

Stoke Lacy NDP

Issues and Options NDP

v1.7 July 2020



Stoke Lacy and Stoke Cross



Contents

Public Consultation (Insert Dates)	3
1.0 Introduction and Background	4
2.0 A Portrait of Stoke Lacy Parish	7
3.0 Draft Vision and Objectives.....	10
4.0 Housing	11
5.0 Natural Environment	18
6.0 Built Character.....	21
7.0 Community Facilities.....	23
8.0 Business and Tourism	28
9.0 Improving Accessibility for All	32
10.0 Next Steps	37

Public Consultation (Insert Dates)

Welcome to the Issues and Options document for the Stoke Lacy Neighbourhood Development Plan (NDP).

The NDP will set out locally relevant planning policies and proposals to help guide new development in our parish and will be used alongside the planning policies set out in the Herefordshire Local Plan Core Strategy, adopted in 2015.

This Issues and Options document sets out the key planning issues identified so far by the NDP Steering Group and invites your comments about how we can address them in our NDP.

We need to know the following:

- Do you as local people and stakeholders agree with the draft vision, objectives and key planning issues we have identified so far?
- Is there anything important that you think we have missed?
- Do you have any other comments about the NDP?

You can respond to this consultation in the following ways:

Need to think about process and budget - could deliver 1 response form with this document to each household, and invite them to download more from website if need to.

Could email all on database. Some groups use Survey Monkey - I think this is free up to a limited number of questions.

Make sure this document and response form are on PC / NDP website

Or only make hard copies available on request - think about budget and work entering hand written forms onto a database - better if as many as possible do it online.

Eg

- Completing the response form (this has all the questions on it) and returning it to XXX (email and postal address / boxes)
- Coming along and completing a response form at one of our events:
insert dates / times / locations eg 2 events, 1 in each village?

Note - I've included the draft questions from the accompanying response form in this document but they all need reviewing and finalising.

1.0 Introduction and Background

Map 1 Stoke Lacy Parish Council and Neighbourhood Area



- 1.1 Welcome to the Stoke Lacy Neighbourhood Development Plan (NDP). This Issues and Options document has been prepared by the NDP Steering Group of local residents and parish councillors for public consultation. It is the first in a series of NDP documents which will be published for public consultation over the next year to 18 months. The responses from stakeholders at all stages will be considered carefully and used to inform and guide the NDP for our parish.

What are NDPs?

- 1.2 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities. Eventually the NDP will be used to help determine planning applications in Stoke Lacy Parish.
- 1.3 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.

- 1.4 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy. This document has been prepared as a first step in setting out the possible scope and range of planning issues the Stoke Lacy NDP could cover and potential policy options for addressing these issues.
- 1.5 The NDP cannot be prepared in isolation. It has to have regard to national planning policies, which are set out in the National Planning Policy Framework¹ and explained in Planning Practice Guidance², and it has to be in general conformity with the adopted Herefordshire Local Plan Core Strategy 2011 - 2031³. Policies should not duplicate or conflict with those set out in national or local planning policies. The NDP has to be supported by a robust technical evidence base and the process will include several further phases of informal and formal public consultation, an examination and eventually a local referendum. Therefore local people can vote whether, at the end of the day, the NDP should be used by Herefordshire Council to help determine planning applications in their parish.

We have a diagram for this process which can be inserted here but it takes up half a page and might be a bit off putting as there are so many stages. I'll forward it separately so you can have a think.

NDP Process So Far

- 1.6 The Parish Council has held two public meetings to progress work on the NDP. The Parish Council invited all residents to a public meeting on 6th October 2019 to establish whether there was interest in developing a Neighbourhood Plan. At that meeting a representative from Herefordshire Council introduced the subject and provided information about NDPs. After a discussion a vote was held amongst the members of the public attending and it was agreed that a steering group should be formed to move forward with a Neighbourhood Plan for the parish.
- 1.7 The Parish Council applied to Herefordshire for designation as a neighbourhood area on 20th November 2019 and the Neighbourhood Area as shown on Map 1 was designated on 8th January 2020.
- 1.8 A further parish meeting was held on 5th February 2020 and stakeholders were invited to sign up to receive emails about progress on the NDP. More than 60 people attended and the meeting was a first chance to think about the priorities for the vision of Stoke Lacy's future.
- 1.9 The Steering Group was formed 30th October 2019 has working meetings at least once a month. Details and minutes are provided on the NDP pages of the Parish Council website⁴. (During the Covid-19 pandemic meetings were held online, but members of the public were invited to join by prior arrangement with the Parish Clerk.)

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://www.gov.uk/government/collections/planning-practice-guidance>

³ https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

⁴ <https://stokelacyparishcouncil.org.uk/neighbourhood-development-plan-ndp/>

What are the Issues and Options?

