

Stoke Lacy Design Guidance and Codes

November 2021



Quality information

Project role	Name	Position	Action summary	Date
Project Coordinator	Simon Hargreaves	Consultant Urban Designer & Landscape Architect, AECOM	Site assessments, coordination, author researcher and photography	20/07/2021
Director / QA	Ben Castell	Director, AECOM	Detailed review and comments on draft report.	11/10/2021
Qualifying body	Meg Warren Carole Leonard	NP Group coordination	NP group review/coordination	01/11/2021

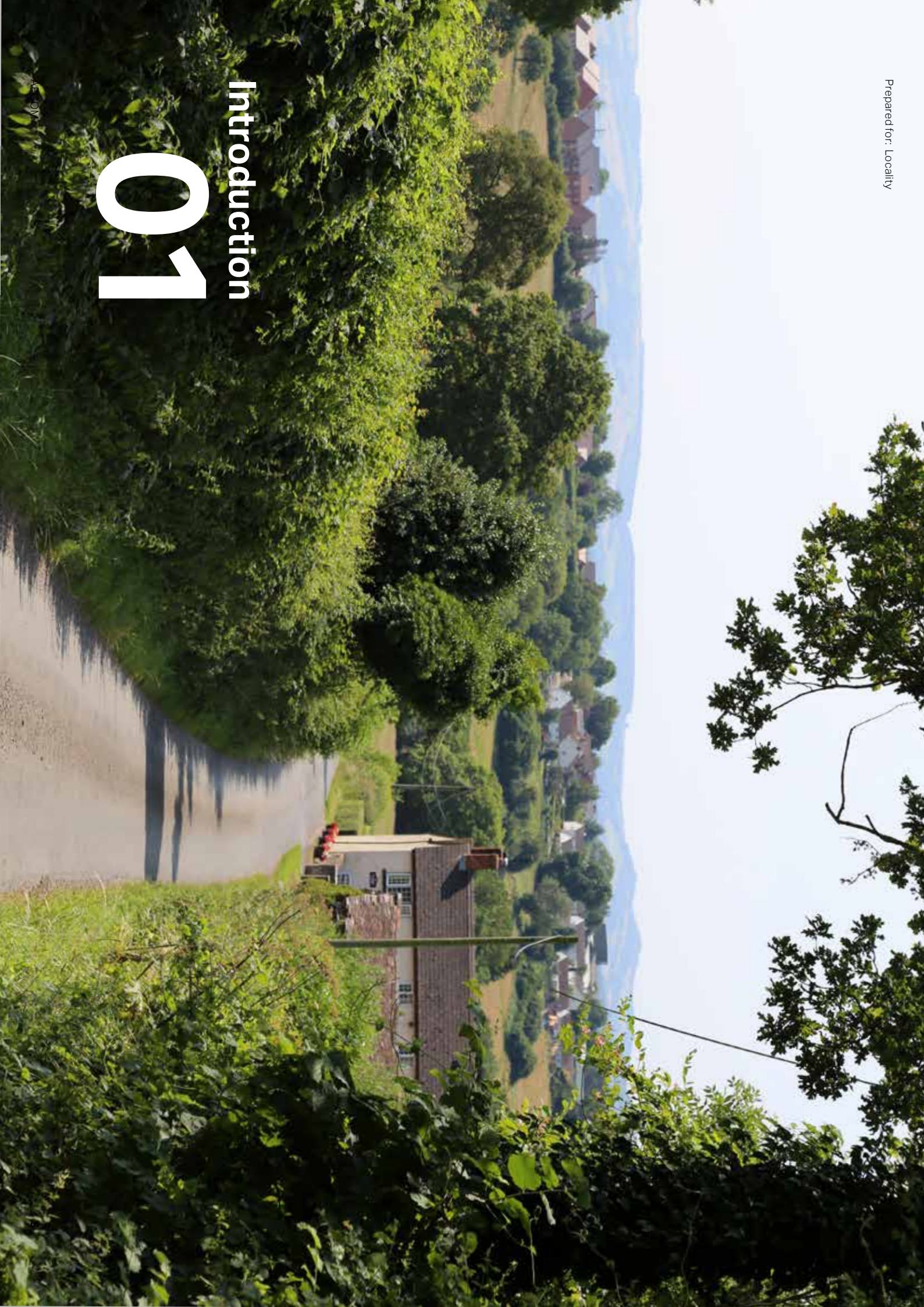
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Table of Contents

