and quality of the environment.
- retaining and enhancing existing, and encourage new accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight.
- ensuring that walking, cycling and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard to the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity;

LD1 – Local distinctiveness. Development proposals should be in accordance with landscape management objectives and townscape assessments and achieve all the following objectives:

-
- demonstrate the character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including the protection and enhancement of the setting of settlements and designated areas;
 - conserve and enhance the natural, historic and scenic beauty of important landscapes and features through the protection of the areas' character, and by enabling appropriate uses, design and management;
 - incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
 - maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

LD2 – Biodiversity and geodiversity. Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, incorporating the following objectives:

- retention and protection of sites, habitats, networks and species of European, national and local importance and those identified within biodiversity and geodiversity actions plans;
- restoration and enhancement of existing biodiversity and geodiversity features on sites and connectivity to wider ecological networks; and
- creation of new biodiversity features and wildlife habitats.

LD3 – Green Infrastructure. Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

- identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;
- provision of on-site green infrastructure; and
- integration with, and connection to, the surrounding green infrastructure network.

LD4 – Historic environment and heritage assets. Development affecting heritage assets and the wider historic environment should achieve the following objectives:

- the conservation, and where appropriate enhancement, of heritage assets and their settings that positively contribute to the character of a site, townscape and / or wider environment, including conservation areas;
- the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design;
- the retention, repair and sustainable use of heritage assets as a focus for wider regeneration schemes;
- the appropriate recording of heritage assets in mitigation of development impact, in cases where agreed loss occurs.

The scope of the works to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should

emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

SD1 – Sustainable design and energy efficiency. Development proposals should include high quality sustainable design that creates a safe, accessible, well integrated environment for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including through innovative design;
- safeguard residential amenity for existing and proposed residents
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light, air, contamination and land instability or cause ground water pollution;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, water conservation measures and enabling renewable energy and energy conservation infrastructure;
- where possible, on site renewable energy generation should be incorporated.

SD2 – Renewable and low carbon energy generation. Development proposals that seek to deliver renewable and low carbon energy will be supported where:

- the proposal does not adversely impact upon international or national designated natural and heritage assets;
- the proposal does not adversely affect residential amenity;
- the proposal does not result in any significant detrimental impact upon the character of the landscape and the built or historic environment;
- the proposal can be easily connected to existing national grid infrastructure unless it can be demonstrated that energy generation would be used to meet the needs of a specific end user.

In the case of energy generation through wind power development, permission will only be granted for such proposals where the proposed site is identified in a Neighbourhood Development Plan as a site suitable for wind generation and that following consultation with local residents the proposal has the backing of the local community.

SD3 – Sustainable water management and water resources. Measures for sustainable water management will be required to be an integral element of new development. This will be achieved by ensuring that:

- development will not result in the loss of open watercourse and culverts should be opened up where possible to improve drainage and flood flows;
- development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should
-

- not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rates and volumes;
- water conservation and efficiency measures are included in all new developments.

Summary of key issues for the Neighbourhood Plan

1. The Neighbourhood Plan will form part of the Development Plan and applications for planning permission must be determined in accordance with the Plan unless material considerations indicate otherwise.
2. The NPPF requires that Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected in an area. This should be based on stated objectives for the future of an area and an understanding and evaluation of its characteristics.
3. The Herefordshire Core Strategy provides an up to date and comprehensive strategic planning framework to provide the context for the preparation of the Neighbourhood Plan. The Core Strategy gives a target for the development of a minimum of 30 new homes in the area to 2031 and this target has been met and exceeded by completions to date or those with the benefit of planning permission..
4. Outside Kimbolton village new housing development will be restricted and subject to strict criteria including the residential conversion of existing rural buildings.

4.0 The Local Plan Evidence base

4.0.1 The Local Plan has been informed by an extensive evidence base including studies and reports on specific issues and also the strategies and plans of partner organisations. This information is also relevant to the preparation of the Neighbourhood Plan and the key elements are summarised below.