- 1.10 The Issues and Options document sets out a draft vision and objectives for the NDP and explains the various planning issues the Steering Group have so far identified which could be addressed in the NDP through planning policies, and proposals such as site allocations.
- 1.11 Overall the NDP should promote sustainable development in line with Government planning policies supporting economic, social and environmental objectives, and provide a greater level of local detail to Herefordshire Council's planning policies. It could do this for example by:
- Identifying settlement boundaries for Stoke Lacy and Stoke Cross;
 - Including one or more site allocations for new housing (through a call for sites, technical site assessment process and public consultation on possible sites);
 - Protecting and enhancing our natural environment including areas of wildlife value and woodlands;
 - Encouraging designs which respond to local heritage and the built character of the Parish, whilst aiming for high standards of sustainability and resource efficiency;
 - Protecting community facilities and supporting improvements in local provision;
 - Supporting suitable rural business investment and growth, for instance related to tourism and the visitor economy; and
 - Improving accessibility and connectivity for all.
- 1.12 Following this public consultation, the Steering Group will consider the responses and start work on the Draft Plan.

2.0 A Portrait of Stoke Lacy Parish



(Carole Text)

Stoke Lacy Parish is rural in character, with an agricultural landscape of orchards, hedged fields, scattered farms, woods and wooded valleys. The River Loddon flows through the south west corner. The parish is located in the north east of Herefordshire,

about 4 miles to the south west of Bromyard, 18 miles west of Worcester and 10 miles north east of the City of Hereford in the local authority area of Herefordshire.

Development is concentrated in the two settlements of Stoke Cross and Stoke Lacy on the A465 which runs through the Parish approximately north east / south west, from this a network of single track lanes lead to scattered farms, hamlets and individual houses in the wider rural area.

The neighbourhood development plan area covers 1,094 hectares. The population of the Parish was recorded as 364 in the 2011 Census. It fell to 339 in mid-2018, of these 95 were aged over 65 years, echoing the ageing population trend in much of rural Herefordshire.

In recent years the community has come together to support three major local projects, the building of a village hall, the planting of Netherwood to celebrate the Millennium and the repair of the church spire with its ongoing 'Harvesting our Heritage' project.

<https://www.stokelacyheritage.co.uk/>

There are two memorial stain glass windows in the church porch featuring Morgan cars. In the early 1900s Henry Morgan built his first car in The Rectory opposite the church where his father was vicar. The company has always supported village activities. The Morgan family is buried in the churchyard.

Over the centuries the needs of the community have changed and this is reflected in the diverse mix of buildings styles. A few buildings dominate but most nestle into the the surrounding landscape. There are 33 listed buildings that sit amid barn conversions, ex-council houses, detached and semi-detached homes, large farmsteads and tiny workers cottages. Buildings have been extended while others demolished as time and needs require. Every style and material is included in the mix, giving Stoke Lacy an informal character which is appreciated by its residents. The built environment has adapted to changes in society without destroying the character of Stoke Lacy.

There is a daily bus service connecting Stoke Lacy to Bromyard and Hereford. As this service declines in frequency it becomes less convenience so less well used. Traffic on the A465 has greatly increased in recent years, to reverse this trend options should be considered to reduce our dependancy on private cars.

The community is mixed, made up of families who have lived in the area for generations as well as people who have settled more recently. Employment and working patterns include commuting, working locally or from home with increasing numbers retired. Despite this diversity there is a strong sense of community, in times of trouble flooding or Covid 19, people come together for mutual support. With no school or shop the three main places where people can gather are the village hall, the church and the pub, these are the places where activities and events take place, appreciated and well supported by local people.

(Original Text)

Please review and revise as required - need to describe Parish as it is now - this sets the context.

- 2.1 *The Parish of Stoke Lacy is located in the north east of Herefordshire, about 4 miles to the south west of Bromyard, 18 miles west of Worcester and 10 miles north east of the City of Hereford in the local authority area of Herefordshire. The A465 runs through the Parish approximately north east / south west.*
- 2.2 *The neighbourhood development plan area covers 1,094 hectares and the population of the Parish was recorded as 364 in the 2011 Census. In mid-2018 the population had fallen to 339. In common with much of rural Herefordshire the Parish has an aging population profile; of the 339 residents in mid-2018, 95 or 28% were aged over 65 years.*
- 2.3 *The Parish is very rural in character, with an agricultural landscape of orchards, hedged fields, scattered farms, woods and wooded valleys. The River Loddon flows through the south west corner of the Parish. Development is concentrated in the two settlements of Stoke Cross and Stoke Lacy which lie on the A465, and there are a number of scattered farms, hamlets and individual houses in the wider rural area.*
- 2.4 *The area includes an area of ancient woodland and a Local Wildlife Site at Hopton Dingle and a further area of ancient woodland to the north west of Stoke Lacy village. There is a conservation area in Stoke Lacy village and 33 listed buildings in the Parish. Traditional buildings include timber framed black and white houses and some are constructed of Herefordshire sandstone - please describe materials including roofs - thatched?*
- 2.5 Please insert description of local community facilities eg village hall, pub, church - name and where located. Is village hall well used (mention groups and events)? If no school where do they go to school and how? Perhaps mention community woodland noted in parish plan (is there public access?).
- 2.6 Describe local employment opportunities - agriculture, business units and Wye Vale Brewery, also do people commute to local towns? What about working from home?