1. Introduction	5
1.1. Objectives	6
1.2. Process	6
2. Context.....	8
2.1. Location and area of study.....	8
2.2. Historical development.....	10
2.2.1 Historical timeline.....	12
2.3. Landscape, ecology and heritage designations.....	14
2.4. Important views	16
2.5. Key issues	18
2.6. Cultural associations.....	19
3. Character assessment	20
3.1. Introduction.....	21
3.2. Existing character assessments and design guidance	21
3.3. Character Assessment.....	24
4. Design guidance and codes	56
4.1. Introduction.....	57
5.2. General Design Considerations	58
5.2.1 Key points to consider when assessing planning applications.....	59
5. Deliverability	82
6.1. Delivery Agents	82
6.2. Deliverability	82
6. References	83



Introduction

01

1. Introduction

AECOM has been commissioned to provide design support to Stoke Lacy Neighbourhood Plan Area through the Government-funded Neighbourhood Planning Programme led by Locality.

This document has been produced to inform new pocket/small scale infill development proposed in the area. It presents a summary of the key characteristics 'character assessment' of the Stoke Lacy Neighbourhood Plan Area which make this a special place to live and visit. This information is then used to inform a specific Design Guide to promote sustainable, representable development and guide best practice across the Neighbourhood Plan Area and support design related Neighbourhood Development Plan (NDP) Policies.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design guides, to help deliver high quality outcomes for new development. It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2021).

The NPPF also emphasises that 'the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development; creates better places in which to live and work, and helps make development acceptable to communities' (NPPF, 2021). It is therefore important that planning policies and decisions should address the connection between people and places and how any new development will respond to and integrate successfully into the natural, built and historic environment.

1.1. Objectives

The main objective of this document is to establish principles to ensure new development is designed and planned according to existing character and the context of Stoke Lacy. It sets out a series of design guidelines related to residential development.

The document initially provides context 'character assessment' to the design guidelines including strategic issues identified by Neighbourhood Planning Group together with the aspirations of the community, as although not strictly design issues, these must be considered in the context of any design proposal.

1.2. Process

The following steps were undertaken to produce this document:

- Inception call (06/07/21);
- Site visit - contextual, architectural and morphology analysis (20-21/07/21);
- Preparation of Character Assessment to feed into Design Guide derived from analysis and stakeholder engagement;
- Draft report; and
- Final report.



2. Context

2.1. Location and area of study

The Stoke Lacy Neighbourhood Plan (NIP) Area (Figure 1) covers an area of approximately 1094 hectares and is situated in the County of Herefordshire. The Neighbourhood Plan Area is located approximately 2 km south west of Bromyard and approximately 12km north east of the county town of Hereford.

The Neighbourhood Plan Area was recorded in the 2011 Census day having 364 usual residents with the average (mean) age of residents at 47 years.

