

9 DCNW2008/1915/F - RESIDENTIAL DEVELOPMENT COMPRISING 10 NOS. AFFORDABLE HOUSING UNITS, CAR PARKING, SHARED ACCESS AND LANDSCAPING ON LAND ADJOINING KINGSLEANE, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9SP

For: Mrs S Rivers, Elgar Housing Association per Halsall Lloyd Partnership, 98-100 Duke Street, Liverpool, L1 5AG.

Date Received: 24 July 2008

Ward: Bircher

Grid Ref: 44275, 61310

Expiry Date: 23 October 2008

Local Member: Councillor WLS Bowen

1. Site Description and Proposal

- 1.1 The application site is a parcel of land 0.38 hectares in size and is pasture land. The site is located on the North side of C1036, opposite the fire station and immediately to the west of the existing affordable housing development known as Kingsleane. The land is in a position elevated above the height of the highway with a mature hedge forming the boundary.
- 1.2 The application site lies within the Kingsland Conservation Area, and is designated in the Unitary Development Plan as a Special Wildlife Site. The site lies outside of the village settlement boundary as defined by policy H4 of the Herefordshire Unitary Development Plan (2007).
- 1.3 The proposal is for the erection of 10 affordable houses comprising 4 x 3 bed dwellings and 6 x 2 bed dwellings. Six of these units would be for rent and 4 for shared ownership.
- 1.4 The site would be accessed using the existing access to Kingsleane. A pair of semi-detached dwellings (no's 9 and 10) would be sited nearest the C1036 with a green space and proposed planting and green space. A mixed hedgerow would front the site at a height of 3 to 3.5m above field level. The further 8 dwellings (1-8) would be sited in a linear form to the northern half of the application site with parking within their front garden/curtilage area. A new hedge would be planted to the western boundary with a field gate retained at the end of the new road serving the development into the remainder of the field.
- 1.5 The proposed dwellings would take the form of two pairs of semi-detached properties and two terraces of three dwellings. The buildings would be constructed of orange - red bricks similar to Kingsleane, with plain tiles to the roof and timber windows (painted white). The dwellings would be one and a half storey style dwellings, using dormer and velux windows. The eaves heights of the dwelling number 1 - 6 would be 4.5m with a

ridge height of 7.5m. Dwelling numbers 7 - 10 would have an eaves height of 5m and ridge height of 8.7m.

2. Policies

2.1 National Planning Policy

Policy PPS1 – Delivering Sustainable Development
 Policy PPS3 - Housing
 Policy PPS7 – Sustainable Development in Rural Areas
 Policy PPS9 – Biodiversity and Geological Conservation
 Policy PPG15 – Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S7	-	Natural and Historic Heritage
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy DR5	-	Planning Obligations
Policy H4	-	Main Villages: Settlement Boundaries
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H9	-	Affordable Housing
Policy H10	-	Rural Exception Housing
Policy H13	-	Sustainable Residential Design
Policy H15	-	Density
Policy H19	-	Open Space Requirements
Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy LA5	-	Protection of Trees, Woodlands and Hedgerows
Policy LA6	-	Landscaping Schemes
Policy NC1	-	Biodiversity and development
Policy NC4	-	Sites of Local Importance
Policy NC6	-	Biodiversity Action Plan priority habitats and species

3. Planning History

- 3.1 92/418 - Erection of ten dwellings and estate road - approved with conditions on the 4 February 1993. Also an associated Section 39 agreement (under the Wildlife and Countryside Act 1981) to manage the adjoining land for a period of 10 years, expiring 3 February 2003.

4. Consultation Summary

Statutory Consultations

- 4.1 River Lugg internal drainage board makes the following comments:

I wish to advise that the site lies outside the boundary of the Board's area, adjacent to the developed area of Kingsland, therefore it is beyond our remit to comment formally

in this instance but we have some concerns that there should be no increase in the flood risk in the area as a result of these proposals.

I would therefore advise consultation with the Environment Agency regarding the Flood Risk of the Site and that an appropriate Flood Consequences Assessment is undertaken as required under PPS 25 - 'Development and Flood Risk' in order to demonstrate that the proposed development is not placed at risk and does not increase the flood risk of adjacent developments.