This is just a summary here - more detail to be provided later in document.

3.0 Draft Vision and Objectives

- 3.1 The Draft Vision and Objectives for the NDP have been prepared by the Steering Group. The Vision sets out how the Parish should be in the future and the Objectives will provide the framework for preparing the NDP planning policies and proposals.

Draft Vision for Stoke Lacy NDP

Stoke Lacy is a tranquil and rural community which wishes to retain its distinctive character of historic and heritage assets while allowing the community to flourish and develop. By 2041, residents of Stoke Lacy will continue to enjoy a high quality of life with good access to local facilities and to the exceptional countryside around the parish.

Draft Objectives for Stoke Lacy NDP

- **Objective 1: To ensure that there is sufficient housing of mixed types to meet the needs of the local people.**
- **Objective 2: To protect and enhance the natural environment of the Parish including local landscape character, important public views, wildlife habitats and biodiversity and to protect the smaller surrounding hamlets and open countryside from inappropriate development;**
- **Objective 3: To ensure all new buildings are designed to be sensitive to local character, whilst promoting sustainability and resource efficiency;**
- **Objective 4: To develop a greater sense of community and identity in the several separate communities that make up Stoke Lacy Parish, whilst ensuring new residents are welcome, and everyone feels safe and valued;**
- **Objective 5: To support and enhance existing local facilities including the Village Hall, Church and Pub, and to actively encourage community involvement and engagement in Parish activities;**
- **Objective 6: To provide a supportive framework for appropriate local economic development including tourism related facilities; and**
- **Objective 7: To improve accessibility for all so that roads and footpaths, and particularly the A465 will be safer, well maintained and have good signage.**

Question 1: Do you support the NDP Draft Vision and Objectives? Please provide any comments.

4.0 Housing

(Carole text)



Housing

Stoke Lacy has a particular character of scattered dwellings amid hedged fields and wooded areas. There is a slightly greater density of houses either side of the A465 which dissects the parish roughly NE by SW. Houses have been built over the centuries to meet the needs of an ever changing community, this mix of building style and size gives Stoke Lacy an informal character facilitating good integration within a very mixed community.



The Parish Church. Stoke Lacy



The Plough Inn. Stoke Cross

There are 33 Grade II listed properties within the Stoke Lacy Parish boundaries, the majority are barns and hop kilns along with farm houses and other farm buildings reflecting the character and dominant occupation of the parish. Farming has changed over the years with more mechanisation and demands for different crops, this is reflected in the changes to the built environment. Some farm buildings have been converted and sold for domestic dwellings as the need for labourers has dwindled and farm sizes have increased. Cottages and rooms are increasingly being used as holiday lets.

Small groups of council houses were built at Westbury, Stoke Cross and Cricks Green, many are now in private ownership. There are 24 properties within the parish which are described as

'social housing properties'.

An estate of a 28 house in Stoke Cross was completed in 2019. These have been very slow to sell demonstrating that they were not built to match the people who require homes in the area. Another estate of 10 houses has been passed by Herefordshire Planning Department and is about to go on site also in Stoke Cross. At an open meeting in February 2020 parishioners expressed no objection to new people moving into the area, their objection was to larger estates with questionable environmental standards and inappropriate specifications. Young people who wish to remain in the area and an increasing ageing population have difficulty finding appropriate homes in the area so have to move away. The houses in the Newlands development did not meet the local housing need.



Newton Farm. Grade II listed building late C15



Newlands. Estate completed 2019

The target housing growth figure for the Parish up to 2031 is 24 dwellings, based on the 15% indicative growth target. Recent planning applications and developments have meant this figure and has been exceeded by 21 units already.

Having a NDP should ensure that any future development will provide homes for people living or wanting to live in the area rather than being speculative moneymaking projects.



Newlands Development in Progress



(Original Text)

- 4.1 *Future housing development is a key issue for the NDP. The Parish is located in the Bromyard rural Housing Market Area (HMA) which has an indicative growth target of 15% in the Core Strategy - see **Policy RA1**. Figure 4.14 identifies Stoke Cross/Stoke Lacy as settlements which will be the main focus of proportionate housing development.*
- 4.2 *The target housing growth figure for the Parish up to 2031 is 24 dwellings, based on the 15% indicative growth target. Recent planning applications and developments have meant that this figure has been exceeded by 21 units already.*
- 4.3 *It is understood that work will be underway shortly to review the Herefordshire Core Strategy and the Parish may experience further pressure for growth and development in future years. The NPPF sets out that there is a presumption of sustainable development and there is an emphasis on housing growth. The NDP provides an opportunity to set out an approach to new housing development to guide decisions on planning applications; an up to date NDP with one or more site allocations would help the Parish to plan positively for some growth and to resist further additional or inappropriate growth (see paragraph 14 of the NPPF).*