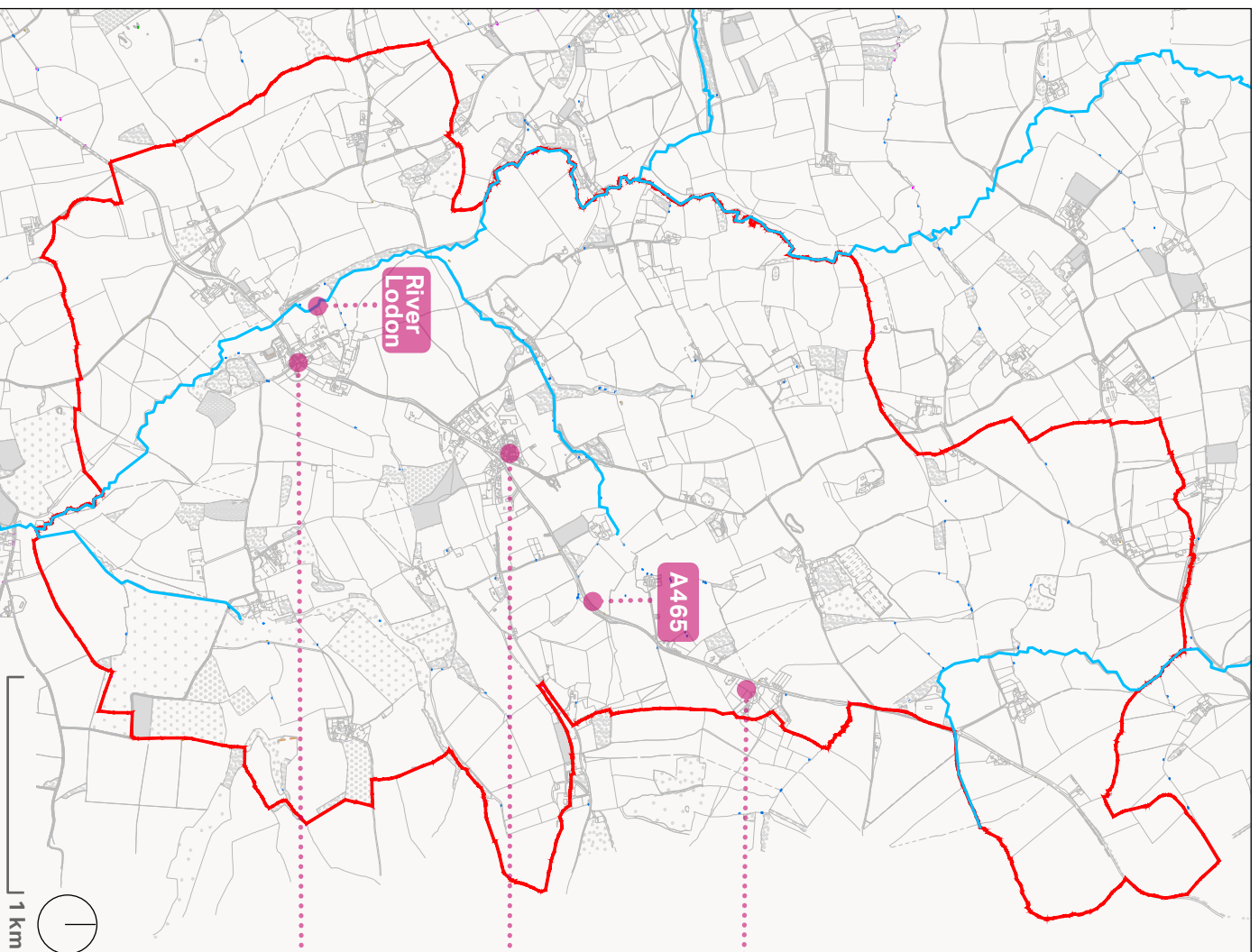
Vehicular access to this area of north-east Herefordshire is provided by A465 which runs diagonally south west/ north east connecting with the A44 at Bromyard and both the A4103 and A438 at Hereford. The Neighbourhood Plan Area contains a Village Hall, Church and Public House – The Plough Inn. The nearest schools are outside of the Neighbourhood Plan Area at Pencombe, Burley Gate and Bromyard.

The Neighbourhood Plan Area occupies a geographic position within a landscape determined by the national character assessment as 'Herefordshire Lowlands' and 'Herefordshire Plateau'. The River Lodon crosses the landscape setting depicted by agriculture, orchards, coppices, scattered farmsteads and the settlements of Stoke Lacy, Stoke Cross and the small hamlet of Crick's Green formed along the A465.

There is limited public green space and pavement access along the A465 between settlements is fragmented, however there is a network of Public Rights of Way (PROW) which provide direct access to the countryside - which forms the setting and contributes to the liveability and enjoyment of the Neighbourhood Plan Area.



Distance marker, Stoke Lacy



- Neighbourhood Plan Area boundary
- Rivers/brooks

- Stoke Lacy
- Stoke Cross
- Crick's Green



2.2 Historical development

Development within the Neighbourhood Plan (NP) Area is largely concentrated around Stoke Lacy and Stoke Cross, connected to one another by the A465. There are few indications of formal planning: farms, singular rural dwellings and small hamlets are scattered throughout the NP Area separated by open fields.

