

Stoke Lacy Neighbourhood Plan

Site Options and Assessment Draft Report

Stoke Lacy Parish Council

February 2021

Executive Summary

Stoke Lacy Neighbourhood Plan is being prepared in the context of the adopted Herefordshire Core Strategy (adopted October 2015) and the Emerging Rural Site Allocations Development Plan Document (DPD) (2017). Stoke Lacy Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan to help ensure development within the parish preserves the rural character of the Neighbourhood Area.

Stoke Lacy is identified as a rural area within Bromyard rural Housing Market Area (HMA) in the adopted Core Strategy. The Local Plan does not allocate any homes within the Stoke Lacy Neighbourhood Area, and there is no housing requirement in the adopted Core Strategy. However, the 2017 consultation on the emerging Rural Site Allocations DPD provided an indicative housing requirement of 20 dwellings as one of the potential options for inclusion in the draft DPD. This has already been exceeded through development on unallocated sites. Since the publication of the consultation document, there have been 28 dwellings completed and an outstanding permission for 10 dwellings on the land adjacent to Site 6 which is currently stalled due to advice from Natural England on the potential impact of phosphates on the Wye Valley Special Area of Conservation.

Although the indicative requirement has been exceeded, Herefordshire Council has advised the Parish Council to consider allocating sites in the Neighbourhood Plan in order to address a county-wide shortfall in housing land supply which has come to light since the 2017 consultation took place¹. The Parish Council has therefore sought to identify land which is available for development and which may be suitable for allocation in the Neighbourhood Plan.

The Neighbourhood Plan Steering Group has prepared options for settlement boundaries in Stoke Cross and Stoke Lacy, which are currently undergoing consultation, as there are currently no existing boundaries in the Core Strategy. If adopted in the Neighbourhood Plan, sites within the proposed settlement boundaries would be appropriate for development and sites adjacent to the settlement boundaries would be appropriate, subject to compliance with relevant Core Strategy policies.

There are 12 sites included in this assessment. The sites have all been identified through the Neighbourhood Plan Call for Sites. 11 sites are being assessed to establish their suitability for housing, and 1 site is being assessed for employment use.

The assessment has found that one of the twelve sites are suitable for allocation in the Neighbourhood Plan for the proposed use:

- Site 6 (OS 4420²) for housing.

A further four sites are potentially suitable for allocation in the Neighbourhood Plan subject to the mitigation of minor constraints and/or consultation with Herefordshire Council:

- Site 3 (Crossfield House) for housing;
- Site 4 (OS 4547³) for housing;
- Site 5 (OS 5041⁴) for housing; and
- Site 9 (Barn conversion at Hopton Court Farm) for employment.

The report concludes that seven of the twelve sites are not appropriate for housing allocation due to significant constraints. These are:

- Site 1 (Cricks Green Cottage);

¹ <https://www.herefordshire.gov.uk/downloads/file/21142/amr-2020-appendix-b-five-year-land-supply-document>

² No site name given, and site is identified by OS reference only.

³ No site name given, and site is identified by OS reference only.

⁴ No site name given, and site is identified by OS reference only.

- Site 2 (The Mill);
- Site 7 (The Woodlands);
- Site 8 (Barn replacement at Hopton Court Farm);
- Site 10 (Hopton Court Farm);
- Site 11 (Land at the Mill); and
- Site 12 (Stoke House).

The assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Herefordshire Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the plan area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Stoke Lacy Neighbourhood Plan on behalf of Stoke Lacy Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 This site appraisal will assess sites to understand if they are suitable, available and likely to be viable under national planning criteria, and only then, as agreed with the Town Council, will neighbourhood criteria and/or Neighbourhood Plan objectives be taken into account.

Local context

- 1.4 Stoke Lacy is situated in the north-east of Herefordshire, approximately 4 miles south-west of Bromyard, 18 miles west of Worcester and 10 miles north-east of Hereford. The Parish is rural in character, with an agricultural landscape of orchards, hedged fields, scattered farms, woods and wooded valleys. The Neighbourhood Plan (NP) area covers the whole parish (see **Figure 1.1**).

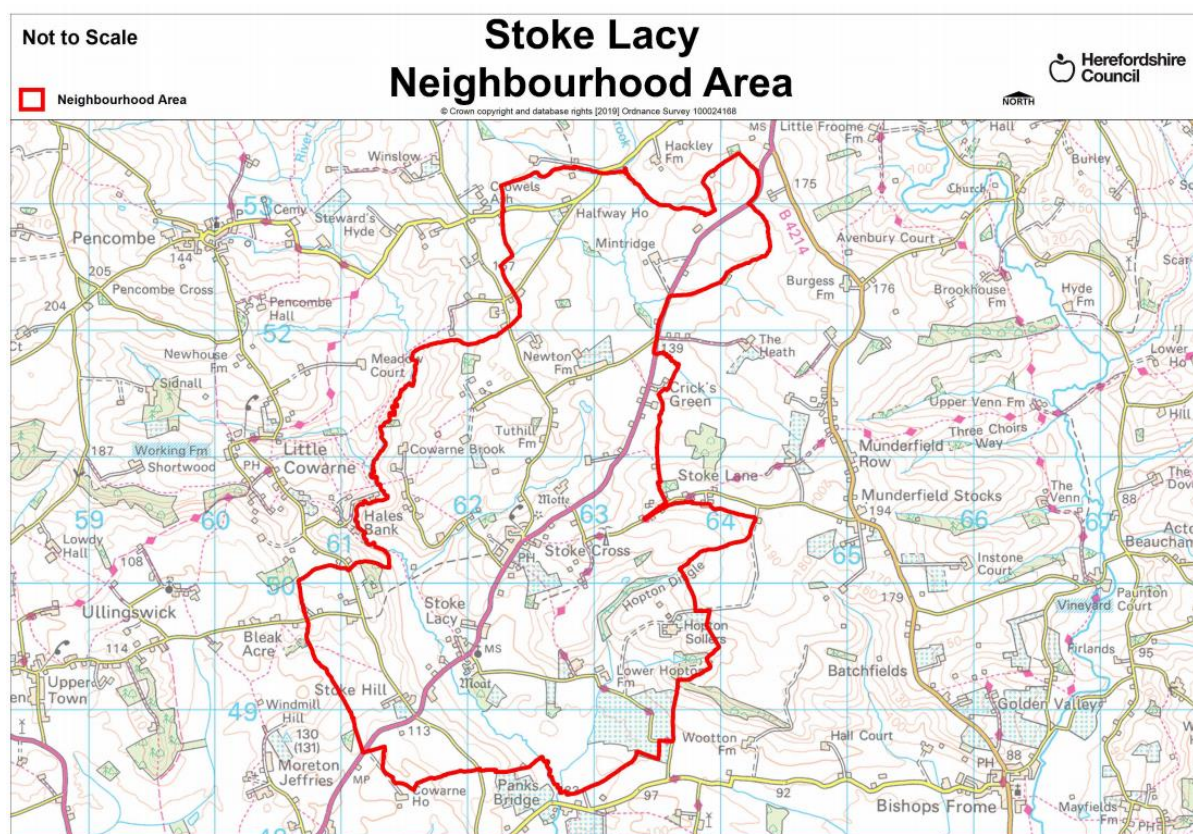


Figure 1.1 Stoke Lacy Neighbourhood Plan Area (Source: Herefordshire Council)

- 1.5 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.
- 1.6 Stoke Lacy is characterised by sparse and isolated development amid hedged fields and wooded areas. There is slightly greater density of development on either side of the A465.

Houses have generally been built in ones and twos over the centuries to meet the needs of an ever changing community; this diverse mix of style, materials and size gives the Parish an informal character, although Stoke Cross has seen some more recent development at a larger scale.

- 1.7 The Parish has a very rural character with development concentrated in the two small villages of Stoke Cross and Stoke Lacy. The two settlements are linked by the A465 and are separated by open fields and wooded areas / hedgerows. Other smaller settlements include Cricks Green, Woodend Lane, and Stokes Lane and a few farmsteads.
- 1.8 There are relatively few services in the Parish itself. Stoke Cross has a pub and village hall, whilst the parish church is in Stoke Lacy, but most services (including schools, health facilities and shops) are in Bromyard and Hereford. A regular bus service runs along the A465 linking the parish with these settlements.
- 1.9 A Conservation Area covers a large part of the village of Stoke Lacy, and there are over 30 Listed Buildings in the Parish.

The Neighbourhood Plan

- 1.10 The neighbourhood development plan area covers 1,094 hectares. The population of the Parish was recorded as 364 in the 2011 Census.
- 1.11 The draft vision for Stoke Lacy NP is: 'Stoke Lacy is a rural community which wishes to retain its distinctive character of historic and heritage assets while allowing the community to flourish and develop. By 2031, 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.
- 1.12 The NP Issues and Options Statement states that 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. To direct development towards the main settlements, new settlement boundaries are proposed for Stoke Cross and Stoke Lacy, with two options being presented for each village. These boundaries have not yet been formally adopted and they are therefore not considered to be absolute constraints on development, although they could be used to inform the selection of sites for allocation from the list of suitable and potentially suitable sites. This site assessment looks at each site's location in relation to the built-up area, in line with Local Plan policy, but references are made to their position within or outside the proposed boundaries in order to aid future site selection.
- 1.13 It is the intention of the Neighbourhood Plan to allocate appropriate sites in line with Herefordshire Council's advice, although it is recommended that any allocations are supported by evidence of need in the absence of a housing requirement for the Neighbourhood Area.
- 1.14 The purpose of AECOM's site appraisal is to assess whether the identified sites are appropriate for allocation in the Neighbourhood Plan. In particular, the assessment looks at whether site locations and development proposals comply with the strategic policies of the adopted Development Plan; and from a shortlist of suitable sites, identifies which sites best meet the objectives and criteria of the Neighbourhood Plan. The report is also intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)⁵, Neighbourhood Planning (updated February 2018)⁶ and Locality's Neighbourhood Planning Site Assessment Toolkit⁷.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.3 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below. Task 1: Identify Sites to be included in the Assessment
- 2.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Stoke Lacy Neighbourhood Plan Area through:
- The Neighbourhood Plan Call for Sites
- 2.5 Herefordshire Council also conducted a Call for Sites in Summer 2020. This yielded three sites within the Neighbourhood Area that had already been submitted to the Neighbourhood Plan Call for Sites but did not produce any new sites.
- 2.6 The most recent iteration of the Herefordshire Strategic Housing Land Availability Assessment (2019)⁸ was also reviewed as a potential source of additional supply, but this did not include any sites within the Neighbourhood Area.

Task 2: Site Assessment

- 2.7 All sites identified through the Neighbourhood Plan Call for Sites were taken forward for a full assessment to determine their potential suitability for development. This task involves reviewing the information related to each site submitted through the Call for Sites, as well as gathering additional information on the characteristics and constraints affecting each site, as detailed in Paragraph 2.9.
- 2.8 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁹ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.9 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:

⁵ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁶ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁷ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁸ Available at: <https://www.herefordshire.gov.uk/directory-record/2086/strategic-housing-land-availability-assessments>

⁹ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability
- 2.10 A site visit was also conducted in order to verify the information gathered through the desktop assessment and to add further detail on aspects which are difficult to assess without a physical inspection, such as landscape impact and visual amenity.