4.1 Kimbolton Housing Needs Study (2012)

- 4.1.1 In September 2011, Herefordshire Council Homes and Communities Division commissioned a housing needs survey for the Neighbourhood Plan area. This survey was designed to assess the need for affordable housing over a three year period, as a statutory duty to assess housing needs under the Housing Act 1985. It formed part of a rolling programme of surveys across the County.
- 4.1.2 While the survey has a lifespan to 2014/15 Herefordshire Council have advised that the overall conclusions and recommendations are sufficiently robust to guide the preparation of the Neighbourhood Plan. A review of this study is not currently programmed.
- 4.1.3 The survey took the form of a questionnaire which was posted to all 217 households in the Parish. The questionnaire asked respondents whether they wished to move to another home within their current parish, but were also given the option of specifying other areas within Herefordshire that they would be prepared to move to.
- 4.1.4 The survey found a total of two households that wished to move to another home in the next three years. One of these households was found to have a need for affordable accommodation in the next three years, and that this need was specific to Kimbolton Parish

4.2 Herefordshire Council Local Housing Market Assessment (2012 update: draft report 2013), author GL Hearn

- 4.2.1 The Study identified seven unique Housing Market Areas (HMA) across the County and the Neighbourhood Plan area is within the Leominster HMA. For the period 2012-17 the study identified a net need of 22 affordable homes per annum 2012-17 within the HMA, or 55% of the total housing need.
- 4.2.2 The study also considered the tenure and size of new housing required. This information is summarised in the table below:

Table 1 – estimated level of affordable housing need by tenure (percentages)

Area	Intermediate	Affordable rent	Social rent
Leominster HMA	31.9	14.6	53.5
Herefordshire Rural Areas	25.1	21.6	53.3
Herefordshire Total	25.1	21.7	53.1

Source: HomePoint Housing Register October 2012, Projection Modelling

Table 2 – overall estimated housing need by size (percentages)

Area	1-bed	2-bed	3-bed	4+-bed
Leominster HMA	77.1	21.6	-10.4	11.7
Herefordshire Rural Areas	57.8	22.3	14.2	5.6
Herefordshire Total	58.1	19.1	17.1	5.7

Source: GLH/JGC

4.2.3 This evidence points to a requirement, based on housing needs, for 53.5% social rented housing, 14.6% affordable rented and 31.9% intermediate affordable housing.

4.2.4 The National Planning Policy Framework defines affordable housing 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. The tenure types are:

Social rented – owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented – is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent.

Intermediate housing – is homes for sale or rent provided at a cost above social rent, but below market levels. These can include shared equity, other low cost homes for sale and intermediate rent, but not affordable rented housing.

4.2.5 Homes that do not meet these definitions, such as ‘low cost market’ housing, may not be considered as affordable housing for planning purposes.

4.2.6 The Study also advises that the focus should be on the provision of smaller homes with over 90% of needs for one and two bed accommodation.

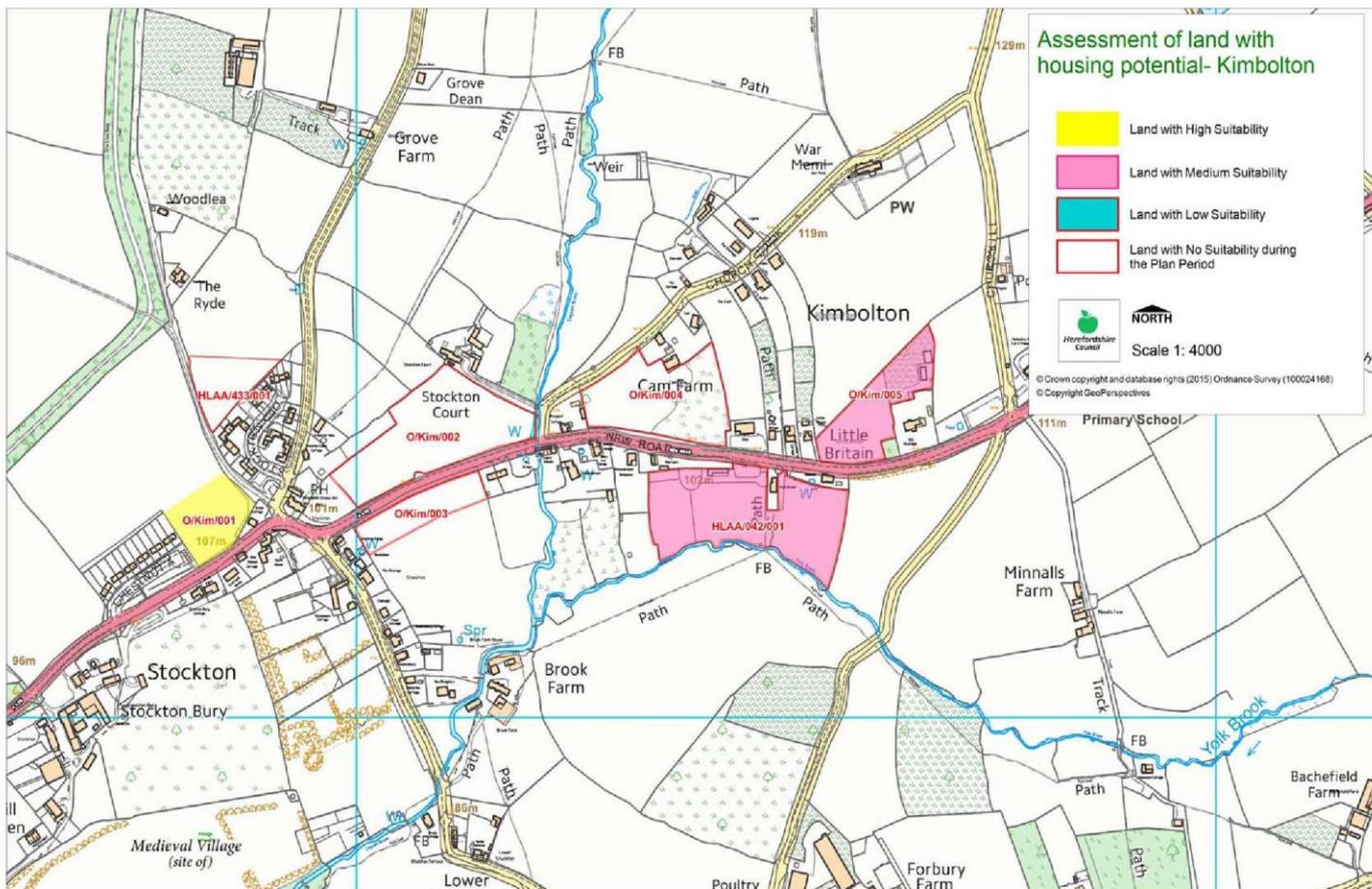
4.3 Herefordshire Strategic Housing Land Availability Assessment (SHLAA) – Rural Report (2015)