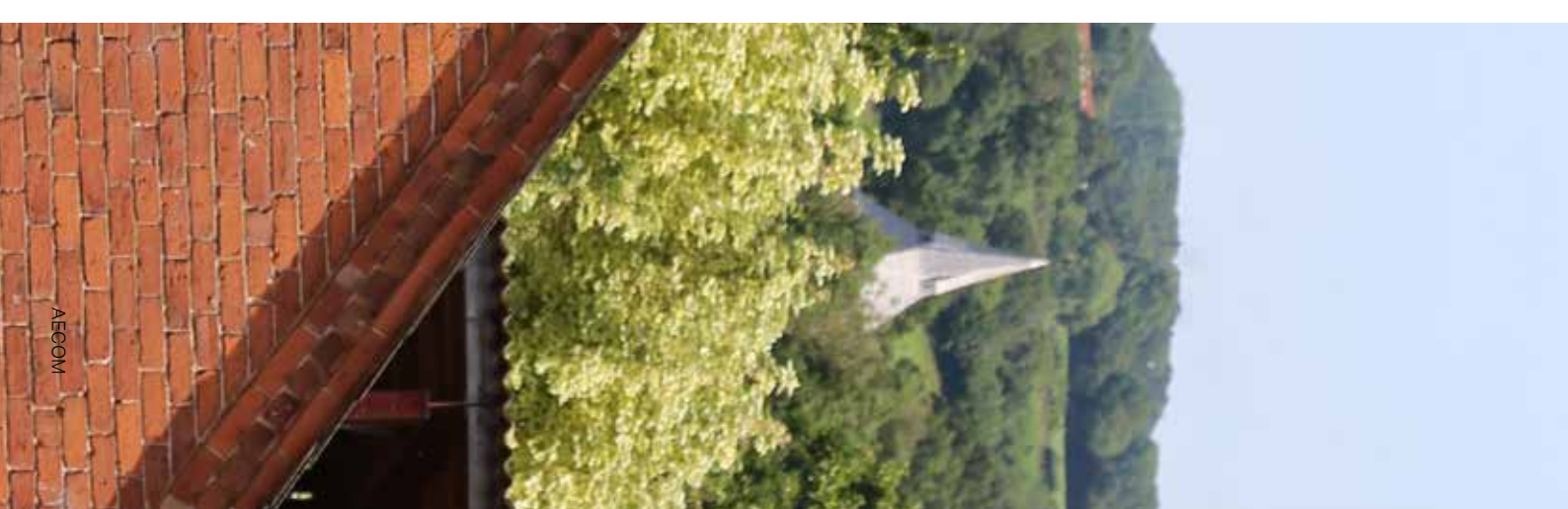
Herefordshire and the Wye Valley are rich in prehistoric archaeology, with exceptional survival of Iron Age hillforts. In the absence of fieldwork, evidence of prehistoric settlement within the NP study is limited to flint scatters and cropmarks. A Roman road, connecting Berkshire to Leominster was located approximately three miles from Stoke Lacy, however there is little Romano-British archaeology identified within the NP Area to support a conclusion that the settlement originated within this period. The settlement was likely Celtic or Saxon in origin, it has been suggested that the Norman church of St Peter & Paul was built on the site of an earlier structure.

By 1086 the basic form of Stoke Lacy Village had emerged. Stoke Lacy appears in Domesday as a large manor granted to Roger De Lacy as part of a large north Herefordshire fief. A manor was located at Nethercourt, a medieval moated site was recorded in 1988 as intact and partly water filled. 'Le Halle' Motte, an oval shaped earthwork, most probably a motte of 12th century origins has been identified to the south-east of Hall Place Farm. Evidence of an abandoned medieval settlement has been identified at Hopton Sollars.

Many of the farms and structures present today are depicted on the 1842 tithe map of the parish of Stoke Lacy. The church of St Peter & St Paul is shown on the tithe map prior to the 1863 Kempson rebuilding, on the same orientation and a similar footprint, the rectory opposite occupied by the Reverend William Brooke Kempson. Most of the development at Stoke Lacy: Church House farm, Nether Court, the Mill House, Brick House and Upper House appear on the tithe map. The Plough Inn appears as one of the few developments at Stoke Cross at this time. Many of the farmsteads currently located within the NP Area are depicted on the map including Merrifield, Cookhorn, Woodend Farm, Lower Woodend and Hall Place. Almost all farmsteads, dwellings and settlements within the NP Area were built or in an earlier phase in their development by the 19th century.