Task 3: Consolidation of Results

- 2.11 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.12 All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated.
- 2.13 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**:
- **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
 - **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
 - **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.14 In line with the Herefordshire Core Strategy Policy SS2, the target net density across the county is between 30 and 50 dwellings per hectare, although this may be less in sensitive areas or where local services are limited.
- 2.15 Where a site included in the assessment does not have a capacity figure of number of homes (provided by the landowner/site promoter), an indicative capacity has been provided which takes into account the site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), and the relevant Local Plan policies. Given the rural nature of the Parish and the relative lack of services, this has generally resulted in indicative densities below those set out in the Local Plan.

3. Policy Context

- 1.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.1 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 3.2 National policy is set out in the National Planning Policy Framework (2019)¹⁰ (NPPF) and is supported by Planning Practice Guidance¹¹ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 The statutory local plan-making authority for Stoke Lacy is Herefordshire County Council (HCC). The key document making up the adopted statutory development plan for Stoke Lacy is the Herefordshire Local Plan Core Strategy 2011-2031 (adopted 2015)¹². The Core Strategy contains strategic policies to guide development in the county and to provide the framework for Neighbourhood Plans.
- 3.4 Although the council's website indicates that a partial review of the Core Strategy was due to commence in Summer 2019, no documents related to an emerging Local Plan had been published at the time of writing.
- 3.5 HCC is also preparing a Rural Areas Site Allocations Development Plan Document (DPD). The aim of the DPD is to supplement the policies in the Core Strategy with more detailed proposals to ensure that rural growth targets are met. A consultation on issues and options for the DPD was held between June and July 2017¹³.
- 3.6 The Core Strategy is also supported by a Landscape Character Assessment (LCA), originally published in 2004 and updated in 2009¹⁴. The LCA identifies distinct landscape areas within Herefordshire and provides an analysis of their character and sensitivity to change.
- 3.7 The relevant policies and findings from the above plans and evidence base documents are presented below.

Planning Policy

National Planning Policy Framework (2019)

- 3.8 The policies of relevance to the development in Stoke Lacy are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.9 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
 - a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

¹⁰ Available at www.gov.uk/guidance/national-planning-policy-framework

¹¹ Available at www.gov.uk/government/collections/planning-practice-guidance

¹² Available at <https://www.herefordshire.gov.uk/local-plan-1/local-plan-core-strategy/2>

¹³ Available at <https://consultations.herefordshire.gov.uk/news/article/43/rural-areas-site-allocation-plan-document-rasa-dpd-issues-and-options-consultation>

¹⁴ Available at <https://www.herefordshire.gov.uk/directory-record/5944/landscape-character-assessment-2004-updated-2009->

- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
 - d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.
- 3.10 **Paragraph 69** states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (i.e. sites of no more than one hectare, consistent with paragraph 68a) suitable for housing in their area.
- 3.11 **Paragraph 78** states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.12 **Paragraph 79** states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.
- 3.13 **Paragraph 118** outlines that planning policies and decisions should:
- e) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
 - f) Recognise that some undeveloped land can perform many functions, such as wildlife, recreation etc.;
 - g) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
 - h) Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively; and
 - i) Support opportunities to use the airspace above existing residential and commercial premises for new homes.
- 3.14 **Paragraph 170** states 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'
- 3.15 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

- 3.16 **Paragraph 185** states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 3.17 **Paragraph 193** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 3.18 **Paragraph 200** states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

Herefordshire Local Plan Core Strategy (2015)

- 3.19 **SS1 – Presumption in favour sustainable development** states that when considering development proposals Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development contained within national policy.
- 3.20 **SS2 – Delivering New Homes** sets the overall housing requirement for the county at 16,500 new homes over the plan period (2011 to 2031), with 5,300 homes to be delivered in rural settlements. The policy sets a target density across the county of between 30 and 50 dwellings per hectare, although it recognises that densities may be lower in sensitive areas, and will be determined by local character and good design. Stoke Lacy and Stoke Cross are classed as rural areas in the Place Shaping section of the report and are listed as a settlement which will be a main focus of proportionate housing development (see Figure 4.14 in Core Strategy). In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements¹⁵, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.
- 3.21 **SS6 – Environmental quality and local distinctiveness** states that development proposals should conserve and enhance those environmental assets that contribute towards the country's distinctiveness, in particular the settlement pattern, landscape, biodiversity and heritage assets.
- 3.22 **RA1 – Rural housing distribution** distributes the rural housing need identified in Policy SS2 across seven rural HMAs and sets indicative growth targets for each HMA. Stoke Lacy and Stoke Cross lie in the Bromyard HMA, which is expected to deliver approximately 364 new dwellings over the plan period, representing growth of 15%. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of Neighbourhood Development Plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.
- 3.23 **RA2 – Housing in settlements outside Hereford and the market towns** identifies those rural settlements which should be the principal focus of proportionate housing development in order to bolster service provision, improve facilities and infrastructure and meet community needs. In the Bromyard HMA, 12 such settlements are identified, including Stoke Cross/Stoke Lacy. Housing proposals will be permitted where the following criteria are met:
1. 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;
 2. Their locations make best and full use of suitable brownfield sites wherever possible;
 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
 4. 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.

In addition, paragraph 4.8.21 states that 'in parishes which have more than one settlement listed in Figure 4.14 and 4.15, the relevant Neighbourhood Development Plan will have appropriate flexibility to apportion the minimum housing requirement between the

¹⁵ No housing needs survey exists for the Neighbourhood Area to demonstrate the need for development in the rural area.

settlements concerned. This will allow for a locally flexible approach that will respect settlement characteristics, the distribution of local facilities and other local factors.'

3.24 **RA3 – Herefordshire's countryside** sets out that residential development outside settlements will be limited to proposals which satisfy one or more of the following criteria:

- meets an agricultural or forestry need for a worker to live at or near their place of work;
- accompanies or is necessary to the establishment or growth of a rural enterprise;
- involves the replacement of an existing dwelling at a comparable size and scale;
- would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
- is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the NPPF; or
- is a rural exception site (as per policy H2)
- is a site providing for the needs of gypsies or other travellers

3.25 **RA4 – Agricultural, forestry and rural enterprise dwellings** states that 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 for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation.

3.26 **RA5 – Re-use of rural buildings** allows individual or groups of redundant buildings to be redeveloped for housing, including on farmsteads, subject to the criteria set out in the policy with regard to habitats protections, environmental impact, compatibility with neighbouring uses, and design.

3.27 **RA6 – Rural Economy** states 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.

3.28 **H1 – Affordable Housing** outlines 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. An indicative target of 40% affordable housing provision is given for sites in the Northern Rural housing value areas (which includes Bromyard).

In order to provide a contribution towards affordable housing provision as part of local housing developments, Stoke Lacy NP would have to support larger schemes of 11 or more houses, for example through site allocations. Otherwise affordable housing schemes ('exception housing') outside the settlement boundaries in the countryside may be acceptable under rural area policies in the Core Strategy – although access to local services and facilities would be more limited in these areas. This will be an important consideration when decisions are made about site allocations.

3.29 **H2 – Rural exception sites** states that proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. The proposal could assist in meeting a proven local need for affordable housing; and
2. The affordable housing provided is made available to, and retained in perpetuity for local people in need for affordable housing; and
3. The site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in RA2.

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. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is required for the successful delivery of affordable housing.

- 3.30 **OS3 – Loss of open space, sport and recreation facilities** sets out a range of criteria which must be met where development proposals result in the loss of open space and recreational facilities.
- 3.31 **E2 – Redevelopment of existing employment land and buildings** sets out a range of criteria which must be met where development proposals result in the loss of employment land.
- 3.32 **LD1 – Landscape and townscape** states that development proposals should be positively influenced by the character of the local landscape and townscape, and should conserve and enhance natural and historic features. Tree cover should be provided through the retention of important trees and the re-provision of trees lost through development.
- 3.33 **LD2 – Biodiversity and geodiversity** outlines ways in which development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire.
- 3.34 **LD3 Green infrastructure** states that development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure.
- 3.35 **LD4 – Historic environment and heritage assets** states that development proposals should protect, conserve and, where possible, enhance heritage assets and their settings. They should contribute to character and local distinctiveness, particularly within Conservation Areas.
- 3.36 **SD1 – Sustainable design and energy efficiency** sets out that development proposals should create safe, sustainable, well integrated environments for all members of the community.

Emerging Rural Areas Site Allocations (RASA) DPD (2017)

- 3.37 Herefordshire is currently preparing a Rural Areas Site Allocations Development Plan Document (DPD). The aim of the DPD is to provide a policy framework to support the delivery of the Core Strategy for towns which are not covered by a Neighbourhood Plan. The 2017 consultation on the emerging DPD set out a range of options for the scope of the document. Option 2 provided indicative housing requirements for the parishes and settlements which were identified in Policy RA2 of the Core Strategy.
- 3.38 The indicative proportional requirement for Stoke Cross/Stoke Lacy in Option 2 was defined as 24 new dwellings, and the consultation document noted that, as of April 2016, this would leave a residual requirement of 19 homes once completions and commitments (i.e. sites with planning permission which had not been completed) were taken into account. Since the DPD is at a relatively early stage of preparation, the indicative housing requirement should not be viewed as a fixed target for the Neighbourhood Area.
- 3.39 The consultation also sought opinions on whether settlement boundaries should be defined and on the size of sites which should be allocated in the DPD, although no detail was contained on what these boundaries might be, or the location of any potential allocations.

Evidence Base and other considerations

Herefordshire Landscape Character Assessment 2004 (updated 2009)

- 3.40 Stoke Lacy Parish lies on the border of National Character Area 100 Herefordshire Lowlands and 101 Herefordshire Plateau¹⁶. Detailed descriptions of Sub-Regional Landscape Areas and

¹⁶ Available at <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

Local Landscape Types are given in the Herefordshire Landscape Character Assessment (LCA)¹⁷, published in 2004 and updated in 2009. The LCA provides the guidance necessary to comply with the landscape policies of the Local Plan and is intended to promote the use of landscape assessment as part of the development management process, to increase awareness of the countryside's character and to ensure that future development is compatible with that character.

- 3.41 The LCA identifies sub-regional and local landscape areas and shows that Stoke Lacy falls within the Timbered Plateau Farmlands landscape type, which is characterised by varied agricultural landscapes of hedged fields, woods and wooded valleys. The settlement pattern is dispersed, with individual farms and small hamlets and occasional villages. The LCA notes that this landscape type is one of the best-preserved in the county, and in order to maintain its character it is recommended that densities remain low and that development takes the form of modest additions to existing settlements or individual dwellings.

¹⁷ Available at https://www.herefordshire.gov.uk/downloads/file/2069/landscape_character_assessment_for_her

Stoke Lacy Conservation Area and Listed Buildings

- 3.42 Most of the settlement of Stoke Lacy lies within a designated Conservation Area (see **Figure 3.1**) which was designated in 1993. Whilst no Conservation Area appraisal exists, this assessment has had regard to the heritage assets within the designated area and their setting.
- 3.43 There are 33 Grade II listed properties (see **Figure 3.2**) within the Parish boundaries¹⁸, the majority of which are barns, hop kilns, farmhouses and other farm buildings which reflect the rural character of the parish and the dominant occupation.