Settlement Boundaries

- 4.4 *Settlement boundaries show the extent of the built up area of settlements on a map and are used to show where development would be acceptable in principle. The settlements of Stoke Cross/Stoke Lacy will be the focus for new development and outside these villages, the Parish falls into the wider Rural Area where Core Strategy countryside policies such as **RA3, RA4, RA5 and RA6** would apply. The Steering Group has prepared options for settlement boundaries for consultation. If the NDP includes site allocations for new housing development, then these also would have to be included within the settlement boundaries.*

Insert say at least 2 options for settlement boundaries for each settlement, 1 tight and 1 looser

Stoke Cross Option A

Insert map

Stoke Cross Option B

Insert map

Stoke Lacy Option A

Insert map

Stoke Lacy Option B

Insert map

Question 2: Which options for settlement boundaries do you support?

Please provide any comments about any local issues you think should be taken into account in the identification of settlement boundaries (such as important open spaces and views,

local wildlife habitats, impacts on local heritage / key buildings, know history of localised flooding etc)

Site Allocations

- 4.5 The Parish Council has already undertaken a Call for Sites. (In progress) Any submitted sites will be subjected to a technical assessment undertaken by consultants AECOM and then suitable sites will be published for public consultation.

House Types and Sizes

- 4.6 Stoke Lacy Parish includes a range of house types and sizes, from traditional rural cottages and farm houses to more modern developments such as Newlands and the Orchards (yet to be developed)
- 4.7 At the Parish NDP meeting on 5th February 2020, concerns were expressed that although local young people had been able to buy houses on the new development at Newlands, there were no affordable rental properties for local families.
- 4.8 The 2011 Census recorded 167 dwellings in the Parish. Of these 113 or 67.7% were detached whole houses or bungalows and 42 (25.1%) were semi detached whole houses or bungalows, showing that the Parish has a relatively high proportion of larger housing. In terms of tenure, of the 151 households, 116 (76.8%) owned their properties, none were in shared ownership (part owned and part rented), 22 (14.6%) were in social rented accommodation and 12 (7.9%) were in private rented housing.
- 4.9 The Herefordshire Local Housing Market Assessment – 2012 Update, November 2013⁵ identifies a number of housing market areas and Stoke Lacy falls within the Bromyard HMA. Detail is provided in Section 11. Paragraph 11.20 sets out that *'It is estimated that 57% of all households in this HMA cannot afford market housing without subsidy compared to 56% across Herefordshire. The proportion of newly-forming households, who are typically younger, unable to buy or rent without support is however considerably higher at 69% of households aged under 45.'*
- 4.10 Tables 94 and 95 give the estimated size and type of dwellings required.

Table 94: Estimated Size and Type of Dwellings Required 2011 to 2031 – Market Housing (Bromyard HMA) (Extract)

⁵ https://www.herefordshire.gov.uk/directory_record/2090/local_housing_market_assessment_2013

Type/size	Bromyard Rural	
	Number	%
1 bedroom	1	0.5%
2 bedroom	73	33.3%
3 bedroom	166	75.8%
4+ bedroom	-21	-9.6%
Total	219	100.0%
Houses	224	102.6%
Flats	-6	-2.6%
Total	219	100.0%

Table 95: Estimated Size and Type of Dwellings Required 2011 to 2031 – Affordable Housing (Bromyard HMA) (Extract)

Type/size	Bromyard Rural	
	Number	%
1 bedroom	35	23.7%
2 bedroom	55	37.9%
3 bedroom	50	34.5%
4+ bedroom	6	3.8%
Total	146	100.0%
Houses	120	82.3%
Flats	26	17.7%
Total	146	100.0%

Source: Housing Market Model

- 4.11 The study also notes that '*within the Bromyard (and Kington) HMAs in particular there is a stronger requirement for delivery of intermediate affordable housing. The housing needs analysis indicates that around 40% of additional provision should be intermediate housing with about 24% requiring social rent and 36% affordable rent.*'
- 4.12 In terms of the ageing population, the study sets out that '*projecting forward we see that the older person population is expected to increase significantly with 27% more people aged 55 and over expected to be living in the HMA in 2031 when compared with 2011. The population aged 85 and over is expected to more than double whilst the population aged under 55 is expected to see a small decrease in population (the population aged 55 to 64 is also expected to drop noticeably).*'
- 4.13 Core Strategy **Policy H1 Affordable housing** – thresholds and targets sets out that '*all new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000m² will be expected to contribute towards meeting affordable housing needs. The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development.*' An indicative target of 40% affordable housing provision is given for sites in

the Northern Rural housing value areas (which includes Bromyard). There is therefore no need for the NDP to duplicate the Core Strategy in relation to Affordable Housing.

- 4.14 The NDP could, however, in a local housing policy set out the preferred house types and sizes for Stoke Lacy Parish.

Question 3: Which house types and sizes do you think are needed in Stoke Lacy Parish?