4.3.1 The SHLAA identifies and assesses sites with potential for housing to help inform decisions on future housing allocations. The SHLAA does not in itself allocate land for development. The 2015 version focusses on the rural settlements of the County and includes the village of Kimbolton.

4.3.2 The SHLAA considers 14 sites as shown on Map 2 below. Of these 14 sites one is considered as being of high suitability, two further sites as being of medium suitability with the remainder being of either low suitability or no suitability. The site with high suitability (Land east of Chestnut Avenue (ref O/Kim/001 (19 homes)) has since been granted planning permission for residential development for 21 homes (ref P151145/O)). Of the two sites considered to be of medium suitability, the central part of one (Yolk

Meadow (HLAA/042/001) (12 homes)) has been subject to planning permission for three dwellings (ref P141920/O). No planning applications have been submitted for the remainder of the York Meadow site, or for the other site with medium suitability at Little Britain (O/Kim/005 (eight homes)).

Map 2 – SHLAA sites



4.3.2 The SHLAA also contains information on infrastructure in terms of its capacity to accommodate new housing development. In the case of water supply, the SHLAA does not identify any water supply capacity constraints to the bringing forward of new housing. The area is not served by mains sewerage treatment facilities.

4.4 Green Infrastructure Strategy Herefordshire (2010)

4.4.1 The Green Infrastructure Strategy was published in 2010 and develops a framework of natural and culturally important features and functions so that planning for a sustainable future is at the heart of planning within Herefordshire. The strategy achieves this by the establishment of policies and principles for the protection and enhancement of those features and functions that contribute to the environment of Herefordshire across a range of scales.

4.4.2 The general policy and vision set out in the Green Infrastructure Strategy is:

- To ensure that new developments are designed in a way that enhances Herefordshire's green infrastructure, for example through linking into existing green networks, addressing climate change or enhancing biodiversity.
- To seek positive contributions for green infrastructure proposals, particularly in areas where there is identified needs.

4.4.3 The Neighbourhood Plan area contains a number of features and assets which are directly relevant and these are shown on Kimbolton SEA Map 2.

Natural assets

4.4.4 The natural assets, whether geological, topographical, ecological or hydrological, are at the heart of the green infrastructure of the County. The following green infrastructure principles are proposed to promote the preservation and enhancement of the natural assets of the County:

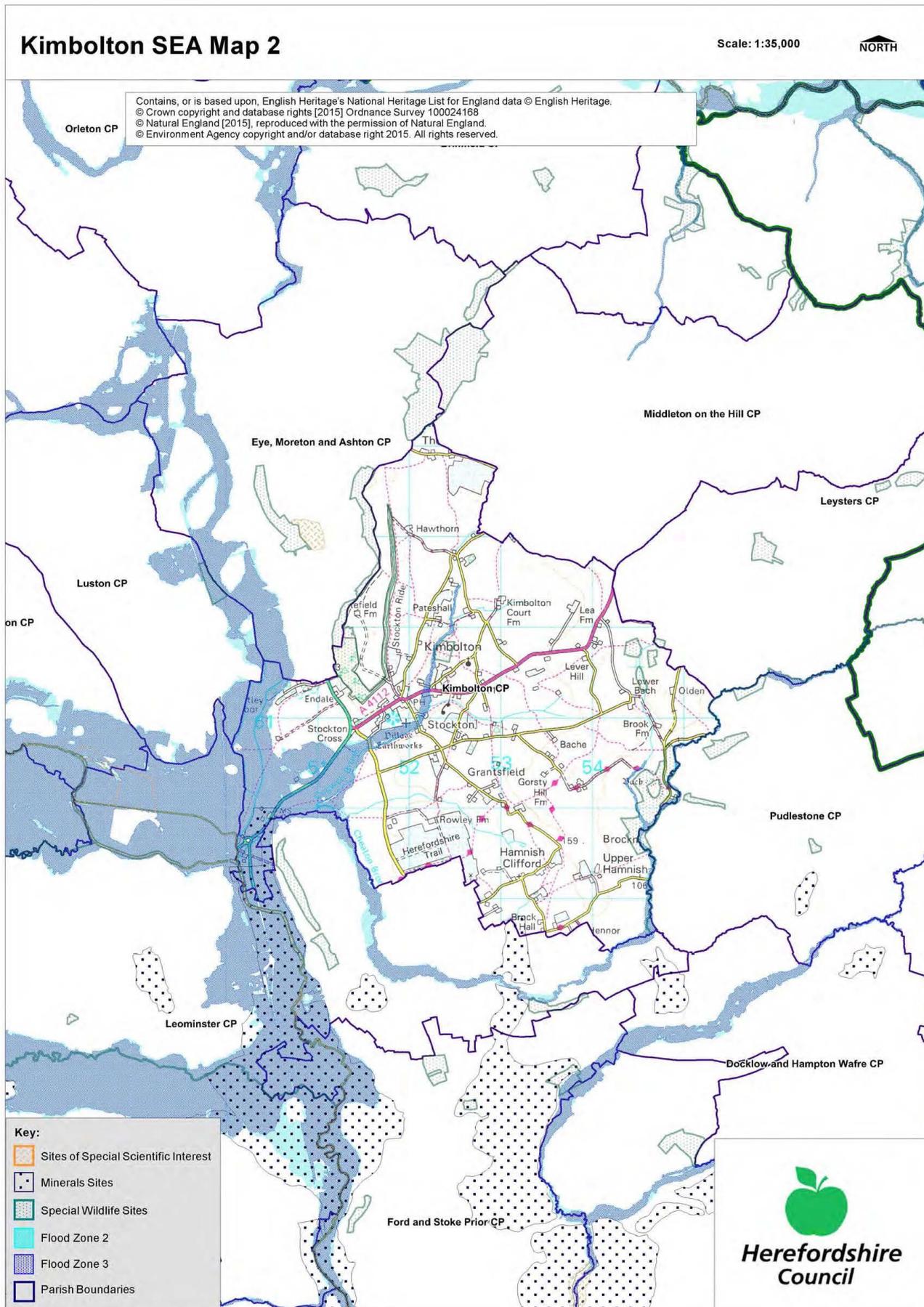
- Green infrastructure should contribute to natural processes, systems and services, and improve local environments.
- Natural assets should be protected from the adverse impacts of development.
- The extent of natural assets and the connectivity, or potential for connectivity, should be enhanced and developed.

Biodiversity and Geodiversity Principles

4.4.5 The biodiversity and geodiversity resources of the County have been identified in the Council's 'Building Biodiversity into Herefordshire's Local Development Framework' (2009). Green infrastructure provision should seek to strengthen those assets, working to increase their robustness to accommodate change.

4.4.6 The following green infrastructure principles are proposed to promote the preservation and enhancement of the biodiversity and geodiversity resource:

- Avoid damage to existing designated sites and seek opportunities for their enhancement.
- Seek a net gain of Biodiversity Action Plan (BAP) habitats, and enhancement of habitats for BAP species.
- Protect and enhance wildlife corridors, to aid species migration and dispersal.
- Seek opportunities for habitat creation, expansion and restoration in appropriate locations, especially to improve connectivity.