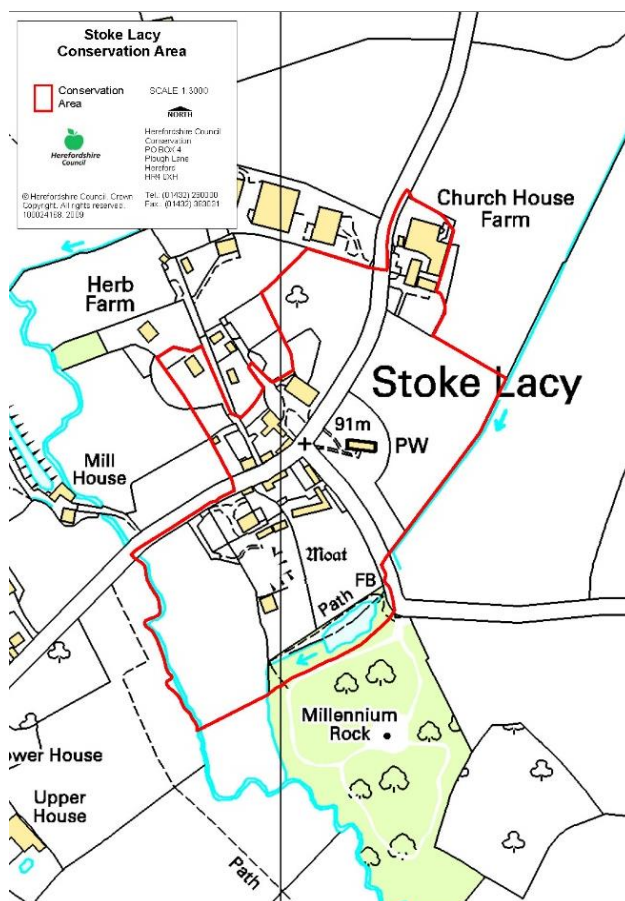


Figure 3.1: Stoke Lacy Conservation Area (Source: Herefordshire Council)

¹⁸ Available at <https://www.stokelacy.co.uk/wp-content/uploads/2020/10/Issues-and-Options-v-3.4-LK-13102020.pdf>

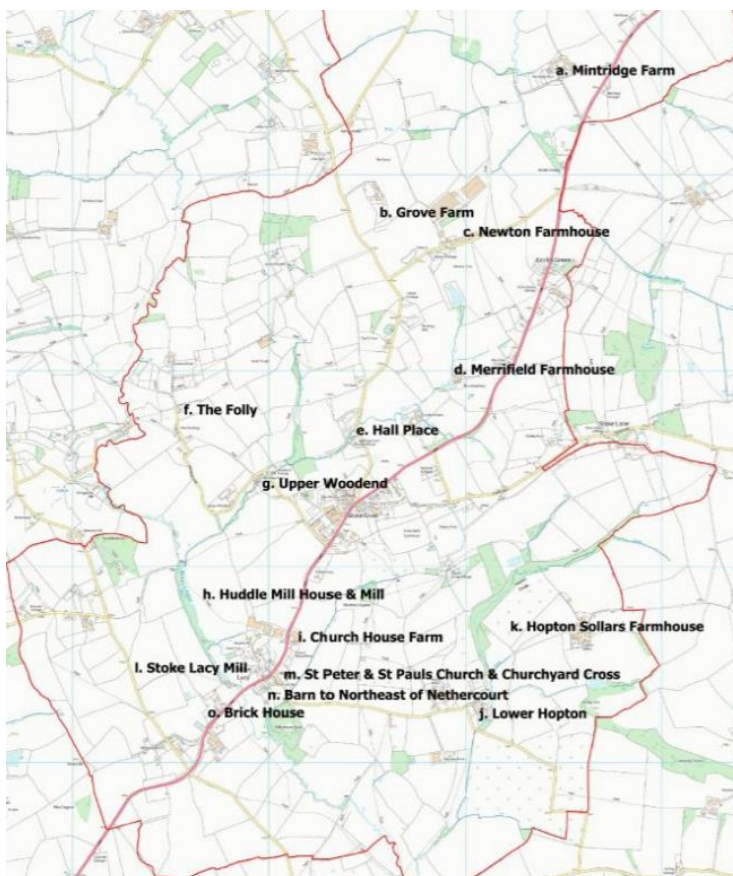


Figure 3.2: Stoke Lacy Listed Buildings (Source: Stoke Lacy Parish Council)

Important Local Views

3.44 Local views of importance have been identified by the Neighbourhood Plan steering group (see **Figure 3.3**), and the local community were consulted on these proposals as part of the Issues and Options consultation in November 2020. Views of importance include:

- View 1: From Stoke Cross down onto Stoke Lacy;
- View 2: From Little Cowarne road down to Stoke Lacy church and conservation area;
- View 3: From Newlands down towards the Bredenbury road taking in Hall Place and the Hop Kiln and across the valley towards Pencombe; and
- View 4: Of the Loddon Valley down from its source towards Stoke Cross from Woodend Lane and particularly near the barn conversion



Figure 3.3: Stoke Lacy Views (Source: Stoke Lacy Parish Council)

4. Site Assessment

4.1 Twelve sites have been included in the assessment, all of which were identified through the Neighbourhood Plan Call for sites. **Table 4.1** lists all of the available sites which have been taken forward for full assessment, including the proposed use. The planning history indicates both planning applications on the sites themselves, as well as applications on nearby land which are relevant to the suitability of the sites assessed in this report, particularly those in Stoke Cross. The sites are shown in the overview map (**Figure 4.1**) and in the inset maps (**Figures 4.2 to 4.5**) which also display relevant planning applications.

4.2 The results of the site assessment are detailed in Chapter 5.

Table 4.1: Sites identified through the Neighbourhood Plan Call for Sites

Site Ref	Site Name/Address	Indicative Site Size (ha)	Proposed Uses	Planning History
1	Cricks Green Cottage, Stoke Lacy, Bromyard, Herefordshire, HR 4HB	0.12	Housing	One application on the same site Application ref: P163333/O for erection of a 3-bedroom retirement cottage with existing access. Refused 14 October 2016 due to unsustainable location in open countryside.
2	The Mill, Stoke Lacy, Bromyard, HR7 4HJ	2.0	Housing	None of relevance
3	Crossfield House, Stoke Lacy, HR7 4HE	0.4	Housing	Two relevant applications on land immediately adjacent (between Sites 3 and 6 and the A465): Application number: P172292/O for erection of 10 dwellings including 2 x 3 bedroomed bungalows, new vehicular access and associated works including area for village hall (revised scheme for planning approval ref 160014 below). Approved with Conditions 11 August 2017. Application number: P160014/O for erection of 12 dwellings, new vehicular access and associated works including new play area/open space. Approved with Conditions 16 June 2016.
4	OS 4547	0.59	Housing	One relevant application on land opposite Site 5 (south of the A465): Application number: P151937/O for proposed demolition of existing buildings and erection of 28 dwelling houses. Approved 17 December 2015. This development has now been completed.
5	OS 5041	0.66	Housing	One relevant application on land opposite Site 5 (south of the A465): Application number: P151937/O for proposed demolition of existing buildings and erection of 28 dwelling houses. Approved 17 December 2015. This development has now been completed.
6	OS 4420	0.40	Housing	Two relevant applications on land immediately adjacent (between Sites 3 and 6 and the A465): Application number: P172292/O for erection of 10 dwellings including 2 x 3 bedroomed bungalows, new vehicular access and associated works including area for village hall (revised scheme for planning approval ref 160014 below). Approved with Conditions 11 August 2017. Application number: P160014/O for erection of 12 dwellings, new vehicular access and associated works including new play area/open space. Approved with Conditions 16 June 2016.

Site Ref	Site Name/Address	Indicative Site Size (ha)	Proposed Uses	Planning History
7	The Woodlands, Herb Lane, Stoke Lacy, Hereford, HR7 4HJ	0.16	Housing	None of relevance
8	Barn replacement Hopton Court Farm, Stoke Lacy, Bromyard, HR7 4HX	0.02	Housing	One application at Hopton Court Farm, not included within any of the three parcels being promoted (Sites 8, 9 and 10) Application number: DCN990316/F for conversion of redundant farm building to form a single dwelling. Approved with conditions April 1999. This conversion has been completed.
9	Barn conversion Hopton Court Farm, Stoke Lacy, Bromyard, HR7 4HX	0.02	Employment	One application at Hopton Court Farm, not included within any of the three parcels being promoted (Sites 8, 9 and 10) Application number: DCN990316/F for conversion of redundant farm building to form a single dwelling. Approved with conditions April 1999. This conversion has been completed.
10	New build 2 dwellings, Hopton Court Farm, Stoke Lacy, Bromyard, HR7 4HX	0.07	Housing	One application at Hopton Court Farm, not included within any of the three parcels being promoted (Sites 8, 9 and 10) Application number: DCN990316/F for conversion of redundant farm building to form a single dwelling. Approved with conditions April 1999. This conversion has been completed.
11	Land at the Mill, Little Cowarne	0.81	Housing	Two applications on the same site: Application number: PP201390/F for provision of a single log cabin for holiday accommodation and associated parking for 2 cars. This application is currently undetermined. Application number: P184176/F for change of use from agricultural land to house two temporary mobile homes for holiday let accommodation. Refused 5 April 2019 due to potential landscape impact and failure to demonstrate how the local highway network can absorb the impacts of development.
12	Stoke House	0.12	Housing	Two applications on the same site Application number: DCN073294/F for access track and workshop/storage building. Approved with Conditions 29 November 2007. Application number: DCN070639/F for single storey extension to side of dwelling. Approved with Conditions 6 June 2007.



Figure 4.1: Map showing all sites included in the assessment



Figure 4.2: Map showing Stoke Lacy sites included in this assessment



Figure 4.3: Map showing Hopton Court Farm sites included in the assessment



Figure 4.4: Map showing Stoke Cross and Little Cowarne sites included in the assessment



Figure 4.5: Map showing Crick's Green site included in the assessment

5. Site Assessment Summary

- 5.1 In total, twelve sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Stoke Lacy Neighbourhood Plan. **Table 5.1** sets out a summary of the site assessments, which should be read alongside the full assessments available in Appendix A. All 12 of these sites were identified through the Neighbourhood Plan Call for Sites process and were assessed in full using AECOM pro formas.
- 5.2 The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation in the Neighbourhood Plan. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. The traffic light rating for all the sites assessed in this report are shown on the maps at **Figures 5.1 to 5.4**.
- 5.3 The summary table shows that Site 6 is considered suitable for allocation in the Neighbourhood Plan, subject to the provision of suitable access through the adjacent land with planning permission, and to consideration of the landscape and habitats.
- 5.4 Sites 3, 4, 5 and 9 are considered to be potentially suitable for allocation in the Neighbourhood Plan subject to identified constraints being addressed, including the provision of suitable access (sites 3, 5 and 9), landscape consideration (site 4) and heritage/archaeological considerations (sites 4 and 5).
- 5.5 Sites 1, 2, 7, 8, 10, 11 and 12 are not considered suitable for allocation. Sites 1, 8, 10 and 11 would result in isolated development in rural locations, whilst site 2 is unsuitable due to flood risk. Furthermore, sites 7, 8, 10, 11 and 12 have significant access constraints.
- 5.6 As there is no identified housing requirement for the Neighbourhood Area, site allocations should be supported by evidence of the need for additional housing and the quantity required (e.g. a Housing Needs Assessment). As there is currently an identified shortfall in the county-wide supply of land for housing, the Housing Needs Assessment may provide evidence to demonstrate why part of that shortfall should be met within the Neighbourhood Area rather than elsewhere in Herefordshire, while allocating sites would help to provide certainty over the future location of development within the Parish. Alternatively, they could be designated as 'reserve sites' in case development does not come forward on the sites with extant planning permission. It is important to note that sites must be available for development to be allocated in the neighbourhood plan.