It should also be noted that any surface water discharges off-site (if any) should be to a 1:100 year standard accompanied with Greenfield Discharge Rates."

Internal Consultations

4.2 The Transportation manager raises no objections to the proposal and recommends conditions.

4.3 The Strategic Housing Manager makes the following comments:

"Strategic Housing fully supports this application to provide 10 affordable units, 6 for rent and 4 for shared ownership, to meet an identified housing need in Kingsland. These dwellings will be built to Housing Corporation Design and Quality Standards and Lifetime Homes Standards as well as achieving a minimum code level 3 for sustainable homes. Thereby providing a supply of good quality housing which will help to improve the housing conditions in Herefordshire.

These units will assist in meeting Herefordshire Council's Corporate Priority - sustain thriving communities, by addressing the affordability of housing within Herefordshire, contributing to the rural renaissance by providing pathways of choice of housing tenure in the village. These units will also help to retain the local population within the village and support local services including shops, schools and public transport.

These dwellings will be subject to a S106 that will state that the affordable housing units will be allocated to applicants with a local connection to Kingsland in the first instance. The shared ownership units will be capped at 80% thus keeping them affordable in perpetuity.

These units will also contribute to the affordable homes target set out in the Herefordshire Unitary Development Plan (2007).

4.4 The Conservation Manager makes the following comments:

(Historic Buildings)

Considering the principle of development:

1. The settlement pattern is clear. The main part of the village takes a distinctly linear form, which is the basis of the planning settlement boundary.
2. Outside the linear form there is a looser, amorphous node at West Town, and a smaller node at Kingsleane, but other wise development is small scale and scattered.

3. All of the parts of the village noted above are inside the conservation area. A crucial element in the character of the area is the balance between space and settlement. The three parts are separated by open fields, which give each part a distinctive and separate character, and the whole a distinctly rural openness.
4. The expansion of the Kingsleane group would detract from the essential character of the area. It would significantly reduce the separation between West Town and Kingsleane and therefore be counter to the character of the area. It would be a form of ribbon development in a part of the area where it is important to retain the open fields as the setting of the nodes of the village.
5. In addition the proposed development would link Kingsleane with the fire station and significantly increase the overall scale and impact of the built form.

Considering the site plans:

1. The previous development works quite well because of the formal approach to the corner site, which is dominated by the green space. This presents a variety of building forms in any single view and generally plays down the parking.
2. The submitted scheme occupies a frontage of significant width, in terms of frontages as a whole in the village, and presents a layout dominated by road and parking.
3. The proposed built forms are poorly related to the adjacent formal development and yet lack the small scale and variety of the informal village development elsewhere. This would be reinforced by the suburban cul de sac form of the layout which would have an estate-like character that would be out of keeping with the rural context of this part of the village. Not only would the scheme erode the sense of space of the area, it would be at odds with the traditional pattern of development in the conservation area.
4. Tacking this scheme on to Kingsleane would spoil its carefully considered form. The proposals would erode the space around Kingsleane, which is the key to its visual quality, and introduce a suburban form of development that would appear incongruous.

On balance, the character and appearance of the conservation area would not be preserved or enhanced by the development, and it is difficult to see how the proposal is in any sense exceptional and worthy of a departure from the established policy.

Refusal is recommended

4.5 (Ecology)

Thank you for consulting me on the above application. I visited the site last year as part of pre-application enquiries, and also received a copy of the ecological report for the site by Worcestershire Wildlife Consultancy dated July 2007 at that time. My comments at that stage [19th October 2007] were as follows:

I visited the site last Friday. Although it is not an appropriate time of year to assess vegetation, I recorded 29 of the species found by the Worcestershire Wildlife Consultancy in June 2007.

The owners are aware that the field is a Special Wildlife Site. I do not have any reason to change the assessment of the site as an unimproved hay meadow, although it may not have been managed for its nature conservation status in recent years. UDP Policy NC4 states that development on such sites will not normally be permitted unless the reasons for development clearly outweigh the need to safeguard the nature conservation interest. I do not feel that this is the case with this application enquiry. The criteria for designation of Special Wildlife Sites will be updated at some time in the future, but until such time it will not be possible to un-designate sites such as this.