The 1885 Ordnance Survey 6 inch map depicts further development at Stoke Cross comprising a school and smithy. A quarry and limekiln at Woodend Farm and a new quarry at Hales Bank north of Huddle Mill appear. A post office is labelled on the map at Upper Court, facilities and services continue to be focused at Stoke Lacy. The 1886 Ordnance Survey map depicts the hamlet at Crick's Green, limited at this date to only two dwellings.

Little development occurred within the NP Area during the first half of the 20th century. On the 1928 Ordnance Survey 6 inch map, the small grouping of two semi-detached and a terrace of four houses on the west side of the A465 at Crick's Green appears. Westbury, a larger housing development of semi-detached houses and bungalows at Stoke Cross first appears on the 1974 Ordnance Survey 6 inch map and the former school appears labelled as the Village Hall.



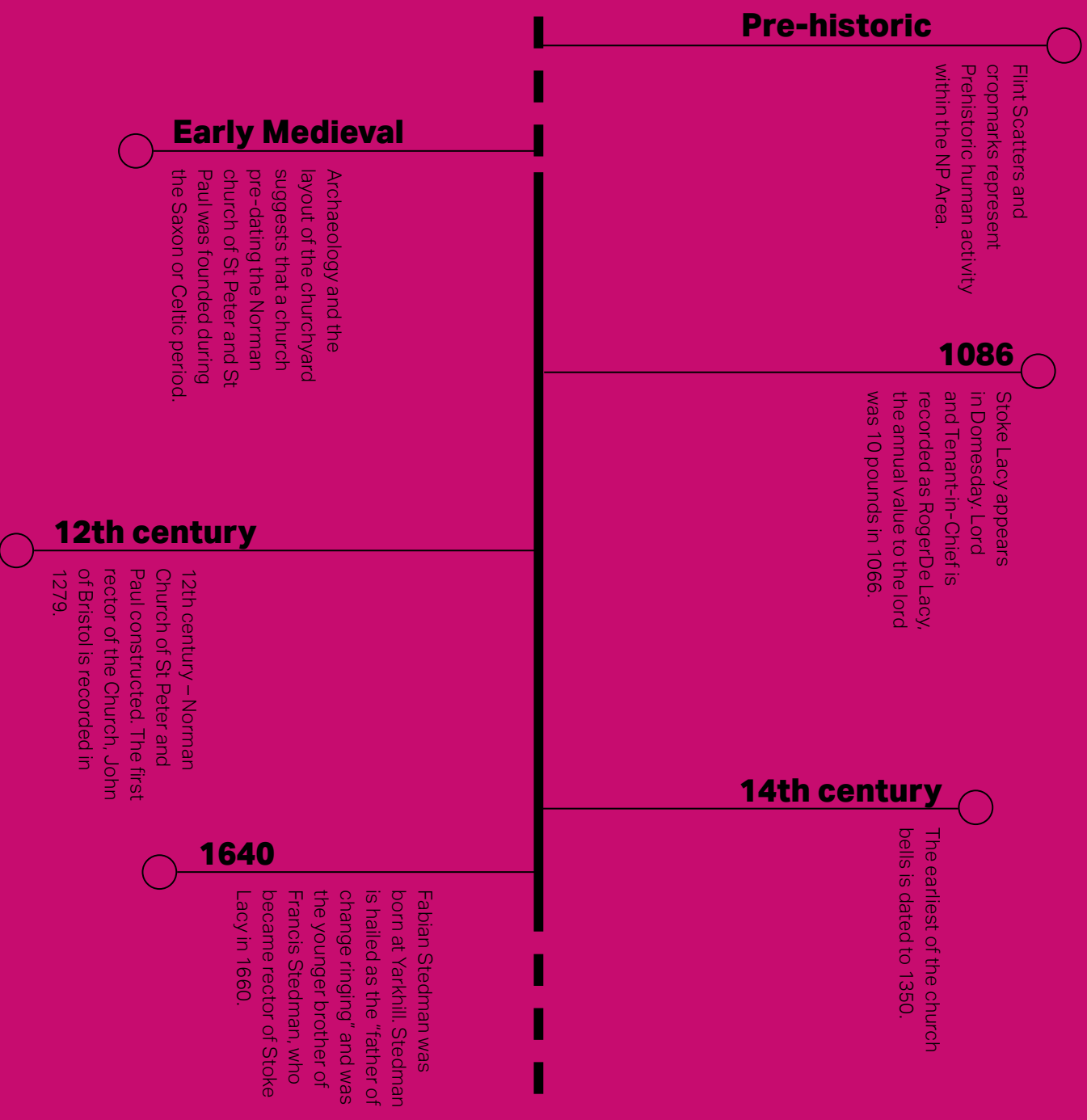
In 1999 funds were raised by Stoke Lacy residents to purchase a field and plant Netherwood woodland as part of the Woodland Trust's Millennium community woods project. Symonds cider production ceased at the factory in 2000, the premises was taken over by Wye Valley Brewery in 2002. In 2005 a large ceramic map was created by local artist Mark de la Torre inspired by the 1840s Parish tith map funded by the Heritage Lottery Fund and Herefordshire Council's cultural services. The mural is now displayed on the exterior of the Village Hall.