5.0 Natural Environment



Landscape Character

- 5.1 Stoke Lacy Parish has a distinctive local landscape character. **Please describe briefly in your own words fields, woodlands, orchards, field boundaries (hedges?) etc. Also describe what is at the Local Wildlife Site at Hopton Dingle and note areas of Ancient Woodland.**



- 5.2 The area lies on the border of National Character Area 100 Herefordshire Lowlands and 101 Herefordshire Plateau⁶. Detailed descriptions of Sub-Regional Landscape Areas and Local Landscape Types are given in the 'Herefordshire Landscape Character Assessment SPG, 2004'⁷ and the landscape character type for Stoke lacy is Timbered Plateau Farmlands, describes as *'varied, agricultural landscapes of hedged fields, scattered farms, woods and wooded valleys associated with undulating relief. The dominant landform is one of the most prominent characteristics and tends to override the patterns of tree cover and field shape. Variations in topography within this landscape create a changing sequence of visual perspectives, ranging from open vistas on plateau summits to more secluded scenes along valley bottoms.'*
- 5.3 The settlement pattern is described as *'a dispersed settlement pattern of individual farms and hamlets. There are also occasional wayside dwellings and villages, which contribute to a rather varied settlement character, but always of a dispersed nature. New housing could therefore be accommodated as modest additions to existing village or hamlet clusters or as individual dwellings. The density of development must remain low if the dispersed nature of the settlement pattern is to be respected.'*
- 5.4 Management guidelines suggest conservation and enhancement of existing hedgerows and woodland is important, including replacing the lost hedgerow oaks and using broadleaved native species. The linear pattern of woodland, following steeply incised stream dingles is a particular feature that should be protected.
- 5.5 The **NPPF advises in paragraph 170** that *'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes b) recognising the intrinsic character and beauty of the countryside'*. **Core Strategy Policy LD1 – Landscape and townscape** sets out that *'Development proposals should: • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, 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 ... 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.'*
- 5.6 The NDP could include a planning policy which encourages development to protect and enhance local landscape character, for instance by supporting planting of native broadleaved woodland species in landscaping schemes, planting new hedgerows in boundary schemes and responding to local low densities in housing schemes. Landscaping schemes should be used to enhance local wildlife, providing new and restored habitats and contributing to biodiversity net gain.

Question 4: Should the NDP include a policy to protect and enhance local landscape character?

⁶ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

⁷ https://www.herefordshire.gov.uk/download/downloads/id/2069/landscape_character_assessment_for_herefordshire.pdf

Please provide any features of the local landscape character which you think are important in the Parish and which should be protected. This could include for instance veteran trees, areas of woodland, ancient hedgerows etc

Key Public Views

- 5.7 NDP Policies can identify important local views from public view points which should be respected in development proposals. These can include for instance, long distance views towards key landmarks, such from public footpaths and seats towards a church tower, and shorter distance views, for instance, within settlements towards significant local buildings. There is no protection in planning for a private view, for instance from someone's kitchen window.
- 5.8 The Steering Group have identified the following important local views:
- Insert if you want to do this, otherwise leave to local suggestions? If you do it they need to say something like: "View 1 - View north west from seat on public footpath No. XXX close to YYY, looking towards church, and including river, valley setting and local woodland ... etc". These will be shown on a map with arrows.

Question 5: Do you support the key views identified by the Steering Group?

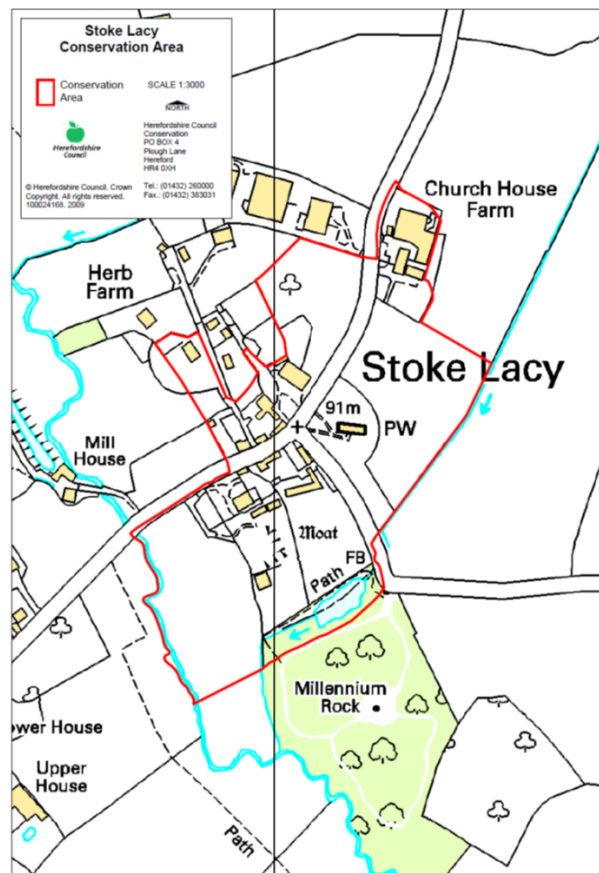
Please provide information about any other public views which you think are important in the Parish.