Table 5.1: Site Assessment Summary Table

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
1	Cricks Green Cottage, Stoke Lacy, Bromyard, Herefordshire, HR 4HB	NP Call for Sites	0.12	N/A	Garden	<p>The site is currently a garden (Grade 2 - agricultural land) and is available for development. Access to the site can be gained from the A465 by widening the existing access onto the site. The site is not in close proximity to key services as the nearest shop is in Bromyard which is 2.6 miles from the site and there are no facilities within Crick's Green, although there is a bus stop in close proximity to the site linking the site to Bromyard and Hereford.</p> <p>There are no physical or environmental constraints and if developed, there would be no impact on the heritage of the area.</p> <p>The site is within the hamlet of Cricks Green and could be classed as infill. However, it is with the rural area in the Core Strategy (and outside the settlement boundaries proposed in the NP Issues and Options consultation) and development would only be permitted if in line with policies RA3 or H2.</p> <p>However, a previous application (P163333/O) for a 3 bedroom retirement cottage with existing access on the site was refused in October 2016 due to its unsustainable location in the open countryside. This is in line with Paragraph 79 of the NPPF which states that development of isolated homes in the countryside should be avoided unless they comply with certain criteria which this site does not. As the principle of development on the site has been shown to be unacceptable through a planning refusal this suggests that the site is not suitable for development and therefore it should not be allocated in the Neighbourhood Plan.</p>	
2	The Mill, Stoke Lacy, Bromyard, HR7 4HJ	NP Call for Sites	2.0	N/A	Orchard, but with a few trees	<p>The site is currently an orchard adjacent to the River Lodon and is available for development. Access to the site could be gained from the A465. A significant constraint of the site is that it is entirely within Flood Zones 2 and 3 therefore the site is only potentially suitable subject to a sequential test and it is likely to need significant mitigation to demonstrate it is safe and does not increase flood risk to others. The area alongside the River Lodon is at the highest risk of flooding, while the part of the site along the main road is in Flood Zone 2.</p>	

¹⁹ Where sites are considered unsuitable for allocation, or where they are proposed for uses other than housing, no indicative capacity has been provided.

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>The site is within Stoke Lacy but there are no services in the village. The nearest bus stop, with bus services from Hereford to Bromyard, is located in Stoke Cross (approx. 980m). However, the footway linking Stoke Lacy and Stoke Cross does not extend all the way between the sites and the bus stop.</p> <p>Although the site is within a Woodland Priority Habitat Network, which is a potential constraint in terms of potential for harmful effects from development, the designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc. Furthermore, the site is within the Stoke Lacy Conservation Area which does not preclude development but limits how much of the site could be developed, particularly since the existing trees make a contribution to the setting of heritage assets. This would need to be considered further at detailed design stage.</p> <p>Given the site's use as an orchard, there may be a history of spraying and use of chemicals, which could result in contamination that needs to be addressed</p> <p>A Grade II listed building is located adjacent to the site boundary and therefore some mitigation is required if the site is developed. The site has high visual sensitivity as 3 important views identified by the Neighbourhood Plan Group are affected if the site is developed. These are: View 1 (From Stoke Cross down onto Stoke Lacy), View 2 (From Little Cowarne road down to Stoke Lacy church and conservation area) and View 4 (Of the Loddon Valley down from its source towards Stoke Cross from the Woodend Lane and particularly near the barn conversion) mentioned in the NP Issues and Options report.</p> <p>The south eastern section of the site is adjacent to the built up area of Stoke Lacy and development of this part of the site be in line with Core Strategy policy RA2. The northern section of the site is not connected to or adjacent to the built up area. Furthermore, the site is large and if fully developed it would not be in keeping with Stoke Lacy.</p> <p>The site is within both settlement boundaries proposed for Stoke Lacy in the NP Issues and Options report.</p> <p>Overall, although it may be possible to address the heritage, habitats and landscape/view constraints, the site is considered unsuitable for development or allocation in the Neighbourhood Plan due to the flood risk, since there are alternative suitable sites that are not in Flood Risk Zones 2 and 3.</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
3	Crossfield House, Stoke Lacy, HR7 4HE	NP Call for Sites	0.49	8	Open field and vegetable garden	<p>The site is currently an open field (Grade 3 agricultural land) which contains a vegetable garden. The site is available for development. The site is within the proposed settlement boundary of Stoke Cross and adjacent to the built up area of Stoke Cross. Although there is a road leading to the site from the A465 which could be used for access, this road is narrow and currently unable to accommodate a large number of vehicles. It also appears to be unadopted, and therefore access arrangements should be discussed with the relevant highways authority.</p> <p>The only local services are a pub and village hall, however, a bus stop is located in close proximity to the site with services to Hereford and Bromyard.</p> <p>The site is adjacent to a Priority Habitat Inventory - Traditional Orchards on its southern edge, and therefore mitigation would be required if the site were developed.</p> <p>The site is partially within the built-up area, and development is likely to be acceptable subject to the requirements of Core Strategy policy RA2, particularly since the land immediately to the southwest has planning permission for 10 houses and this site has the potential to 'round off' the development on this side of the village.</p> <p>The site lies within the settlement boundaries proposed in the NP Issues and Options consultation.</p> <p>The site is therefore considered potentially suitable for development and allocation in the Neighbourhood Plan if the need for housing can be demonstrated, subject to suitable access being achieved.</p>	
4	OS 4547	NP Call for Sites	0.59	6-7	Agricultural Grazing Land	<p>The site is currently agricultural grazing land and is available for development. Although access could be gained from Westbury Road, the road is a single lane and therefore cannot accommodate a large increase in vehicles, limiting the capacity of the site. In addition, there is no footway, and therefore access should be discussed with the relevant highways authority.</p> <p>The settlement consists of a pub and village hall although there are no other services in Stoke Cross. A bus service from Hereford to Bromyard runs in close proximity to the site.</p> <p>The site is not contained within the landscape and therefore, if developed, screening/hedgerows etc. would need to be incorporated into the design.</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>The site is in close proximity to an area of historical interest – earthworks remains of a probable motte, and therefore archaeological works might be required.</p> <p>The site is adjacent to and connected to the built up area of Stoke Cross. which means that under current policy development is likely to be acceptable subject to the requirements of policy RA2.</p> <p>The site is adjacent to the Option A settlement boundary proposed in the NP Issues and Options report, and within the boundary proposed in Option B.</p> <p>Overall, the site is potentially suitable for development and allocation in the Neighbourhood Plan if the need for housing can be demonstrated, subject to potential archaeological works, landscape mitigation and being in compliance with relevant policies mentioned above.</p>	
5	OS 5041	NP Call for Sites	0.66	10	Agricultural Grazing Land	<p>The site is currently agricultural grazing land (Grade 3) and is available for development. The site is adjacent to and connected to the built up area of Stoke Cross. Access could be gained from Westbury Road or the A465 which runs adjacent to the site, however, Westbury Road is a single lane road which cannot accommodate a large increase in traffic. The existing access (at the point of the triangle in the south west) is unsuitable. The settlement consists of a pub and village hall although there are no other services in Stoke Cross. A bus service from Hereford to Bromyard runs in close proximity to the site.</p> <p>The site is well screened and has no landscape sensitivities, although there is a sewage works to the northwest which may limit residential development in that corner of the site.</p> <p>The site is in close proximity to an area of historical interest (earthworks – remains of a probable motte), and although there is existing screening from the mound the site might require archaeological works.</p> <p>The site is adjacent to the built-up area, and development is likely to be acceptable subject to the requirements of Core Strategy policy RA2. Furthermore, the development on the opposite side of the A465 means that any development on this site could 'round off' the village.</p> <p>The site is adjacent to the Option A settlement boundary proposed in the NP Issues and Options report, and within the boundary proposed in Option B.</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						Overall, the site is potentially suitable for development and allocation in the Neighbourhood Plan, subject to any requirement for archaeological works and to appropriate access being achieved.	
6	OS 4420	NP Call for Sites	0.40	6	Agricultural Grazing Land	<p>The site is currently agricultural grazing land (Grade 3) and is available for development. The site currently has no access, however, the site is adjacent to a consented development for 10 dwellings and the rights to connect to the road and services (not gas) free of charge have been retained by the landowner.</p> <p>The settlement consists of a pub and village hall although there are no other services in Stoke Cross. A bus service from Hereford to Bromyard runs in close proximity to the site. Furthermore, a Public Right of Way runs through the site which does not preclude development but is a consideration that would need to be considered at detailed design stage.</p> <p>The site is adjacent to a Priority Habitat Inventory – Traditional Orchards and therefore mitigation would be required if the site were developed. The site has no landscape or heritage constraints.</p> <p>The site is adjacent to the built-up area and therefore development is likely to be acceptable subject to the requirements of Core Strategy policy RA2.</p> <p>The site lies within the proposed settlement boundaries of Stoke Cross in the NP Issues and Options consultation.</p> <p>The site is considered suitable for development and allocation in the Neighbourhood Plan if the need for housing can be demonstrated, subject to achieving access and to due consideration of the surrounding landscape.</p>	
7	The Woodlands, Herb Lane, Stoke Lacy, Hereford, HR7 4HJ	NP Call for Sites	0.16	1-2	Part of a field	<p>The site is currently part of a field (Grade 3) and is available for development. The landowner of the site owns part of Herb Lane, but ownership of the remainder is unknown. Herb Lane is a single lane road which cannot accommodate a large number of vehicles, and there are significant issues with visibility when entering the main road. The highways authority has advised that they would not be supportive of any intensification of sites on Herb Lane due to this access.</p> <p>There are no services and facilities within Stoke Lacy apart from the church. The nearest bus stop, with bus services from Hereford to Bromyard, is located in Stoke Cross (approx. 980m). However, the</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>footway linking Stoke Lacy and Stoke Cross does not extend all the way between the sites and the bus stop.</p> <p>The site is within a Priority Habitat Inventory – Moorland Grassland, and mitigation would be required if developed.</p> <p>The site is adjacent to Stoke Lacy Conservation Area and therefore development should contribute to the character and local distinctiveness of Stoke Lacy (policy LD4).</p> <p>The site is adjacent to the built up area and development of the site is likely to be acceptable subject to the requirements of Core Strategy policy RA2.</p> <p>The site is within the proposed settlement boundaries of Stoke Lacy in the NP Issues and Options consultation.</p> <p>Overall, the site is unsuitable for development and allocation in the Neighbourhood Plan due to the unsuitable access and lack of support by the highways authority for any new residential development on sites which access the A465 via Herb Lane.</p>	
8	Barn replacement Hopton Court Farm, Stoke Lacy, Bromyard, HR7 4HX	NP Call for Sites	0.02	N/A	Barn	<p>The site is currently a barn in a rural location and is available for development. The site is largely constrained by access as the existing farm driveway is narrow and there is no place for passing cars, no footpath for pedestrians, and no footpath to link to the village. The site is not in close proximity to services or facilities.</p> <p>The site is adjacent to a Priority Habitat Inventory – Traditional Orchards and therefore mitigation would be required if developed.</p> <p>The site is adjacent to a dwelling and a collection of farmhouse buildings but is in open countryside where development is restricted under Core Strategy policies RA3 and H2.</p> <p>Overall, the site is not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan largely due to access and the rural location which would result in isolated development in the countryside.</p>	
9	Barn conversion Hopton Court Farm, Stoke Lacy, Bromyard, HR7 4HX	NP Call for Sites	0.02	N/A	Storage for disused equipment	<p>The site is currently a barn which is used for storing disused equipment. The site is available for development, and is proposed for conversion to workshops and employment units. Access to the site is from the existing farm driveway although it is a single lane country road and leads onto another single lane country road. The site is rural in nature and not suitable for development. The site is not in close proximity to services.</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>The site is adjacent to a Priority Habitat Inventory – Traditional Orchards and therefore mitigation would be required if developed.</p> <p>The septic tank located on the site is likely to be affected by ground contamination and therefore needs to be removed.</p> <p>The site is adjacent to a dwelling and a collection of farmhouse buildings. The proposal for workshops/employment units would need to be in line with Policy RA6 to ensure that the development is of a scale which would be commensurate with its location and setting, does not cause unacceptable adverse impacts to the amenity of nearby residents and does not generate traffic movements that cannot safely be accommodated within the local road network.</p> <p>Conversion of the barn would be supported under paragraph 118 of the NPFF, however, the scheme could equally come forward as a planning application rather than an allocation in the Neighbourhood Plan.</p> <p>To conclude, the site is potentially suitable for development and potentially appropriate for allocation in the Neighbourhood Plan, subject to complying with NPPF policy paragraph 118, and to consultation with the relevant highways authority regarding the capacity of the road network to support any increase in traffic.</p>	
10	New build 2 dwellings, Hopton Court Farm, Stoke Lacy, Bromyard, HR7 4HX	NP Call for Sites	0.07	N/A	Grazing land	<p>The site is currently grazing land and is available for development. Access could be gained from the single lane country road adjacent to the site, however, there is no place for passing cars, no footpath for pedestrians, and no footpath to link to the village. The site is not in close proximity to services or facilities.</p> <p>The site is adjacent to a Priority Habitat Inventory – Traditional Orchards and therefore mitigation would be required if the site were developed. Furthermore, there is a Grade II listed building in close proximity to the site (Lower Hopton) and therefore mitigation is required if developed.</p> <p>The site is adjacent to a dwelling and a collection of farmhouse buildings but is in open countryside where development is restricted under Core Strategy policies RA3 and H2.</p> <p>Overall, the site is not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan largely due to access and the rural location which would result in isolated development in the countryside.</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
11	Land at the Mill, Little Cowarne	NP Call for Sites	0.81	N/A	Grass land	<p>The site is currently grassland and is available for development. If developed, access could be gained from the Woodend Lane adjacent to the site. However, this road is a single lane and not suitable as no space for two cars to pass by. Therefore the site is greatly constrained by access. The site is not located near any local services nor facilities and is very remote.</p> <p>The site has a high landscape sensitivity due to the steep sloping of the site.</p> <p>The site is within a Priority Habitat Inventory – Traditional Orchards and therefore mitigation would be required if developed. There may be a history of spraying and use of chemicals, which could result in contamination that needs to be addressed</p> <p>The site is not within any of the proposed settlement boundaries which cover Stoke Cross and Stoke Lacy and is not within or adjacent to a built up area (therefore does not comply with policy RA2, RA3, RA4 or RA5).</p> <p>The site is subject to a live planning application (PP201390/F) for a single log cabin for holiday accommodation and associated parking for 2 cars which has not yet been decided. Paragraph 79 of the NPPF states that development of isolated homes in the countryside should be avoided and therefore this site should not be developed.</p> <p>The proposed use for the site is unclear, and the Call for Sites submission suggests it is being promoted for grazing land, although this appears to be the existing rather than intended future use. Since Neighbourhood Plans should only allocate sites for development, there is no need to allocate the site as grazing land should this be the landowner's intention.</p> <p>Overall, the site is considered inappropriate for development and allocation in the Neighbourhood Plan due to access constraints and the site's isolated location in the countryside, which would not comply with NPPF policy.</p>	
12	Stoke House	NP Call for Sites	0.12	1	Existing garden	<p>The site, currently a garden, is available for development. Access to the site can be gained from Herb Lane which leads onto the A465, however, Herb Lane is narrow and cannot accommodate more than 1 car at a time as there is no passing point. There is also no pedestrian footpath, and visibility at the entrance to the A465 may be restricted. While part of Herb Lane is owned by the landowner of Site 7, ownership of the remainder is unknown. The highways authority have</p>	