Source: Herefordshire Council SEA screening statement, 2015

4.4.7 Within the Neighbourhood Plan area the SEA screening report identifies the following assets:

Sites of Special Scientific Interest (SSSI) – River Lugg

National Nature reserves – no sites

Special Wildlife Sites and Sites of Importance to Nature Conservation:

Long Wood and Stockton Ride

Land near Grove Farm

Land near Lever Hill

Land near Southley

Land near Lower Bach

Cheaton, Swingley and Rolls Brooks

Land near Bach Camp (2)

Bach Camp

River Lugg

Regionally Important Geological Sites (RIGS) – no sites.

Biodiversity Action Plan habitats – numerous sites scattered across the area.

Landscape principles

4.4.8 It is important that Herefordshire embraces the European Landscape Convention premise that all landscapes matter and maintains the landscape character of the County.

4.4.9 The key principles are proposed to promote the preservation and enhancement of the Herefordshire landscape:

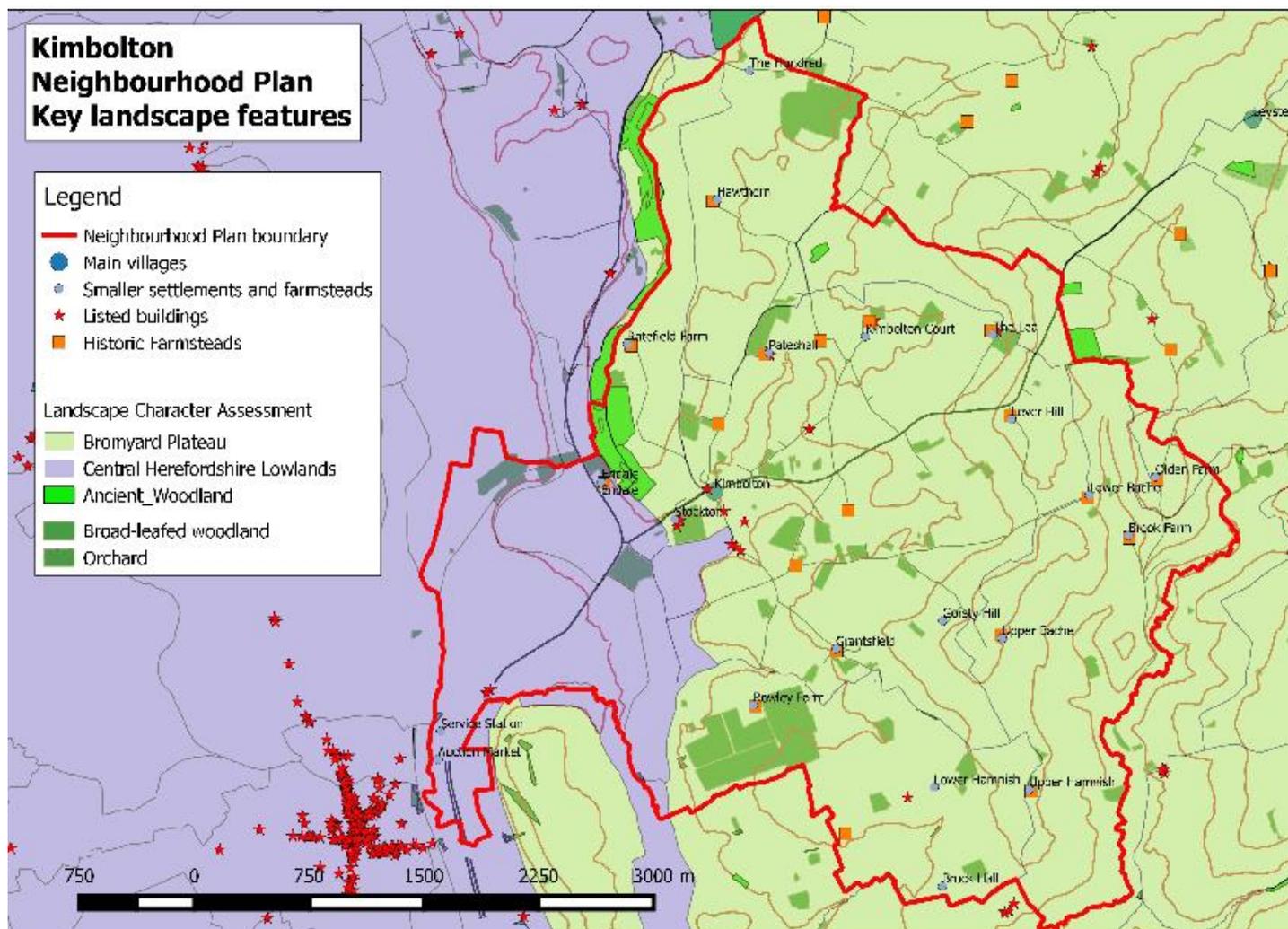
- Recognise that all landscapes matter, integrating landscape into relevant policies in accordance with the European Landscape Convention.
- Use the Landscape Character Assessment of Herefordshire to inform the provision and management of green infrastructure that recognises local landscape character.
- Seek opportunities to protect, maintain and enhance designated areas.
- Continue assessment of condition and change in landscapes, and realise its value as an integrating framework.