6.0 Built Character



- 6.1 Development in the Parish of Stoke Lacy is concentrated in the two small villages of Stoke Cross almost in the centre of the Parish, and Stoke Lacy just to the south. The two main settlements are linked by the A465 and are separated by open fields and wooded areas / hedgerows. Other smaller settlements and hamlets include Cricks Green, Woodend Lane, and Stokes Lane and a few farmsteads.
- 6.2 SG please describe Stoke Cross - Plough In pub, Wye Vale brewery, village hall, older and newer buildings - detached? Traditional materials? On Google street view looks like largely traditional red brick or painted brick (white) detached and semi-detached houses, some render - yellow and cream. Slate and tiled roofs.
- 6.3 Please describe Stoke Lacy. Mention church, Herefordshire red brick, and white painted brick, tiled roofs, conversions of farm buildings, oast houses. Also low stone boundary walls. The conservation area is located in the centre of the village around the church - see Map 2. Perhaps also mention river?

Map 2 Stoke Lacy Conservation Area⁸



6.4 Please briefly describe the other smaller hamlets.



⁸ https://www.herefordshire.gov.uk/downloads/download/50/conservation_areas_-_maps

Cricks Green Hamlet

- 6.5 In addition to the Conservation Area there are 33 Listed Buildings in the Parish, all Grade II. *(Could include these on your website for information or as an appendix to this document - see PPA document).*
- 6.6 **Core Strategy Policy LD1 – Landscape and townscape** sets out that '*Development proposals should: • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated area.*' **Core Strategy Policy LD4 – Historic environment and heritage assets** requires development proposals affecting heritage assets and the wider historic to: '*1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas.*' **Policy SD1 – Sustainable design and energy efficiency** sets out that '*Development proposals should create safe, sustainable, well integrated environments for all members of the community.*'
- 6.7 The Steering Group has commissioned the preparation of design codes through the Locality Technical Support programme for Neighbourhood Plans. These will be used to inform a policy on heritage and design in the NDP. The study will also consider detailed design codes for any housing sites that may come forward through the NDP and will provide more information about sustainable and energy efficient design to help ensure the Parish contributes to reducing carbon emissions as part of climate change objectives.

Question 6: Do you agree that the NDP should include detailed policies on design?

Please provide information about any particular aspects of local character and the built environment which you think are important in the Parish.

7.0 Community Facilities

(Jo tect)



Stoke Lacy Village Hall



7.1 The relatively low population and rural character of the Parish mean that community facilities are limited.

- A new village hall was built in 2000 in Stoke Cross funded by the Community Fund and this supports a range of local activities and events including Pilates classes, a Friendship Group for over fifties, Women's Institute, Gardening club meetings and children's parties and social functions, and other fundraising and community activities like Village Breakfasts, quizzes and amateur dramatic productions.
- The parish church of St Peter and St Paul is situated in the Stoke Lacy settlement, the church was re-built in 1863 but the tower and north nave roof underwent a £200,000 renovation in 2019 funded through a number of grant bodies and private donations and fundraising but substantially from a £90,000 grant from the Heritage Lottery Fund. The local fundraising events centred around the church's connections with the Morgan Motor Company and fostered considerable community involvement. This culminated in a church fete in July 2019 attended by over 1,000 people and with over 140 local volunteers who contributed towards the success of the event. Otherwise in normal circumstances the church is open every day for private prayer and contemplation and holds weekly Sunday services. The churchyard offers some open space for quiet contemplation as well as for those tending family graves.
- A few hundred yards to the south of the church is a nine-acre area of woodland with full public access. The site, known as Netherwood, was acquired in 1999 and is managed by the Woodland Trust as one of the 'Woods on your doorstep' created to commemorate the millennium. Within the woodland is an open space for picnicking, play and recreation as well as pathways for woodland walkers.



Netherwood, Stoke Lacy

- The Plough Inn at Stoke Cross is a popular family run pub with an extensive menu, a bar, lounge, restaurant and function room for weddings and parties.

7.2 The Parish has very limited play areas and no playing pitches. There are two small areas of public space which have been incorporated into the Newlands development – see plan below. The Herefordshire Play Facilities Study 2012, in the Rural Action Plans notes that Burley Gate Primary School catchment includes Stoke Lacy (population under 500) which has no formal play provision. This lack of local facilities was noted at the NDP parish meeting on 12th February 2020 when a member of the public commented on the lack of accessible green space for youngsters and that given the number of family houses in the new development there should be a children's playground.

7.3 The **NPPF paragraph 91** advises that '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction,.... b) are safe and accessible and c) enable and support healthy lifestyles.*' **Core Strategy Policy OS1 - Requirement for open space, sports and recreation facilities** sets out that '*The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications: 1. all new residential dwellings ...*'

7.4 The NDP could include a policy supporting the provision of a new play facility in the Parish, where funding and a site could be secured. In addition developer contributions could be sought to support the provision of a new play facility.