Site Ref.	Site Address	Site Source	Indicative Site Size	Indicative capacity ¹⁹	Existing use	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>highlighted significant concerns over the access from Herb Lane to the A465, and are unsupportive of any intensification of sites on Herb Lane.</p> <p>There are no services within Stoke Lacy apart from the church and the nearest shop and post office is 2.5 miles from the site. The nearest bus stop, with bus services from Hereford to Bromyard, is located in Stoke Cross (approx. 980m). However, the footway linking Stoke Lacy and Stoke Cross does not extend all the way between the sites and the bus stop.</p> <p>The site is within Stoke Lacy Conservation Area and therefore development should contribute to the character and local distinctiveness of Stoke Lacy (policy LD4).</p> <p>The site has high visual sensitivity as there are 3 views which would potentially be affected if the site was to be developed. These are: View 1 (From Stoke Cross down onto Stoke Lacy), View 2 (From Little Cowarne road down to Stoke Lacy church and conservation area) and View 4 (Of the Loddon Valley down from its source towards Stoke Cross from the Woodend Lane and particularly near the barn conversion).</p> <p>The site is within the existing built up area (infill) of Stoke Lacy and development is therefore likely to be acceptable under Core Strategy policy RA2.</p> <p>The site is within the proposed settlement boundary identified in the NP Issues and Options consultation for Stoke Lacy.</p> <p>Overall, the site is unsuitable for development and allocation in the Neighbourhood Plan due to the unsuitable access and lack of support by the highways authority for any new residential development on sites which access the A465 via Herb Lane.</p>	



Figure 5.1: Assessed Sites in Stoke Lacy with RAG Rating



Figure 5.2: Assessed Sites at Hopton Court Farm with RAG Rating



Figure 5.3: Assessed sites in Stoke Cross with RAG Rating



Figure 5.4: Assessed sites at Crick's Green with RAG Rating

6. Conclusions

- 6.1 Stoke Lacy Neighbourhood Plan intends to allocate sites for housing and employment within or adjacent to the settlement boundary of Stoke Cross and Stoke Lacy or in accordance with Policy RA3 in the Herefordshire Core Strategy. All sites are only suitable for development if they accord with strategic policies of the Core Strategy, relevant evidence base documents and the objectives of the Neighbourhood Plan.
- 6.2 The assessment of sites in the NP area against neighbourhood plan-specific criteria found that Site 6 is considered suitable for allocation in the Neighbourhood Plan, subject to the provision of suitable access through the adjacent land with planning permission, and to consideration of the landscape and habitats.
- 6.3 Sites 3, 4, 5, and 9 were found to be potentially suitable for allocation in the Neighbourhood Plan subject to identified constraints being addressed, including the provision of suitable access (sites 3, 5 and 9), landscape consideration (site 4) and heritage/archaeological considerations (sites 4 and 5). Of these, one site (Site 9) is being promoted for employment use, and the remainder for housing.
- 6.4 Sites 1, 2, 7, 8, 10, 11 and 12 were found not suitable for allocation. Sites 1, 8, 10 and 11 would result in isolated development in rural locations, whilst site 2 is unsuitable due to flood risk. Furthermore, sites 7, 8, 10, 11 and 12 have significant access constraints.

Affordable Housing

- 6.5 4 of the 12 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. 1 of these sites has the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area²⁰. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²¹), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 64.
- 6.6 The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more²². None of the sites which are suitable or potentially suitable for residential or mixed-use allocation have the potential to accommodate 40 or more dwellings.
- 6.7 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

²⁰ see NPPF para 62-64

²¹ The Government are currently consulting on the detail of the First Homes policy, however, it is expected that that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

²² The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

Next Steps



- 6.8 From the shortlist of potentially suitable sites, Stoke Lacy Parish Council should engage with Herefordshire Council and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives.
- 6.9 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - The potential for the sites to meet the identified infrastructure needs of the community;
 - Engagement with key stakeholders; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.
- 6.10 Given there is currently no formally identified housing requirement for the Neighbourhood Area, it is recommended that any proposed site allocations in the Neighbourhood Plan are supported by evidence of the need for additional housing and the quantity required, such as a Housing Needs Assessment. As there is currently an identified shortfall in the county-wide supply of land for housing, the Housing Needs Assessment may provide evidence to demonstrate why part of that shortfall should be met within the Neighbourhood Area rather than elsewhere in Herefordshire, while allocating sites would help to provide certainty over the future location of development within the Parish. Alternatively, the Neighbourhood Plan could identify 'reserve sites' which could be brought forward for development should the extant planning permissions within the Parish not be implemented.

Viability

- 6.11 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with Herefordshire Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Individual Site Assessments

Site 1

1. Site Details	
Site Reference / Name	Site 1
Site Address / Location	Cricks Green Cottage, Stoke Lacy, Bromyard, Herefordshire, HR 4HB
Gross Site Area (Hectares)	0.12
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Landowner proposes building small 2-bedroom Eco retirement home in part of garden leaving large garden with existing property
Site identification method / source	Call for Sites consultation
Planning history	One application on the same site Application ref: P163333/O for erection of a 3-bedroom retirement cottage with existing access. Refused 14 October 2016 due to unsustainable location in open countryside.
Neighbouring uses	The northern boundary is adjacent to a field. The eastern boundary is adjacent to a house and private garden. The southern boundary is adjacent to the A465. The western boundary is adjacent to a house and private garden.
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2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes – Grade 2

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – using widened existing access to highway (A465)
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – using widened existing access to highway (A465)
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – using widened existing access to highway (A465)
<p>Are there any Public Rights of Way (ProW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No – the site has been in domestic use so not aware of any contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No – no mains gas or mains sewerage services. Electricity supplied.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Low sensitivity

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Site 1 is outside the settlement boundary and therefore needs to be in line with Policy RA3, unless complies with Policy H2. Paragraph 79 of the NPPF is also relevant.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing built up area (infill)
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan.
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A – the site is considered unsuitable for residential development
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Landowner proposes building small 2-bedroom Eco retirement home in part of garden leaving large garden with existing property. Designed to have as little impact as possible on neighbouring property. Plastic Polytunnel will be removed. Bus service every 2 hours. Key services/ community facilities the settlement has: Plough Inn pub and Village Hall 1 mile, Church 1.25 miles and Bromyard shops 2.6 miles. Stoke Cross is 1 mile away and Stoke Lacy is 1.25 miles away.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable and achievable. No

<p>Summary of justification for rating</p>	<p>The site is currently a garden (Grade 2 – agricultural land) and is available for development. Access to the site can be gained from the A465 by widening the existing access onto the site. The site is not in close proximity to key services as the nearest shop is in Bromyard which is 2.6 miles from the site and there are no facilities within Crick's Green, although there is a bus stop in close proximity to the site linking the site to Bromyard and Hereford. There are no physical or environmental constraints and if developed, there would be no impact on the heritage of the area.</p> <p>The site is within the hamlet of Cricks Green and could be classed as infill. However, it is with the rural area in the Core Strategy (and outside the settlement boundaries proposed in the NP Issues and Options consultation) and development would only be permitted if in line with policies RA3 or H2.</p> <p>However, a previous application (P163333/O) for a 3 bedroom retirement cottage with existing access on the site was refused in October 2016 due to its unsustainable location in the open countryside. This is in line with Paragraph 79 of the NPPF which states that development of isolated homes in the countryside should be avoided unless they comply with certain criteria which this site does not. As the principle of development on the site has been shown to be unacceptable through a planning refusal this suggests that the site is not suitable for development and therefore it should not be allocated in the Neighbourhood Plan.</p>
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Site 2