Lowland meadow and pasture is also a Biodiversity Action Plan habitat and is increasingly under threat from agricultural intensification. This field is typical of Cynosaurus-Centaurea grassland. Development resulting in a threat to a habitat listed in the Herefordshire BAP will also not normally be permitted, as stated in UDP Policy NC6.

I have visited the site again, and note that the field is still being managed as a hay meadow. I do not expect that the species composition will have changed significantly in the intervening period. I would however state that with a one-off survey at a single time of year, some species will inevitably be missed that might be found earlier or later in the season.

My comments must remain as previously, in that I do not have any reason to change the assessment of the site as an unimproved hay meadow, and that the Special Wildlife Site status of the meadow will also not be changed. I note the research that has been undertaken with regard to other meadows in the Kingsland area, but feel that this only serves to reinforce the premise that this is an important biodiversity resource within the locale, and that it should therefore be preserved. The network of these habitats in this part of the county is part of its ecological value. Grassland habitats have also undergone a significant decline in extent over the past decades, and further loss cannot be supported. This is the case whether or not the site is a Special Wildlife Site.

The NERC Act 2006 states that a Local Authority must have regard for conserving biodiversity in exercising its functions. PPS9 states that Local Sites have a fundamental role to play in meeting overall national biodiversity targets, contributing to the quality of life and the well-being of the community. As far as Herefordshire Council is concerned, this includes the 'wider community' of the county of Herefordshire. I therefore cannot support this application, as it will result in a decrease in area of Special Wildlife Site, a loss of lowland meadow (BAP) habitat and it is contrary to Herefordshire Council's UDP Policies NC4 and NC6.

4.6 (Landscape)

Awaiting comments – an update will be made verbally

4.7 The Forward Planning Manager makes the following comments:

Settlement boundary

The proposed site falls outside of, and is not adjoining to, the settlement boundary of Kingsland; and in that respect is contrary to Policy H4 which states that residential development outside of the defined settlement boundaries will not be permitted, unless it comes forward under the rural exceptions approach (Policy H10) (UDP para 5.4.37) - where 'exceptionally' affordable housing may be permitted on land which would not

normally be released for development, providing that the scheme contributes to meeting a proven, genuine and quantifiable local need for affordable housing.

While a need for 14 no.affordable homes has been identified by the Kingsland Housing Needs Study - March 2006; a windfall site ('Croftmead') has come forward within the settlement boundary of Kingsland, which has planning approval for 15 dwellings, 5 of which are allocated for affordable housing - although unimplemented it does meet some of the need outlined in the Housing Needs Survey.

Rural exception schemes must also take full account of environmental considerations and avoid sensitive locations where development would not be permitted for reasons of landscape and visual impact (UDP para 5.5.18); which is salient given that the proposed site falls within a conservation area and special wildlife site.

Conservation Area and Special Wildlife Site

Policy NC4, states that development proposals which could directly or indirectly affect a 'Special Wildlife Site' or 'Site of Importance to Nature Conservation' will not be permitted unless it can be demonstrated that there would be no harm to the conservation value of the site; that appropriate mitigation and compensatory measures could be taken in accordance with Policy NC7; or that the reasons for the development outweigh the need to safeguard nature conservation, therefore views from our Planning Ecologist are important. Furthermore, Policy HBA6 states that development within conservation areas will not be permitted unless it preserves or enhances its character or appearance.

It should also be noted that the site is in close proximity to a scheduled ancient monument; therefore the views of both the conservation officer and landscape officer should be sought.

Rural setting

The proposed site is located in an area that has a poor relationship with Kingsland, is open and rural in nature and is sporadic in terms of its development. In that respect, it should be considered whether rural exception development is suitable at this location, or whether it would be an inappropriate encroachment into open countryside, resulting in the loss of a green break in the southern part of the village and the risk of a repeat of the linear pattern of development as on North Road. In addition, the site is situated away from the main centre of the village, thus increasing the need to travel by car.

Furthermore, as evident in paras 5.40.65 - 5.40.66 of the UDP Inspector's Report 2006, the Inspector did not believe the site to be suitable for an affordable housing development because of its peripheral location in the village.