Question 7: Do you agree that the NDP should include a policy supporting the provision of a new play facility and requiring developer contributions to support this provision?

Please let us know if you have any suggestions for where this could be located and what you would like to see included.

7.5 In addition the NPPF includes a relatively new provision - the designation of Local Green Space to protect locally significant areas from development. This is set out in **paragraphs 99 and 100**. **Paragraph 100** sets out the criteria for such designations: '*The Local Green Space designation should only be used where the green space is:*

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

Question 8: Do you agree that the NDP should identify any Local Green Spaces for protection?

If yes, please provide any suggestions for possible candidates for Local green Space and explain why they are so important?

Appendix to Community Facilities

Newlands plan with public space marked



The Orchard development (below) shows a large open space adjacent to the village hall. This was earmarked for ownership to be transferred to the village hall. Is this a possible area to be used as a play area?



(Original text)

7.1 The relatively low population and rural character of the Parish mean that community facilities are limited. A new village hall was built in 2000 in Stoke Cross funded by the Community Fund and this supports a range of local activities and events including insert . Insert also information about the church and activities and anything else eg pub. Notes from public meeting say 'JD recalled that last year about 140 villagers had been involved in the Morgan event as well as many others who attended and that this showed that it is still possible to bring people together.' Please explain what this was.

7.2 The Parish has no play areas or playing pitches. The Herefordshire Play Facilities Study 2012, in the Rural Action Plans notes that Burley Gate Primary School catchment includes Stoke Lacy (population under 500) which has no formal play provision. This lack of local facilities was noted at the NDP parish meeting on 12th February 2020 when a member of the public commented on the lack of accessible green space for youngsters and that given the number of family houses in the new development there should be a children's playground.

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c) local in character and is not an extensive tract of land.'

Question 8: Do you agree that the NDP should identify any Local Green Spaces for protection?

If yes, please provide any suggestions for possible candidates for Local green Space and explain why they are so important?

8.0 Business and Tourism



Wye Valley Brewery, the Plough Inn and industrial units in Woodend Lane



8.1 Employment opportunities in the Parish are concentrated at several businesses listed below:

- **Wye Valley Brewery** which produces real ale and on the small industrial estate – employs 100 approx.

<https://www.wyevalleybrewery.co.uk>



- **wcm+a (West Country Marketing)** which produces name and promotional badges and merchandise – employs 60 approx

<https://www.wcma.co.uk>

- **The Plough Inn** which is the local Pub, Restaurant and functions facility – employs around 5 approx.
<http://www.ploughinnstokelacy.co.uk>



- Local Hire Services Plant, Machinery Hire, Tool, Plant, Access, Welfare and toilets.
<https://www.localhireservices.co.uk>
- W J Fenn Electrical Services Ltd., electrical services including domestic, commercial, industrial, agricultural and testing – employs 6.
<https://www.wjfennelectricalservices.co.uk> (07870 977 208)

Small operations:

- Dragon Fireworks?
- Will Farmer Carpentry Services?
- Blacksmith at Anne House
- Carole Leonard
- Archie Photographer
- Rodeo Wrecks, Rodeo Bull Hire, Corporate Entertainment Hire, Inflatables & Side Stalls.
Hopes Rough Farm, 07981 252 836
- Wye Valley Tyres, Mobile Tyre Services, Hopes Rough Farm 07487 844 996

Self Catering

- Mintridge, the Oast & Chaff House
<https://www.mintridge.co.uk> (07793 206 977)

Farmers

NH Parker & Sons

RJ Barrett & Co

SE Barrett, Mintridge

S H Pudge

- 8.2 The area also includes a number of farms. Traditionally an area of hops, fruit and livestock, Stoke Lacy now represents a large proportion of agricultural commodities which are fundamental to UK food production and there is a growing tourist / visitor economy with accommodation provided at the Plough Inn (which also has a restaurant) and in several self-catering holiday cottages and there are also several houses that offer Air B&B.
- 8.3 Home working has become more common recent years, and the Covid-19 pandemic has led to increased pressures for many to work from home as much as possible. Access to high speed broadband and reliable mobile signals are essential for rural businesses and those working from home and **XXX insert something about provision across the Parish - did you get Fastershire eg?**
- 8.4 The NPPF sets out in **paragraph 83** that in rural areas '*planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*'
- 8.5 Core Strategy **Policy RA5 – Re-use of rural buildings** advises that '*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 enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted*', subject to criteria. **Policy RA6 - Rural economy** sets out that '*employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported*' subject to criteria.

- 8.6 The Stoke Lacy NDP could include a locally relevant policy which supports appropriate economic development in the Parish including rural diversification and tourism.

Note to SG - we shouldn't duplicate CS - is there anything to say in addition to this which is locally specific?