4.4.10 The Neighbourhood Plan area has a rich and distinctive landscape. To support the preparation of the Plan a Characterisation Study is being prepared and is anticipated for completion in the summer of 2016.

4.4.11 The starting point for the Neighbourhood Plan Character Assessment is the Herefordshire Landscape Character Assessment (HCLA) published in 2004. The HCLA covers all of Herefordshire and provides a sound assessment of the character of the Neighbourhood Plan area as a whole. However, the HCLA recognises that for the preparation of more detailed studies such as Parish Plans, the HCLA 'must be considered as an over-view to which the local community will need to add the finer grain detail in order to produce a meaningful and useful document' (HCLA SPD para 6.1.3).

4.4.12 The HCLA identifies two Landscape Character Areas (LCAs) within Kimbolton Parish – the Bromyard Plateau (also known as the Herefordshire Plateau) and the Herefordshire Lowlands as shown on Map 3. The Bromyard plateau covers the majority of the Plan area and extends over a large area of land in north-east Herefordshire. The low lying western quarter of the Parish is within the Herefordshire Lowlands Character Area which makes up much of the central part of the County.

Map 3 – Landscape features



4.4.13 In 2014 Natural England produced a series of Area Profile Reports for each of the LCAs. The Bromyard Plateau LCA Profile Report describes the area as being deeply tranquil having largely escaped the pressures of modern development. It retains much of its historical built character and is composed of a rolling landform bisected by small narrow valleys. Traditional orchards survive including significant concentrations around Kimbolton. The profile Report states that the key future opportunities and challenges included protecting the rural character, the wealth of species and habitats and strong sense of tranquillity, while supporting a working landscape that provides food, homes and recreational opportunities, and which can help to regulate the flow of water into the surrounding valleys and lowlands.

4.4.14 The Herefordshire Lowlands LCA Profile Report also refers to the tranquillity of the area being an important part of its character, but also to the presence of the larger settlements of Hereford and Leominster. The area is important for high grade agricultural soils and a number of traditional orchards have survived, though suffering decline overall. There are many rivers in the area including the Lugg and Wye, flowing through wide, fertile mudstone valleys. The key future opportunities and challenges identified in the Profile Report included protecting and managing watercourses and their floodplains, protect and enhance the natural and historic environment including protecting the agrarian character by making the most of versatile and fertile soils. The Profile Report also highlights the importance of protecting, managing and restoring semi-natural habitats in particular woodlands, grasslands, hedgerows, orchards and wet meadows in order to improve ecological connectivity, biodiversity, landscape character, the historic environment and flood water storage capacity.

4.4.12 Within the Neighbourhood Plan area the SEA screening report identifies the following assets:

Ancient Woodland:
Long Wood 1.

Cultural and Historic Environment Principles

4.4.11 Herefordshire has a rich and varied archaeological and historic heritage. Preserving and creating green infrastructure around these assets will be an important mechanism for maintaining this aspect of the local distinctiveness of the County.

4.4.12 The following principles are proposed to promote the preservation and enhancement of the cultural and historic environment:

- Protect and enhance designated and non-designated historic assets and their settings and the contribution they make to the present day landscape.
- Seek opportunities for the restoration or re-creation of historic landscapes, through the use of the Historic Landscape Characterisation of Herefordshire.
- Restore and appropriately manage historic parks and gardens and other historic sites.
- Utilise historic urban character in managing change.

4.4.13 Within the Neighbourhood Plan area there are a number of designated heritage assets as shown on SEA Map 1 below:

Scheduled Ancient Monuments:

Bach Camp
Dovecote at Stockton Bury

Listed Buildings:

Church of St James, Kimbolton (Grade II*)

Dovecote at Stockton Bury, Stockton (Grade II*)

Barn south of Pateshall farmhouse, Kimbolton (Grade II)

Upper Bache Farmhouse, Kimbolton (Grade II)

Upper Kimbolton Farmhouse, Kimbolton (Grade II)

Milestone at SO5066599, Kimbolton (Grade II)

Brook Farmhouse, Stockton (Grade II)

Moss Cottage, Stockton (Grade II)

Stockton Terrace, Stockton (Grade II)

Wharf Cottage, Kimbolton (Grade II)