Housing mix

The site proposed for the development of 10 no. affordable houses is located adjacent to the existing Kingsleane development, which also includes affordable housing units. The proposed development would therefore result in a cluster of affordable housing units in one location, instead of dispersing affordable housing amongst those that are privately owned - termed as 'pepper potting.' The SPG on the provision of affordable housing in Herefordshire (March 2001; updated November 2004), specifies that an affordable housing cluster should consist of no more than 6-8 units, which should be negotiated between the RSL, developer and the local authority (para 6.2). The

proposal therefore would exceed this, especially when considering the existing Kingsleane development.

Summary

In principle the proposal is contrary to policy, therefore this application for affordable housing is not supported in policy terms.

4.8 The Parks and Countryside and leisure manager makes the following comments:

On a development of 10 units, UDP policy H19 requires a small toddlers play area. Forward Planning have agreed that "affordable" housing are included within this requirement as it is "policy" although this is not made clear in the SPD on Planning Obligations.

On this development it is assumed given the information provided that although there is a small open space on site, there is no provision for play. This is to be supported as a play area of this size offers little in play value and is costly to maintain. Therefore, as compensation an off site contribution is requested. In this instance we would request that the contribution is used towards improvements at the nearby Millennium Park, maintained by the Parish Council, which would benefit from additional play equipment as it currently only offers a few pieces for younger children.

It is understood that this development includes 4 x 3 bed and 6 x 2 bed dwellings. Excluding the first bedroom of each unit as this facility is for children and young people and based on the SPD on Planning Obligations fig 10 this equates to 12,350. (4 x 1,640 + 6 x 965). This includes both development and maintenance costs pro rata)

5. Representations

5.1 Kingsland Parish Council makes the following comments:

A majority of Kingsland Parish Council voted against the proposed development on the land adjoining Kingsland for the following reasons:

1. The proposed affordable housing is outside the settlement boundary and extends an existing exception site. The Council believes that affordable housing should be more integrated with the rest of the village.
2. Kingsland Parish Council is aware of several existing developments which will lead to new housing stock being available. Planning permission has been granted on the land at Croftmead for 5 affordable properties, Stableton House is being converted into 4 small properties which the Council understand are being developed for long-term rental, and the development at Showers Farm includes several smaller properties. The impact of this additional housing needs to be understood before being able to consider an application for an exception site such as the land adjacent to Kingsleane.
3. An exception site for affordable housing has already been provided to Kingsleane, and the Council is concerned that using the land adjacent will encourage further ribbon development in this area of the village.

Kingsland Parish Council was unanimous in making the following observations regarding the provision of affordable housing in the village.

1. Kingsland Parish Council believes that the affordable housing scheme at Kingsleane has been well executed and maintained. However, the Council was concerned that people with a strong tie to Kingsland could not be guaranteed a property at the development. For example, two members of the public from Kingsland who attended the meeting said they had been registered with the relevant Housing Association for nine years and five years, yet had not been successful in obtaining a property at Kingsleane. At the same time, the Council understands that people without a tie to the village have been provided with a property at Kingsleane.
 2. As a result, Kingsland Parish Council supports the development of affordable property for people with links to the village, but is concerned that the qualifying criteria used to prioritise applications for the properties means that eligible Kingsland people may lose out to people outside the village. There seems to be no guarantee that a tie to Kingsland will always receive a higher priority over people from outside the village.
 3. Kingsland Parish Council is concerned that the provision of affordable housing using the current qualifying criteria and prioritisation process may have the unintended consequence of bringing in people from outside the village without necessarily resolving the housing requirements of the existing population.
- 5.2 One letter of objection has been received from Mr and Mrs R Smith, Kingsland House, Kingsland whose comments can be summarised as follows:
- Question the need for further affordable housing in Kingsland. Notes the inclusion of 5 more homes at Croftmead development, which although has not yet been completed, has permission and will satisfy need for the foreseeable future.
 - Disagree with the suitability of the site. The site is outside of the curtilage of the village in which infill and other development might ordinarily be considered as per the Herefordshire Unitary Development Plan (2007).
 - The site is also a Special Wildlife Site.
 - Increased sewerage and run-off from hardsurfacing may cause further flooding problems locally.
 - The proposed development will inevitable cause additional traffic and that they will use local services as well as services in Ludlow and Leominster. This will lead to additional traffic burden in the village.
- 5.3 Twenty letters of support have been received. These comments can be summarised as follows:
- Fully support the development that will provide affordable accommodation to young families.
 - Kingsland has high property values and a village school to support.
 - The plans look well designed and researched and show great sensitivity to the needs of the community and local environment.
 - This will help young and future generations stay in the village and near to family.
 - There are plenty of facilities locally - doctors, school village hall, post office, pub and local shop as well as sports facilities at Luctonians Sports Club.
 - The village has turned into a place only the retired can afford.