1. Site Details	
Site Reference / Name	Site 2
Site Address / Location	The Mill, Stoke Lacy, Bromyard, HR7 4HJ
Gross Site Area (Hectares)	2.00
SHLAA/SHLAA Reference (if applicable)	n/a
Existing land use	Orchard, but with few trees
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/SHLAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	None of relevance
Neighbouring uses	The northern boundary is adjacent to a field and River Lodon. The eastern boundary is adjacent to fields and a private garden. The southern boundary is adjacent to the A465. The western boundary is adjacent to fields and a house.
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2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	Yes – Priority Habitat Inventory Deciduous Woodland (England) and part of the site is within the Woodland Priority Habitat Network
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Part of the site (former orchard fronting the main road) is at Medium Risk</p> <p>Part of the site (alongside River Lodon) is at High Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	Medium Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes – Grade 3

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – access could be gained from the A465
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – access could be gained from the A465
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – access could be gained from the A465
<p>Are there any Public Rights of Way (ProW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	<p>No – no chemical used for at least 40 years.</p>
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	<p>Unknown</p>
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	<p>Yes – community value of the orchard</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity</p>
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity – View 1 (From Stoke Cross down onto Stoke Lacy), View 2 (From Little Cowarne road down to Stoke Lacy church and conservation area) and View 4 (Of the Lodon Valley down from its source towards Stoke Cross from the Woodend Lane and particularly near the barn conversion) mentioned in the Issues and Options report are affected if this site is to be developed.</p>

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible-Grade II listed building located on site boundary</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy RA2</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent and connected to the built-up area. The former orchard alongside the main road is well connected to the built-up area, but the section of the site which extends along the river is poorly related to existing development.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent and connected to /</i> <i>Outside and not connected to</i></p>	<p>There is no defined settlement boundary in the Local Plan, but two options for a new settlement boundary are being explored as part of the NP process.</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A – the site is considered unsuitable for development
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Site is allegedly served by public transport but is not frequent and often cancelled.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable No

<p>Summary of justification for rating</p>	<p>The site is currently an orchard (Grade 3 agricultural land) adjacent to the River Lodon and is available for development. Access to the site could be gained from the A465. A significant constraint of the site is that it is entirely within Flood Zones 2 and 3 therefore the site is only potentially suitable subject to a sequential test and it is likely to need significant mitigation to demonstrate it is safe and does not increase flood risk to others. The area alongside the River Lodon is at the highest risk of flooding, while the part of the site along the main road is in Flood Zone 2.</p> <p>The site is within Stoke Lacy but there are no services in the village. The nearest bus stop, with bus services from Hereford to Bromyard, is located in Stoke Cross (approx. 980m). However, the footway linking Stoke Lacy and Stoke Cross does not extend all the way between the sites and the bus stop.</p> <p>Although the site is within a Woodland Priority Habitat Network, which is a potential constraint in terms of potential for harmful effects from development, the designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc. Furthermore, the site is within the Stoke Lacy Conservation Area which does not preclude development but limits how much of the site could be developed, particularly since the existing trees make a contribution to the setting of heritage assets. This would need to be considered further at detailed design stage.</p> <p>Given the site's use as an orchard, there may be a history of spraying and use of chemicals, which could result in contamination that needs to be addressed</p> <p>A Grade II listed building is located adjacent to the site boundary and therefore some mitigation is required if the site is developed. The site has high visual sensitivity as 3 important views identified by the Neighbourhood Plan Group are affected if the site is developed. These are: View 1 (From Stoke Cross down onto Stoke Lacy), View 2 (From Little Cowarne road down to Stoke Lacy church and conservation area) and View 4 (Of the Loddon Valley down from its source towards Stoke Cross from the Woodend Lane and particularly near the barn conversion) mentioned in the NP Issues and Options report.</p> <p>The south eastern section of the site is adjacent to the built up area of Stoke Lacy and development of this part of the site be in line with Core Strategy policy RA2. The northern section of the site is not connected to or adjacent to the built up area. Furthermore, the site is large and if fully developed it would not be in keeping with Stoke Lacy. The site is within both settlement boundaries proposed for Stoke Lacy in the NP Issues and Options report.</p> <p>Overall, although it may be possible to address the heritage, habitats and landscape/view constraints, the site is considered unsuitable for development or allocation in the Neighbourhood Plan due to the flood risk, since there are alternative suitable sites that are not in Flood Risk Zones 2 and 3.</p>
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Site 3

1. Site Details	
Site Reference / Name	Site 3
Site Address / Location	Crossfield House, Stoke Lacy, HR7 4HE
Gross Site Area (Hectares)	0.40
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Open field and vegetable garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	<p>Two relevant applications on land immediately adjacent (between Sites 3 and 6 and the A465):</p> <p>Application number: P172292/O for erection of 10 dwellings including 2 x 3 bedroomed bungalows, new vehicular access and associated works including area for village hall (revised scheme for planning approval ref 160014 below). Approved with Conditions 11 August 2017.</p> <p>Application number: P160014/O for erection of 12 dwellings, new vehicular access and associated works including new play area/open space. Approved with Conditions 16 June 2016.</p>
Neighbouring uses	The northern boundary is adjacent to a house. The eastern boundary is adjacent to an industrial building and a field. The southern and western boundaries are adjacent to a field.



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent – site is adjacent to a Priority Habitat Inventory – Traditional Orchards</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes – Grade 3</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – access could be gained from the road south of Newlands – Beech Grove Homes which is of the A465
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – access could be gained from the road south of Newlands – Beech Grove Homes which is of the A465
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes – access could be gained from the road south of Newlands – Beech Grove Homes which is of the A465
<p>Are there any Public Rights of Way (ProW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes – the vegetable garden

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Medium sensitivity – the site is fairly open.

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy RA2
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan, but two options for a new settlement boundary are being explored as part of the NP process.
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Estimated capacity of 8 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Area is surrounded by hedges and is additional ground to Crossfield House. Site consists of hedgerow, 4 fruit trees and a vegetable garden. There is also a small garden pond and sheds for storage. Key services nearby consist of a pub, village hall and industrial estate. In addition, a new housing development has been built between sites 3 and 5 (south of the A465) and with the permissioned site north west of Site 6 (not started) these sites would 'round off' the village.
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available.</i> The site is <i>not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available. No

<p>Summary of justification for rating</p>	<p>The site is currently an open field (Grade 3 agricultural land) which contains a vegetable garden. The site is available for development. The site is within the proposed settlement boundary of Stoke Cross and adjacent to the built up area of Stoke Cross. Although there is a road leading to the site from the A465 which could be used for access, this road is narrow and currently unable to accommodate a large number of vehicles. It also appears to be unadopted, and therefore access arrangements should be discussed with the relevant highways authority. The only local services are a pub and village hall, however, a bus stop is located in close proximity to the site with services to Hereford and Bromyard.</p> <p>The site is adjacent to a Priority Habitat Inventory – Traditional Orchards on its southern edge, and therefore mitigation would be required if the site were developed. The site is partially within the built-up area development is likely to be acceptable subject to the requirements of Core Strategy policy RA2, particularly since the land immediately to the southwest has planning permission for 10 houses and this site has the potential to ‘round off’ the development on this side of the village.</p> <p>The site lies within the settlement boundaries proposed in the NP Issues and Options consultation.</p> <p>The site is therefore considered potentially suitable for development and allocation in the Neighbourhood Plan, subject to suitable access being achieved.</p>
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Site 4

1. Site Details	
Site Reference / Name	Site 4
Site Address / Location	OS 4547
Gross Site Area (Hectares)	0.59
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural Grazing Land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	<p>One relevant application on land opposite Site 5 (south of the A465):</p> <p>Application number: P151937/O for proposed demolition of existing buildings and erection of 28 dwelling houses. Approved 17 December 2015. This development has now been completed.</p>
Neighbouring uses	The northern, eastern and western boundaries are all adjacent to fields. The southern boundary is adjacent to private gardens.
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes - Grade 3

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the road Westbury Road (single lane road)
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the road Westbury Road (single lane road)
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the road Westbury Road (single lane road)
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Medium sensitivity - the site is not well maintained within the landscape.

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - site is in close proximity to area of historical interest - earthworks remains of a probable motte.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy RA2</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>There is no defined settlement boundary in the Local Plan, but two options for a new settlement boundary are being explored as part of the NP process.</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Estimated capacity of 6-7 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Regular bus services from Hereford to Bromyard. Settlement consists of a pub, village hall and church.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable No

<p>Summary of justification for rating</p>	<p>The site is currently agricultural grazing land (Grade 3) and is available for development. Although access could be gained from Westbury Road, the road is a single lane and therefore cannot accommodate a large increase in vehicles, limiting the capacity of the site. In addition, there is no footway, and therefore access should be discussed with the relevant highways authority.</p> <p>The settlement consists of a pub and village hall although there are no other services in Stoke Cross. A bus service from Hereford to Bromyard runs in close proximity to the site.</p> <p>The site is not contained within the landscape and therefore, if developed, screening/hedgerows etc. would need to be incorporated into the design.</p> <p>The site is in close proximity to an area of historical interest - earthworks remains of a probable motte, and therefore archaeological works might be required.</p> <p>The site is adjacent to and connected to the built up area of Stoke Cross. which means that under current policy development is likely to be acceptable subject to the requirements of policy RA2.</p> <p>The site is adjacent to the Option A settlement boundary proposed in the NP Issues and Options report, and within the boundary proposed in Option B.</p> <p>Overall, the site is potentially suitable for development and allocation in the Neighbourhood Plan, subject to potential archaeological works, landscape mitigation and being in compliance with relevant policies mentioned above. The site is currently agricultural grazing land and is available for development. Although access could be gained from Westbury Road, the road is a single lane and therefore cannot accommodate a large increase in vehicles, limiting the capacity of the site. In addition, there is no footway, and therefore access should be discussed with the relevant highways authority.</p> <p>The settlement consists of a pub and village hall although there are no other services in Stoke Cross. A bus service from Hereford to Bromyard runs in close proximity to the site.</p> <p>The site is not contained within the landscape and therefore, if developed, screening/hedgerows etc. would need to be incorporated into the design.</p> <p>The site is in close proximity to an area of historical interest - earthworks remains of a probable motte, and therefore archaeological works might be required.</p> <p>The site is adjacent to and connected to the built up area of Stoke Cross. which means that under current policy development is likely to be acceptable subject to the requirements of policy RA2.</p> <p>The site is adjacent to the Option A settlement boundary proposed in the NP Issues and Options report, and within the boundary proposed in Option B.</p> <p>Overall, the site is potentially suitable for development and allocation in the Neighbourhood Plan, subject to potential archaeological works, landscape mitigation and being in compliance with relevant policies mentioned above.</p>
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Site 5

1. Site Details	
Site Reference / Name	Site 5
Site Address / Location	OS 5041
Gross Site Area (Hectares)	0.66
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural Grazing Land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	One relevant application on land opposite Site 5 (south of the A465): Application number: P151937/O for proposed demolition of existing buildings and erection of 28 dwelling houses. Approved 17 December 2015. This development has now been completed.
Neighbouring uses	The northern and eastern boundaries are adjacent to Westbury Road. The eastern boundary is adjacent to a field. The southern boundary is adjacent to the A465.
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes - Grade 3

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Westbury Road or the A465 which runs adjacent to the site, however, Westbury Road is a single lane road which cannot accommodate a large increase in traffic. The existing access (at the point of the triangle in the south west) is unsuitable.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Westbury Road or the A465 which runs adjacent to the site, however, Westbury Road is a single lane road which cannot accommodate a large increase in traffic. The existing access (at the point of the triangle in the south west) is unsuitable.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Westbury Road or the A465 which runs adjacent to the site, however, Westbury Road is a single lane road which cannot accommodate a large increase in traffic. The existing access (at the point of the triangle in the south west) is unsuitable.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity - well screened by vegetation</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - site is in close proximity to area of historical interest - earthworks remains of a probable motte.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy RA2</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>There is no defined settlement boundary in the Local Plan, but two options for a new settlement boundary are being explored as part of the NP process.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?