Question 9: Do you agree that the NDP should include a policy to support local business growth and tourism? If so what would you like to see included?

Farming in Stoke Lacy



(Ali Text)

Stoke Lacy is home to a number of different farm businesses, covering crops, livestock, dairy, poultry, apples and renewables. From smaller enterprises, to business passing the million-pound turnover mark, future housing developments should allow these well-established farms to continue the efficient production of high quality food.

The parish contains a number of small holdings and highly efficient farms, some still run by families whose predecessors have worked the local soil for centuries. Four of the farming families in Stoke Lacy have farmed some part of their farm for the period of the Queens reign, with the oldest farming family dating back to 1864. Throughout the sixties and seventies, hundreds of seasonal workers would descend on the parish to help with hop-picking or current picking, with some workers taking up permanent positions in the area where they remain today.

Although farming practices may have changed, many of the farms in Stoke Lacy run the same enterprises as they did many years ago, including beef, sheep, cereals and apples. The biggest changes have been the decline in top fruit, hops and dairy herds. However, as some of these traditional farming practices declined, the parish has embraced diversifications into more modern farming methods. As well as this, many farms have seen the addition of renewable energy and more sustainable practices so that they can continue producing food to world leading standards while caring for the environment.

In addition to farms, the parish is also home to a number of people involved in full-time agricultural support businesses. These include machinery businesses, equestrian centres and an agricultural recruitment company.



9.0 Improving Accessibility for All



- 9.1 Transport and accessibility are important issues for many local residents in the Stoke Lacy Neighbourhood Area. At the public meeting on 12th February 2020, residents advised they would like to see public rights of way well maintained and improved. Some paths are currently closed and obstructed and traditional stiles should be replaced by gates or dog-friendly stiles so that there is accessibility for the public to exercise their dogs.
- 9.2 The A465 runs through the Parish connecting the two main settlements of Stoke Cross and Stoke Lacy to Hereford, Bromyard and via the A44 to Worcester. There is a daily bus service to Hereford and Worcester via Bromyard that stops at Stoke Lacy, Stoke Cross and Cricks Green/ The nearest Rail stations are Ledbury and Malvern Link.
- 9.3 Many residents are reliant on private cars to access employment opportunities and local facilities and the 2011 Census showed that car ownership was relatively high with 76.2% of households having access to 1 or 2 vehicles. It is likely that this figure has increased in recent years in line with national trends, and it may continue to do so, possibly with greater reliance on electric vehicles which require provision of suitable charging points.
- 9.4 The two main settlements are connected by the A465. But, unfortunately not by an official footpath. There is a track next to the A465 which has not been deemed wide enough by the highways department so is unmaintained. There are various other public footpaths linking the settlements to each other and the wider rural area. **Any long distance routes in the parish?** A new parish council footpaths officer has provided a comprehensive review of the 9 public rights of way around the parish. It is hoped that a local working party of volunteers,

under Balfour Beatty's supervision, will repair some of the bridges which are currently closed to public access.

- 9.5 The NPPF promotes more sustainable transport options such as walking and cycling and use of public transport wherever possible. **Paragraph 102** sets out that *'transport issues should be considered from the earliest stages of plan-making and development proposals, so that: c) opportunities to promote walking, cycling and public transport use are identified and pursued; and paragraph 104 sets out that planning policies should: d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking.*
- 9.6 Core Strategy **Policy MT1 – Traffic management, highway safety and promoting active travel** advises that *'Development proposals should incorporate the following principle requirements covering movement and transportation: 2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport; 3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities; and 5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes.'*
- 9.7 Additional development in the area may lead to increased pressures on road networks and the NDP could include a policy which encourages development to support movement by means other than the private car and to link to existing walking and cycling networks and to support improvements wherever possible. Reduced reliance on the private car, particularly for short journeys would have a number of benefits for the Parish including lower carbon emissions and improved air quality, reduced noise pollution and improved health and wellbeing. Support for electric vehicles (cars and cycles, and possibly scooters) could also form part of the measures to reduce carbon consumption and emissions locally.

Question 10: Do you agree that the NDP should include a policy to promote more sustainable travel, requiring developments to link to and improve walking and cycling networks and public transport facilities such as bus routes and to provide electric vehicle charging points?

- 9.8 The NDP cannot include measures such as traffic management as part of planning policies but can include separate "Actions for the PC" to help address issues that fall outside a planning policy document.

Question 11:

Are there any local transport and accessibility matters that you would like to see the PC address (in partnership with other bodies such as HC)?

Question 12: Do you have any other comments about the NDP?



10.0 Next Steps

- 10.1 Following this consultation on the Issues and Options for Stoke Lacy NDP, the Steering Group will carefully consider all responses and start preparing the Draft Plan. During this time there is likely to be further public consultation on possible options for site allocations for new housing and any 'preferred sites' will be considered for inclusion in the NDP.
- 10.2 Once the Draft Plan has been approved by the Parish Council it will be published for consultation. We hope to do this in late 2020 / early 2021.