- The proposal could help maintain the viability of Kingsland School (currently 140 children on roll).
- 5.4 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The key areas for consideration are:

1. The principle of development
2. The need for Affordable Housing / Social Exclusion
3. The impact on the character and appearance of the Conservation Area
4. Impact on the Landscape Character of the area
5. The impact on the Special Wildlife Site
5. Open Space Provision
6. Highway Safety

The principle of development

- 6.2 This greenfield application site lies outside of, and is not adjoining, the defined settlement boundary of the village of Kingsland. Policy H7 of the Herefordshire Unitary Development Plan (2007) that residential development outside of defined settlement boundaries will not be permitted, unless it comes forward under the rural exceptions approach as per Policy H10 of the Herefordshire Unitary Development Plan (2007) – where exceptionally affordable housing may be permitted in land, within or adjoining an established rural settlement, which would not normally be released for development, providing that the scheme contributes to meeting a proven, genuine and quantifiable local need for affordable housing.
- 6.3 Rural exception schemes must also take full account of environmental considerations and avoid sensitive locations where development would not be permitted for reasons of landscape and visual impact (UDP para 5.5.18); which is salient given that the proposed site falls within a conservation area and special wildlife site.
- 6.4 The proposal includes appraisal and consideration of three alternative sites in Kingsland as follows:
- Land between shrublands Corner (Longford) and the Post Office
 - Land Adjacent to Boarsfield (either side of the C1039 Class III road)
 - Land opposite Coronation Hall
- 6.5 The application has dismissed the suitability of these site for varying reasons, including impact on the approach to the village, distance to facilities, landscape impact and highway safety. Council Planning Officers and the relevant consultees have not been involved in the assessment of these sites and is not satisfied that all potential sites have been fully explored or considered.

The need for affordable housing

- 6.4 The Councils Strategic Housing Manager has offered full support for this proposal and is satisfied that this meets an identified need in the locality. There has also been significant local support for more affordable housing within the village.

- 6.5 The site would adjoin an existing development of 10 affordable dwellings at Kingsleane. The Councils Forward Planning Manager has raised concern about the cumulative effect of two exception sites that would result in a cluster of affordable housing units in one location, instead of dispersing affordable housing amongst those that are privately owned - termed as 'pepper potting.' The SPG on the provision of affordable housing in Herefordshire (March 2001; updated November 2004), specifies that an affordable housing cluster should consist of no more than 6-8 units, which should be negotiated between the RSL, developer and the local authority (para 6.2). The proposal therefore would exceed this and this volume of affordable houses concentrated together would create an unbalanced community, not in conformity with the integrated communities objectives of policy S3 of the Unitary Development Plan. The proposal would potentially have a ghettoisation effect, creating a community physically and socially detached from the rest of the village.

The impact on the character and appearance of the Conservation Area

- 6.6 The local planning authority has a duty to preserve or enhance the character and appearance of the conservation area. Whilst development within Conservation Areas is not completely precluded, any new development must compliment or contribute to the character and appearance.
- 6.7 The Conservation Manager has strongly objected to this development and these reasons are outlined in section 4 above. These objections relate both to the spread of development and subsequent detrimental change to the character of the village creating a form of ribbon development in a part of the area where it is important to retain the open fields and setting of the village. Having regard to the concerns expressed, the proposal would clearly fail to preserve or enhance the character and appearance of the Conservation Area and would be contrary to policy HBA6 and LA3 of the Herefordshire Unitary Development Plan (2007) and guidance contained within PPG1 5 – Planning and the Historic Environment.