Yes / No / Unknown

No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Estimated capacity of 10 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Regular bus services from Hereford to Bromyard. Settlement consists of a pub, village hall and brewery. There's a recently completed development between 3 and 5 (south of the A465) and with the permissioned site north west of Site 6 (not started) these sites would "round off" the village.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available. No

<p>Summary of justification for rating</p>	<p>The site is currently agricultural grazing land (Grade 3) and is available for development. The site is adjacent to and connected to the built up area of Stoke Cross. Access could be gained from Westbury Road or the A465 which runs adjacent to the site, however, Westbury Road is a single lane road which cannot accommodate a large increase in traffic. The existing access (at the point of the triangle in the south west) is unsuitable. The settlement consists of a pub and village hall although there are no other services in Stoke Cross. A bus service from Hereford to Bromyard runs in close proximity to the site. The site is well screened and has no landscape sensitivities, although there is a sewage works to the northwest which may limit residential development in that corner of the site.</p> <p>The site is in close proximity to an area of historical interest (earthworks - remains of a probable motte), and although there is existing screening from the mound the site might require archaeological works.</p> <p>The site is adjacent to the built-up area, and development is likely to be acceptable subject to the requirements of Core Strategy policy RA2. Furthermore, the development on the opposite side of the A465 means that any development on this site could 'round off' the village.</p> <p>The site is adjacent to the Option A settlement boundary proposed in the NP Issues and Options report, and within the boundary proposed in Option B.</p> <p>Overall, the site is potentially suitable for development and allocation in the Neighbourhood Plan, subject to any requirement for archaeological works and to appropriate access being achieved.</p>
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Site 6

1. Site Details	
Site Reference / Name	Site 6
Site Address / Location	OS 4420
Gross Site Area (Hectares)	0.40
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural Grazing Land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	<p>Two relevant applications on land immediately adjacent (between Sites 3 and 6 and the A465):</p> <p>Application number: P172292/O for erection of 10 dwellings including 2 x 3 bedroomed bungalows, new vehicular access and associated works including area for village hall (revised scheme for planning approval ref 160014 below). Approved with Conditions 11 August 2017.</p> <p>Application number: P160014/O for erection of 12 dwellings, new vehicular access and associated works including new play area/open space. Approved with Conditions 16 June 2016.</p>
Neighbouring uses	<p>The northern, eastern and southern boundaries are adjacent to fields.</p> <p>The western boundary is adjacent to a warehouse.</p>
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent - site is adjacent to a Priority Habitat Inventory - Traditional Orchards</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - Grade 3</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - potential access could be gained from the development being built adjacent to the site (north of the site).
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - potential access could be gained from the development being built adjacent to the site (north of the site).
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - potential access could be gained from the development being built adjacent to the site (north of the site).
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Low sensitivity

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy RA2
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan, but two options for a new settlement boundary are being explored as part of the NP process. In Option A and Option B the site is within the settlement boundary .
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Estimated capacity of 6 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	The site is next to a consented development for 10 dwellings, owned by a builder/developer. Rights to connect to roads and services (not gas) free of charge have been retained by the landowner. Regular bus services from Hereford to Bromyard. Settlement consists of a pub, village hall and church.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is suitable, available and achievable

<p>Summary of justification for rating</p>	<p>The site is currently agricultural grazing land (Grade 3) and is available for development. The site currently has no access, however, the site is adjacent to a consented development for 10 dwellings and the rights to connect to the road and services (not gas) free of charge have been retained by the landowner.</p> <p>The settlement consists of a pub and village hall although there are no other services in Stoke Cross. A bus service from Hereford to Bromyard runs in close proximity to the site. Furthermore, a Public Right of Way runs through the site which does not preclude development but is a consideration that would need to be considered at detailed design stage.</p> <p>The site is adjacent to a Priority Habitat Inventory - Traditional Orchards and therefore mitigation would be required if the site were developed. The site has no landscape or heritage constraints.</p> <p>The site is adjacent to the built-up area and therefore development is likely to be acceptable subject to the requirements of Core Strategy policy RA2.</p> <p>The site lies within the proposed settlement boundaries of Stoke Cross in the NP Issues and Options consultation. The site is considered suitable for development and allocation in the Neighbourhood Plan, subject to achieving access and to due consideration of the surrounding landscape.</p>
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Site 7

1. Site Details	
Site Reference / Name	Site 7
Site Address / Location	The Woodlands, Herb Lane, Stoke Lacy, Hereford, HR7 4HJ
Gross Site Area (Hectares)	0.16
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Part of a field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	None of relevance
Neighbouring uses	The northern boundary is adjacent to a house and private garden. The eastern boundary is adjacent to a field. The southern boundary is adjacent to a house and private garden. The western boundary is adjacent to Herb Lane.
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent - site is adjacent to Stoke Cross Conservation Area</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / <i>partly or adjacent</i> / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes - Priority Habitat Inventory - Grass Moorland (Non Priority)</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - Grade 3</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No – while the site can be accessed along the narrow Herb Lane (an unadopted road), the highways authority have advised that the junction of Herb Lane and the A465 is unsuitable and that further intensification of sites along Herb Lane would not be supported
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Herb Lane although it is narrow (only one lane)
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Herb Lane although it is narrow (only one lane)
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Medium sensitivity - the site is adjacent to Stoke Lacy Conservation Area
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Low sensitivity

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy LD4 - Historic Environment and heritage assets. Policy RA2.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan, but two options for a new settlement boundary are being explored as part of the NP process.
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<p>Is the site available for development?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown</p>	Yes – Herb Lane is an unadopted road, and part of the lane is in unknown third party ownership. Access rights would need to be established.
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p>Yes / No / Unknown</p>	Unknown
5. Conclusions	
<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	Estimated capacity of 1-2 dwellings
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	The landowner of the site owns Herb Lane from the entrance to Stoke House up to and including the Woodlands as marked on application map.
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>The site is not currently suitable</p> <p>No</p>

<p>Summary of justification for rating</p>	<p>The site is currently part of a field (Grade 3) and is available for development. The landowner of the site owns part of Herb Lane, but ownership of the remainder is unknown. Herb Lane is a single lane road which cannot accommodate a large number of vehicles, and there are significant issues with visibility when entering the main road. The highways authority has advised that they would not be supportive of any intensification of sites on Herb Lane due to this access.</p> <p>There are no services and facilities within Stoke Lacy apart from the church. The nearest bus stop, with bus services from Hereford to Bromyard, is located in Stoke Cross (approx. 980m). However, the footway linking Stoke Lacy and Stoke Cross does not extend all the way between the sites and the bus stop.</p> <p>The site is within a Priority Habitat Inventory – Moorland Grassland, and mitigation would be required if developed. The site is adjacent to Stoke Lacy Conservation Area and therefore development should contribute to the character and local distinctiveness of Stoke Lacy (policy LD4).</p> <p>The site is adjacent to the built up area and development of the site is likely to be acceptable subject to the requirements of Core Strategy policy RA2.</p> <p>The site is within the proposed settlement boundaries of Stoke Lacy in the NP Issues and Options consultation. Overall, the site is unsuitable for development and allocation in the Neighbourhood Plan due to the unsuitable access and lack of support by the highways authority for any new residential development on sites which access the A465 via Herb Lane.</p>
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Site 8

1. Site Details	
Site Reference / Name	Site 8
Site Address / Location	Barn replacement Hopton Court Farm, Stoke Lacy, Bromyard, HR7 4HX
Gross Site Area (Hectares)	0.02
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Barn
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	One application at Hopton Court Farm, not included within any of the three parcels being promoted (Sites 8, 9 and 10) Application number: DCN990316/F for conversion of redundant farm building to form a single dwelling. Approved with conditions April 1999. This conversion has been completed.
Neighbouring uses	The northern and eastern boundaries are adjacent to fields. The southern boundary is adjacent to a footpath and a farmhouse. The western boundary is adjacent to Hopton Court Farm.
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2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent - site is adjacent to a Priority Habitat Inventory - Traditional Orchards</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - Grade 2</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the existing farm driveway, however, the lane is narrow and there are no passing places for cars.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the existing farm driveway, however, the lane is narrow and there is no footpath linking to the village.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the existing farm driveway, however, the lane is narrow and there is no footpath linking to the village.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

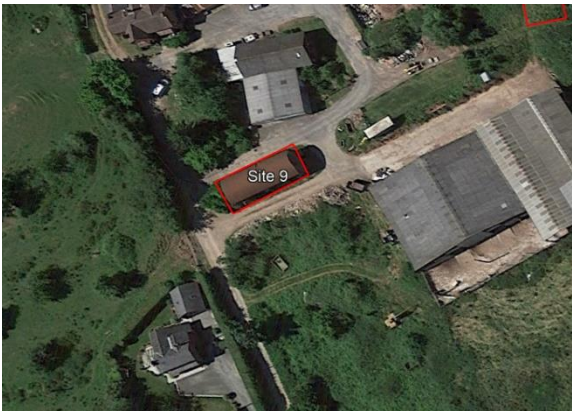

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	High sensitivity - the site is very rural
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Low sensitivity

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Site 8 is outside the settlement boundary and therefore needs to be in line with Policy RA3, unless complies with Policy H2. NPPF paragraph 118 supports the development of under-utilised land and buildings.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan, but options for new settlement boundaries are being explored as part of the NP process.
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A – the site is considered unsuitable for development
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable No

<p>Summary of justification for rating</p>	<p>The site is currently a barn in a rural location and is available for development. The site is largely constrained by access as the existing farm driveway is narrow and there is no place for passing cars, no footpath for pedestrians, and no footpath to link to the village. The site is not in close proximity to services or facilities.</p> <p>The site is adjacent to a Priority Habitat Inventory - Traditional Orchards and therefore mitigation would be required if developed.</p> <p>The site is adjacent to a dwelling and a collection of farmhouse buildings but is in open countryside where development is restricted under Core Strategy policies RA3 and H2.</p> <p>Overall, the site is not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan largely due to access and the rural location which would result in isolated development in the countryside.</p>
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Site 9