Lower Stockton, Stockton (Grade II)

The Old Workhouse, Stockton (Grade II)

The Lea Farmhouse, Kimbolton (Grade II)

Pateshall Farmhouse, Kimbolton (Grade II)

Dovecote to the west of Upper Bache Farmhouse, Kimbolton (Grade II)

Barn to the north of Upper Kimbolton Farmhouse, Kimbolton (Grade II)

The Cross Inn, Stockton (Grade II)

Barn to the south of Stockton Bury Farmhouse, Stockton (Grade II)

Conservation Areas

Leominster River Meadows

Registered Parks and Gardens

None

Unregistered Parks and Gardens

Eaton Hall

Hamnish Clifford

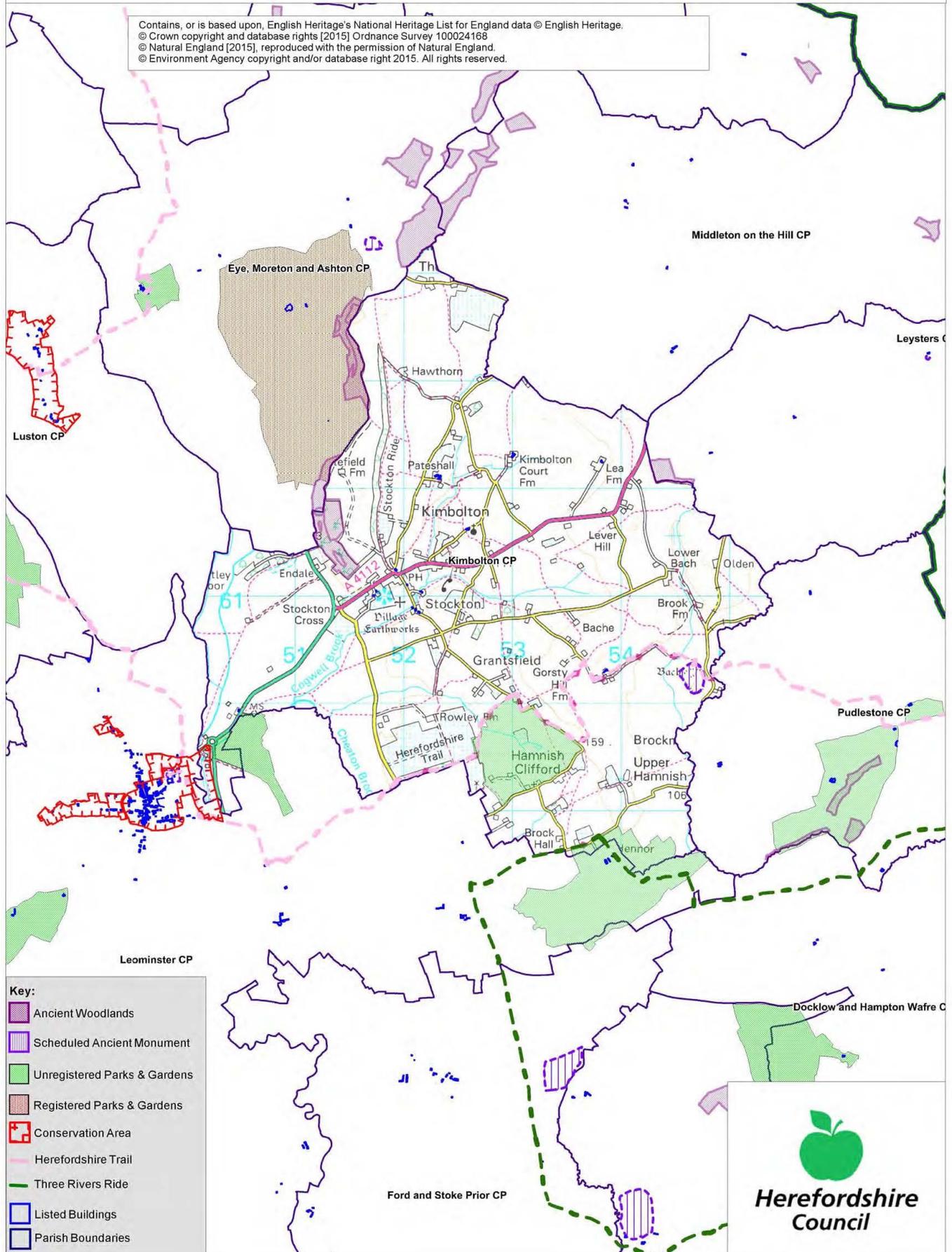
Hennor House

Kimbolton SEA Map 1

Scale: 1:30,000



Contains, or is based upon, English Heritage's National Heritage List for England data © English Heritage.
© Crown copyright and database rights [2015] Ordnance Survey 100024168
© Natural England [2015], reproduced with the permission of Natural England.
© Environment Agency copyright and/or database right 2015. All rights reserved.