Impact on the Landscape Character of the area

- 6.8 The site is a greenfield site, currently benefiting from high hedgerows along its boundary with the highway. It is a particularly important site on the approach to the village, where the built development is still sporadic. The introduction of built form, on this approach would not only be harmful to the character of the Conservation area but also to the important open landscape character of this approach and setting of the village. Policy LA3 of the Herefordshire Unitary Development Plan (2007) expressly states that important visual approaches into settlements, views of key buildings, open areas into development, green corridors, ridgelines and valued open countryside will be protected and, where necessary, enhanced. The proposed development is contrary to this policy and to policy LA2 that seeks to protect the landscape from development that would adversely affect the overall character of the landscape. It is not considered that a landscaping scheme could mitigate against the harm that the introduction of built form would have in this prominent and important location.

The impact on the Special Wildlife Site

- 6.9 The site that is the subject of this application was, as part of the 1994 approval of the dwellings at Kingsleane, part of a parcel of land that was designated for wildlife management with a Section 39 agreement. This agreement to manage the land for this purpose expired in 2003. Nonetheless the site would appear to still benefit from the wildlife interests and has been designated as a Special Wildlife Site, despite the

agreements expiration, the designation still stands. The Councils ecologist has therefore identified that the site benefits from a local designation and is also identified as a Lowland Meadow and pasture (unimproved grassland) within the Councils Biodiversity Action Plan. Policies NC4 and NC6 seek to protect such sites from development.

- 6.10 The introduction of development is therefore strongly resisted in this instance and the Conservation Managers comments (Ecology) in section 4 clearly outline these reasons. As such the proposal is considered contrary to policies NC4, NC6 of the Herefordshire Unitary Development Plan (2007) and to guidance contained with PPS9 – Biodiversity and Geological Conservation.

Open Space Provision

- 6.11 Herefordshire Unitary Development Plan (2007) policy H19 requires the provision of open space (small children's / infants play area, properly equipped and fenced) on schemes of 10 –30 family dwellings. This proposal, for 10 dwellings does not include provision of this. The parks and Countryside Manager requests that an off site contribution may be more appropriate. Although the applicant was made aware of this in pre application discussions, the draft heads of terms included with the application does not make reference to this financial contribution. On this basis the scheme fails to make the required provision of policy H19 of the Herefordshire Unitary Development Plan (2007).

Highway Safety

- 6.12 The proposal would involve the intensification of the use of the existing access but raises no highway objections or concerns.

Conclusions

- 6.13 The need and desire for additional affordable housing in the locality is accepted but notwithstanding this the Local Planning Authority has to consider the suitability of the site having regard to other environmental and geographical factors. As outlined above, the proposal would give rise to objection in relation to its impact on the Conservation Area, Landscape and ecological qualities. It is considered that the need for affordable housing cannot, in this instance, outweigh the Councils obligation to protect its natural and built environment in such sensitive areas. There is also concern that the siting of what would amount to 20 affordable houses (with two side by side exception sites) would create a development, harmful to the social cohesion of Kingsland by virtue of not being integrated within or with meaningful context to the existing local community. As such, the proposal is recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason(s):

- 1. The application site is not considered to be adjacent to the settlement boundary of the village of Kingsland. Consequently, the proposal does not comply with policy H10 of the Herefordshire Unitary Development Plan (2007).**
- 2. The proposed development fails to preserve or enhance the character and appearance of the conservation area contrary to policy HBA6 of the**

Herefordshire Unitary Development Plan (2007) and to guidance contained with PPG15 – Planning and Historic Environment.

- 3. The proposed development by virtue of its location and prominent position is considered to be harmful to the landscape quality of the area contrary to Policy LA2 of the Herefordshire Unitary Development Plan (2007). The introduction of built form in this location would harm the setting and approach to the village contrary to policy LA3 of the Herefordshire Unitary Development Plan (2007).
- 4. The application site is designated as a Special Wildlife site and is recognised as unimproved hay meadow. As such the introduction of development would be contrary to the aims of policies NC4 and NC6 of the Herefordshire Unitary Development Plan (2007) and guidance contained within PPS9 – Biodiversity and Geological Conservation.
- 5. The proposal, when considered in relation to the adjacent affordable housing site known as Kingsleane, would create a development, harmful to the social cohesion of Kingsland by virtue of not being integrated within or with meaningful context to the existing local community, contrary to policies S1 and S3.
- 6. The proposed development fails to make provision for or in lieu of a small children’s /infants play area, properly equipped and fenced and therefore fails to meet the criteria of policy H19 of the Herefordshire Unitary Development Plan (2007).