1. Site Details	
Site Reference / Name	Site 9
Site Address / Location	Barn conversion Hopton Court Farm
Gross Site Area (Hectares)	0.02
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Storage of disused equipment
Land use being considered	Workshop/employment units
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	One application at Hopton Court Farm, not included within any of the three parcels being promoted (Sites 8, 9 and 10) Application number: DCN990316/F for conversion of redundant farm building to form a single dwelling. Approved with conditions April 1999. This conversion has been completed.
Neighbouring uses	All 4 boundaries are adjacent to the farms driveway
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Adjacent - site is adjacent to a Priority Habitat Inventory - Traditional Orchards</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - Grade 2</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Gently sloping or uneven
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access via existing farm driveway
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access via existing farm driveway
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access via existing farm driveway
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Yes - the septic tank would need to be relocated
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	High sensitivity - the site is very rural
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Low sensitivity

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Site 9 is outside the settlement boundary and therefore needs to be in line with Policy RA3, unless complies with Policy H2. NPPF 2019: paragraph 118.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Brownfield - storage for disused equipment
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan, but options for new settlement boundaries are being explored as part of the NP process.
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Does not specify
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A – the site is being promoted for employment use
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, available and achievable No

<p>Summary of justification for rating</p>	<p>The site is currently a barn which is used for storing disused equipment. The site is available for development, and is proposed for conversion to workshops and employment units. Access to the site is from the existing farm driveway although it is a single lane country road and leads onto another single lane country road. The site is rural in nature and not suitable for development. The site is not in close proximity to services.</p> <p>The site is adjacent to a Priority Habitat Inventory - Traditional Orchards and therefore mitigation would be required if developed.</p> <p>The septic tank located on the site is likely to be affected by ground contamination and therefore needs to be removed.</p> <p>The site is adjacent to a dwelling and a collection of farmhouse buildings. The proposal for workshops/employment units would need to be in line with Policy RA6 to ensure that the development is of a scale which would be commensurate with its location and setting, does not cause unacceptable adverse impacts to the amenity of nearby residents and does not generate traffic movements that cannot safely be accommodated within the local road network.</p> <p>Conversion of the barn would be supported under paragraph 118 of the NPFF, however, the scheme could equally come forward as a planning application rather than an allocation in the Neighbourhood Plan.</p> <p>To conclude, the site is potentially suitable for development and potentially appropriate for allocation in the Neighbourhood Plan, subject to complying with NPFF policy paragraph 118, and to consultation with the relevant highways authority regarding the capacity of the road network to support any increase in traffic.</p>
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Site 10

1. Site Details	
Site Reference / Name	Site 10
Site Address / Location	New build 2 dwellings, Hopton Court Farm
Gross Site Area (Hectares)	0.07
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Grazing land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Call for Sites consultation
Planning history	One application at Hopton Court Farm, not included within any of the three parcels being promoted (Sites 8, 9 and 10) Application number: DCN990316/F for conversion of redundant farm building to form a single dwelling. Approved with conditions April 1999. This conversion has been completed.
Neighbouring uses	There are fields to the north and west of the site. The eastern boundary is adjacent to an existing barn conversion, while the site fronts the road on its southern edge.
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	No
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	Low Risk
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	Yes - mainly in Grade 3 (unknown if this is 3a or 3b) but small section in Grade 2

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the single lane road (same access as the barn conversion)
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the single lane road (same access as the barn conversion)
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from the single lane road (same access as the barn conversion)
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	High sensitivity - the site is very rural
Is the site low, medium or high sensitivity in terms of visual amenity? <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Low sensitivity

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible-Grade II listed building located in close proximity to the site</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Site 10 is outside the settlement boundary and therefore needs to be in line with Policy RA3, unless complies with Policy H2.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>There is no defined settlement boundary in the Local Plan, but options for new settlement boundaries are being explored as part of the NP process. This site is outside and not connected to the settlement boundary.</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Does not specify
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0-5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - the site is considered unsuitable for development
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable No

<p>Summary of justification for rating</p>	<p>The site is currently grazing land (Grades 2 and 3) (unknown if this is 3a or 3b) and is available for development. Access could be gained from the single lane country road adjacent to the site, however, there is no place for passing cars, no footpath for pedestrians, and no footpath to link to the village. The site is not in close proximity to services or facilities.</p> <p>The site is adjacent to a Priority Habitat Inventory - Traditional Orchards and therefore mitigation would be required if the site were developed. Furthermore, there is a Grade II listed building in close proximity to the site (Lower Hopton) and therefore mitigation is required if developed.</p> <p>The site is adjacent to a dwelling and a collection of farmhouse buildings but is in open countryside where development is restricted under Core Strategy policies RA3 and H2.</p> <p>Overall, the site is not suitable for development and therefore not appropriate for allocation in the Neighbourhood Plan largely due to access and the rural location which would result in isolated development in the countryside.</p>
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Site 11

1. Site Details	
Site Reference / Name	Site 11
Site Address / Location	Land at the Mill, Little Cowarne
Gross Site Area (Hectares)	0.81
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Grass land
Land use being considered	Grazing for livestock
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	<p>Two applications on the same site:</p> <p>Application number: PP201390/F for provision of a single log cabin for holiday accommodation and associated parking for 2 cars. This application is currently undetermined.</p> <p>Application number: P184176/F for change of use from agricultural land to house two temporary mobile homes for holiday let accommodation. Refused 5 April 2019 due to potential landscape impact and failure to demonstrate how the local highway network can absorb the impacts of development.</p>
Neighbouring uses	The northern boundary is adjacent to trees. The eastern boundary is adjacent to a single wooded lane. The southern and western boundaries are adjacent to a field.
<div>   </div>	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - site in within a Priority Habitat Inventory - Traditional Orchards</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - Grade 3 (unknown if this is 3a or 3b)</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Woodend Lane, although it is a single lane country road
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Woodend Lane, although it is a single lane country road
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Woodend Lane, although it is a single lane country road
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.



<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	High sensitivity - the site is very rural and is very prominent as on a sloping site.
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	Low sensitivity

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Site 11 is outside the settlement boundary and therefore needs to be in line with Policy RA3, unless complies with Policy H2. NPPF paragraph 79 - isolated development in the countryside.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land (site contains a tin shed)
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan, but options for new settlement boundaries are being explored as part of the NP process.
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0.5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A – the site is considered unsuitable for development
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0.5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, available and achievable No

<p>Summary of justification for rating</p>	<p>The site is currently grassland and is available for development. If developed, access could be gained from the Woodend Lane adjacent to the site. However, this road is a single lane and not suitable as there is not enough space for two cars to pass each other. Therefore the site is greatly constrained by access. The site is not located near any local services nor facilities and is very remote.</p> <p>The site has a high landscape sensitivity due to the steep sloping of the site.</p> <p>The site is within a Priority Habitat Inventory - Traditional Orchards and therefore mitigation would be required if developed. There may be a history of spraying and use of chemicals, which could result in contamination that needs to be addressed.</p> <p>The site is not within any of the proposed settlement boundaries which cover Stoke Cross and Stoke Lacy and is not within or adjacent to a built up area (therefore does not comply with policy RA2, RA3, RA4 or RA5).</p> <p>The site is subject to a live planning application (PP201390/F) for a single log cabin for holiday accommodation and associated parking for 2 cars which has not yet been decided. Paragraph 79 of the NPPF states that development of isolated homes in the countryside should be avoided and therefore this site should not be developed.</p> <p>The proposed use for the site is unclear, and the Call for Sites submission suggests it is being promoted for grazing land, although this appears to be the existing rather than intended future use. Since Neighbourhood Plans should only allocate sites for development, there is no need to allocate the site as grazing land should this be the landowner's intention.</p> <p>Overall, the site is considered inappropriate for development and allocation in the Neighbourhood Plan due to access constraints and the site's isolated location in the countryside, which would not comply with NPPF policy.</p>
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Site 12

1. Site Details	
Site Reference / Name	Site 12
Site Address / Location	Stoke House
Gross Site Area (Hectares)	0.12
SHLAA/SHELAA Reference (if applicable)	n/a
Existing land use	Existing garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Call for Sites consultation
Planning history	Two applications on the same site Application number: DCN073294/F for access track and workshop/storage building. Approved with Conditions 29 November 2007. Application number: DCN070639/F for single storey extension to side of dwelling. Approved with Conditions 6 June 2007.
Neighbouring uses	The northern and southern boundaries are adjacent to private gardens. The eastern boundary is adjacent to the driveway. The western boundary is adjacent to a field.
 	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - Stoke Cross Conservation Area</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p>Yes / No / Unknown</p>	<p>Yes - Grade 3 (unknown if this is 3a or 3b)</p>

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	Yes
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No – while the site can be accessed along the narrow Herb Lane (an unadopted road), the highways authority have advised that the junction of Herb Lane and the A465 is unsuitable and that further intensification of sites along Herb Lane would not be supported.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access to A465 via unadopted drive (Herb Lane)
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	Yes - access to A465 via unadopted drive (Herb Lane)
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No - however public right of way adjacent to site
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Low sensitivity
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - View 1 (From Stoke Cross down onto Stoke Lacy), View 2 (From Little Cowarne road down to Stoke Lacy church and conservation area) and View 4 (Of the Loddon Valley down from its source towards Stoke Cross from the Woodend Lane and particularly near the barn conversion) mentioned in the Issues and Options report are affected if this site is to be developed.</p>

2. Assessment of Suitability	
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	Policy LD4 - Historic Environment and heritage assets. Policy RA2.
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Within the existing built up area (infill)
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	There is no defined settlement boundary in the Local Plan, but two options for a new settlement boundary are being explored as part of the NP process. In Option A and Option B the site is within the settlement boundary .
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Yes – Herb Lane is an unadopted road, and part of the lane is in unknown third party ownership. Access rights would need to be established.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	0.5 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Estimated capacity of 1 dwelling
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0.5 years
Other key information	Regular bus service, shop and post office 2.5 miles from site.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable No

<p>Summary of justification for rating</p>	<p>The site, currently a garden, is available for development. Access to the site can be gained from Herb Lane which leads onto the A465, however, Herb Lane is narrow and cannot accommodate more than 1 car at a time as there is no passing point. There is also no pedestrian footpath, and visibility at the entrance to the A465 may be restricted. While part of Herb Lane is owned by the landowner of Site 7, ownership of the remainder is unknown. The highways authority have highlighted significant concerns over the access from Herb Lane to the A465, and are unsupportive of any intensification of sites on Herb Lane.</p> <p>There are no services within Stoke Lacy apart from the church and the nearest shop and post office is 2.5 miles from the site. The nearest bus stop, with bus services from Hereford to Bromyard, is located in Stoke Cross (approx. 980m). However, the footway linking Stoke Lacy and Stoke Cross does not extend all the way between the sites and the bus stop.</p> <p>The site is within Stoke Lacy Conservation Area and therefore development should contribute to the character and local distinctiveness of Stoke Lacy (policy LD4). The site has high visual sensitivity as there are 3 views which would potentially be affected if the site was to be developed. These are: View 1 (From Stoke Cross down onto Stoke Lacy), View 2 (From Little Cowarne road down to Stoke Lacy church and conservation area) and View 4 (Of the Loddon Valley down from its source towards Stoke Cross from the Woodend Lane and particularly near the barn conversion).</p> <p>The site is within the existing built up area (infill) of Stoke Lacy and development is therefore likely to be acceptable under Core Strategy policy RA2.</p> <p>The site is within the proposed settlement boundary identified in the NP Issues and Options consultation for Stoke Lacy.</p> <p>Overall, the site is unsuitable for development and allocation in the Neighbourhood Plan due to the unsuitable access and lack of support by the highways authority for any new residential development on sites which access the A465 via Herb Lane.</p>
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