Access and Recreation Principles

4.4.15 It is widely recognised that the natural environment and recreation play an important role in health and well-being. Providing nearby opportunities for recreation as well as connecting urban settlements with the wider countryside is an important function of green infrastructure.

4.4.16 The following principles are proposed to promote the preservation and enhancement of the provision for access and recreation in the County:

- Safeguard and enhance existing formal and informal recreation facilities and sites.
- Seek opportunities for new recreational facilities, particularly where need has been identified.
- Recognise the importance of green routes in providing health benefits and recreation opportunities.

4.4.17 Within the Neighbourhood Plan area there is one formal playing pitch area at Kimbolton Primary School (0.64ha).

4.4.18 The 2006 Herefordshire Open Spaces Study reveals that within the Kimbolton area there is:

- Extensive under-provision of parks and gardens
- Extensive under-provision for outdoor sport
- Adequate provision of natural and semi-natural green space
- Under-provision of amenity green space
- Average provision for children and young people

4.5 Herefordshire Strategic Flood Risk Assessment (SFRA)

4.5.1 The SFRA was completed in 2009 and assesses levels of flooding across the County. Within the Neighbourhood Plan area there are a number of areas which are considered at risk from flooding as shown on SEA Map 2. Those areas most at risk from flooding (Flood Zone 3) are concentrated in the lower-lying western part of the Plan area associated with the River Lugg. However, there are other areas at risk from flooding associated with the watercourses which drain the Bromyard plateau running through Kimbolton village (the Cogwell Brook) and along the southern boundary of the Plan area (the Cheaton Brook).

4.6 Summary of key issues for the Neighbourhood Plan

1. The Herefordshire SHLAA identifies a number of development opportunities in Kimbolton village. The SHLAA considers three to be of high or medium suitability with the potential to provide 39 homes. The whole of one of these sites (Chestnut Avenue) has since been granted outline planning permission as has part of a second (Yoke Meadow). The balance of the three sites not subject to planning permission is up to a further 17 homes. The SHLAA does not in itself grant planning permission for new development but is an

important consideration in identifying future development capacity for the Neighbourhood Plan.

2. The Kimbolton Housing Needs Study was completed in 2012 and identified a need for one affordable home for the period to 2015. This requirement will be met through the affordable housing element of the proposed residential development at Chestnut Avenue.
3. The Neighbourhood Plan area contains important ecological, landscape and cultural assets that should be protected and enhanced through a comprehensive Green Infrastructure Strategy.
4. Water supply is not considered to be a significant constraint across the Neighbourhood Plan area to the bringing forward of new development.
5. Flooding is an issue in parts of the Neighbourhood Plan area including Kimbolton village and in the lower lying western quarter. This acts as a constraint on the bringing forward of new development.
6. There is no formal play provision in the Parish and an under-provision of facilities for outdoor sport and amenity green space. Securing community access to the playing pitch at the Primary School would assist in addressing some of these gaps.

5.0 Conclusions and Recommendations

- 5.0.1 This Report provides a summary of the key data, policy context and existing evidence base to inform the preparation of the Kimbolton Neighbourhood Plan.
- 5.0.2 The evidence base is comprehensive, and the Herefordshire Core Strategy is up to date and sufficiently detailed to provide a robust set of planning policies across a wide range of issues. However, the Neighbourhood Plan provides an opportunity to add value to the Core Strategy through developing a finer grain understanding of local character, key priorities and valued community assets which should be safeguarded and enhanced. The Neighbourhood Plan has a particularly important role in defining the scale of, type and location of additional growth in the area, and to provide a locally specific set of policies and proposals to protect and strengthen cultural and environmental infrastructure.
- 5.0.3 In terms of additional evidence, the Neighbourhood Plan Steering Group are preparing a detailed Characterisation Study and Community Survey and these are anticipated to be completed in the Summer of 2016. The Community Survey will provide the starting point to understand the degree to which the Neighbourhood Plan should support additional growth over and above that already committed given that the Core Strategy housing target has been met. Subject to the findings of this Survey it may be necessary to carry out a Call for Sites exercise to update the Herefordshire SHLAA. Aside from these workstreams and at this stage, it is not anticipated that there are any significant gaps in the evidence base that will be required to be addressed to progress with the preparation of the Neighbourhood Plan.