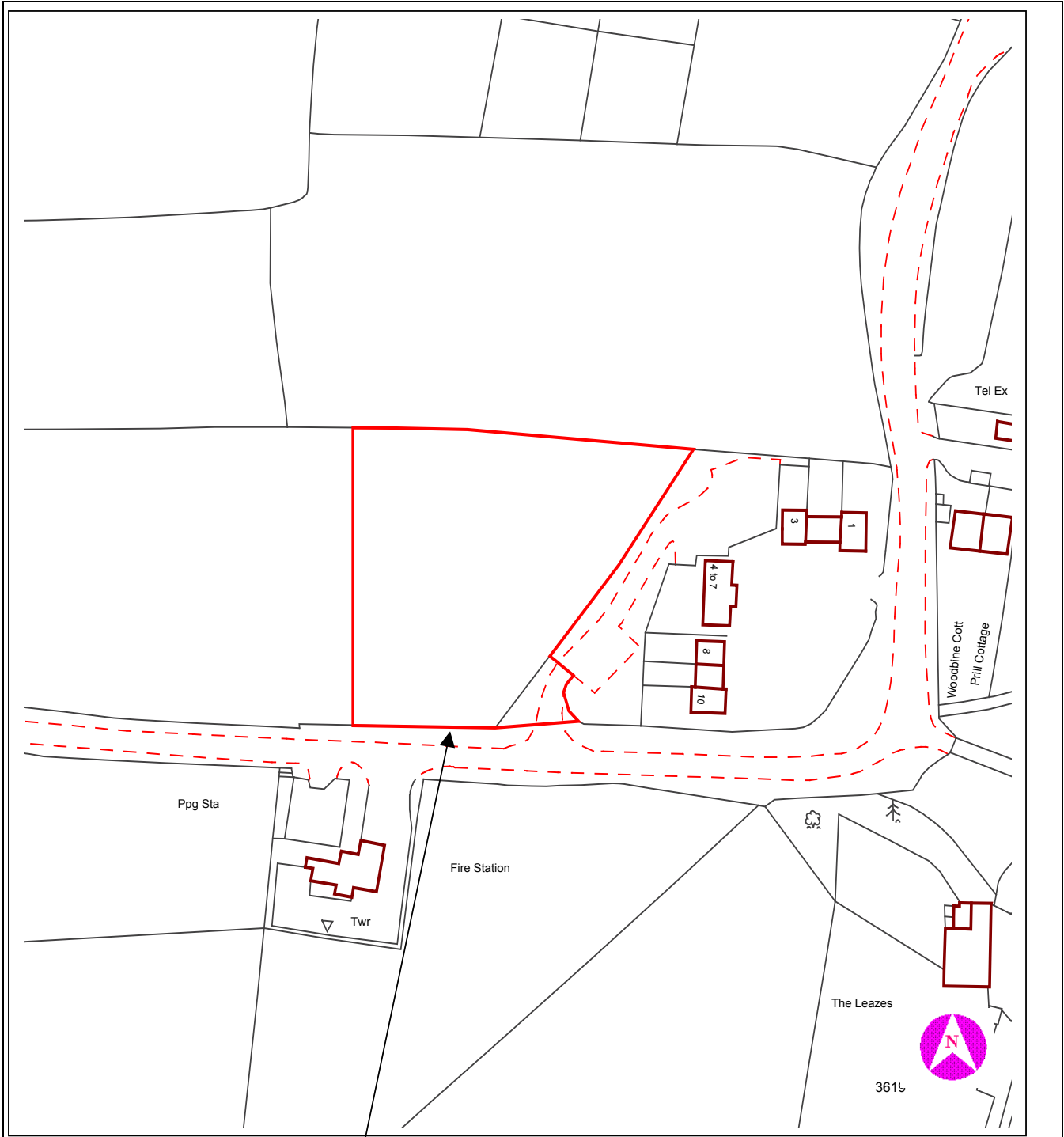
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



APPLICATION NO: DCNW2008/1915/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjoining Kingsleane, Kingsland, Leominster, Herefordshire, HR6 9SP

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