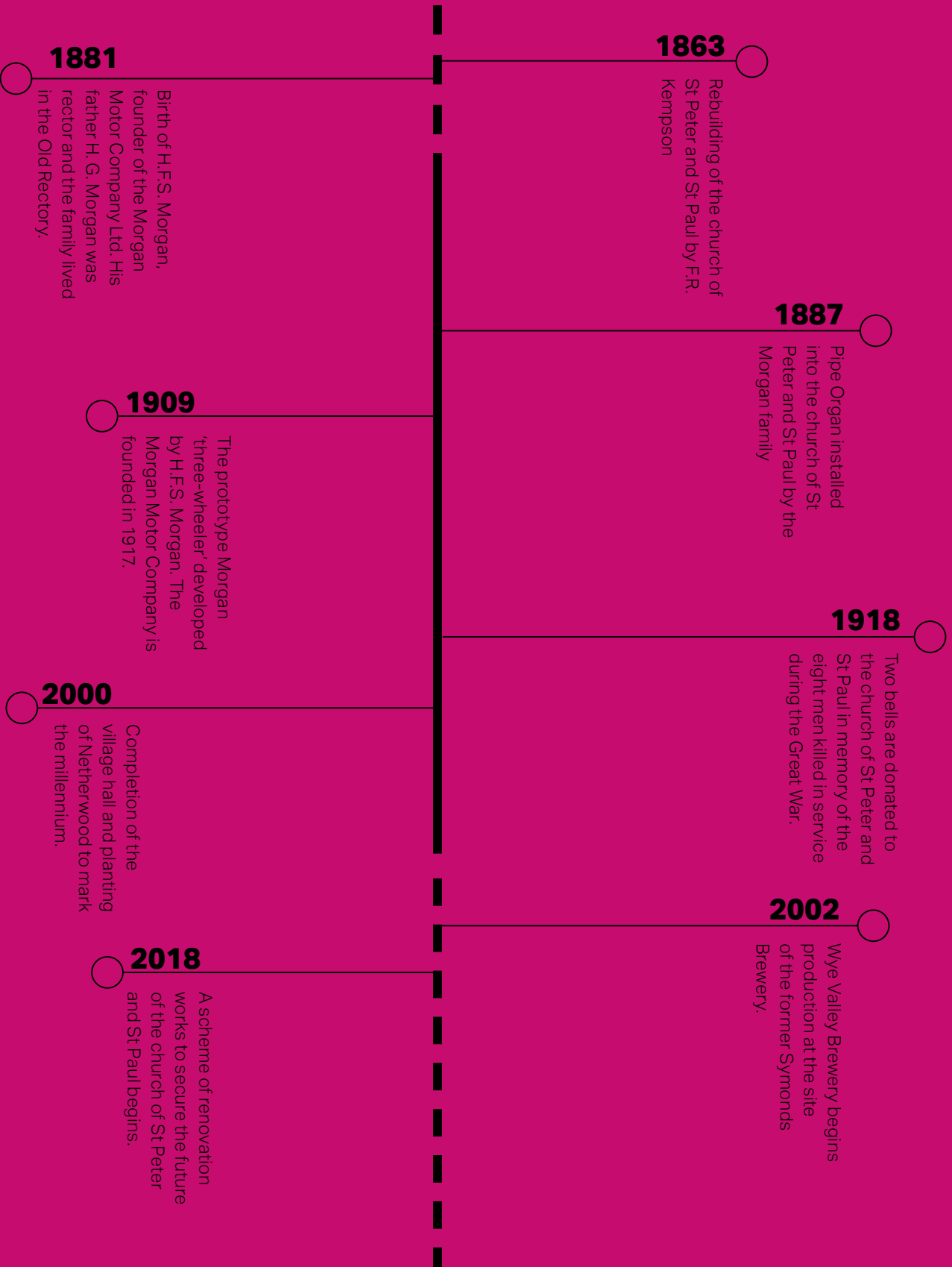


Ceramic map displayed at Stoke Lacy Village Hall

2.2.1 Historical timeline

A historical development timeline had been produced to provide a summary of the historical development of the Stoke Lacy Neighbourhood Plan Area.





2.3. Landscape, ecology and heritage designations

The Neighbourhood Plan Area and wider countryside context contains a number of Statutory and non-statutory landscape, ecological and heritage designations:

Within Neighbourhood Plan Area:

- The Neighbourhood Plan Area contains many buildings and structures of Grade II listed status;
- Stoke Lacy Conservation Area (currently without a management plan)
- There are several 'Ancient Woodlands', 'Traditional Orchards' and 'Deciduous Woodlands' identified on the Priority Habitat Inventory; and
- The Neighbourhood Plan Area is covered by the 'West Midlands Region Theme Area' for countryside stewardship. This is a scheme that ensures the area receives capital grants that address different environmental needs across a variety of farm types.

Outside the Neighbourhood Plan Area:

- The closest World Heritage Site is the 'Ironbridge Gorge' at Telford, Shropshire located approximately 55km north of the NP Area
- The closest National Park is Brecon Beacons National park, over the border in south Wales located approximately 55km west of the NP Area;
- The closest Area of Outstanding Natural Beauty is the Wye Valley AONB located 10km south, followed by the Malvern Hills AONB located 12km east of the NP Area;
- The Registered Battlefield of the Battle of Worcester (1651) and Powick Bridge (1642) are located 22km of the NP Area;
- There are several SSSI within the surrounding area including those in the Malvern Hills and Wye Valley. The closest of these is the River Lugg approximately 8km from the NP Area;
- The closest Scheduled Monument is the Churchyard Cross in St Mary the Virgin's Churchyard at Much Cowarne (NHLE: 1016127) 2.5km south of NP Area;
- Registered Park and Garden Brockhampton Park Grade II (NHLE: 10000875) 4km north east of NP Area.



2.4. Important views

The Neighbourhood Plan steering group have identified and provided text to accompany the following important view images within the Neighbourhood Plan Area, for which a higher level of protection is sought in accordance with national, local and the Neighbourhood Development Planning policy:

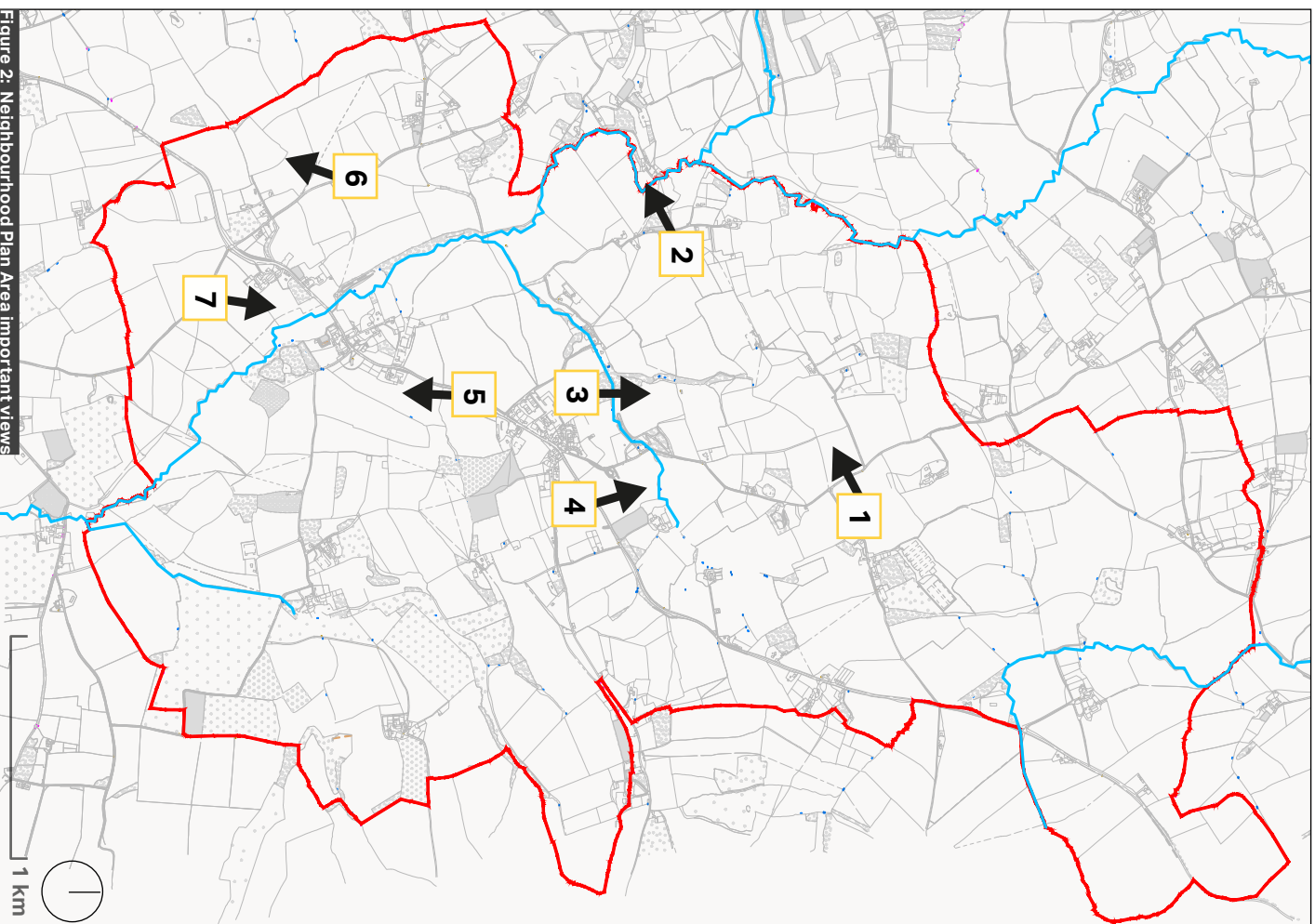


Figure 2. Neighbourhood Plan Area Important views

1:

From Roxpole looking SW across a newly ploughed potato field to the Brecon Beacons



2:

Looking W/ SW from Woodend Lane across hedged undulating pastureland and mature trees



3:

From Westbury carpark looking north over mixed agricultural land with hedged line trees

4:

The view NW over a hedge on the A465 with agricultural land stretching to the horizon



5:

Looking down the road from Stoke Cross south to Stoke Lacy across fields the church is just visible

6:

The view from Little Cowarne Road S/W across a landscape where farms and cottages nestle among fields and woods. The Brecon Beacons loom in the distance
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7:

Looking through the trees on Much Cowarne Road north to Netherwood and Stoke Lacy Parish Church

2.5. Key issues

Members of the Stoke Lacy Neighbourhood Plan Group were invited to share their knowledge and experience of the Neighbourhood Plan Area during a site visit to discuss the stakeholders' requirements, key elements of settlement character and aspirations for the Neighbourhood Plan Area.

Several key considerations and strategic issues

emerged from the consultation, which have informed the preparation of the Design Guide with Codes. These issues have been identified at a wider scale and represent the aspirations of the Stoke Lacy Neighbourhood Plan Group that can be achieved through design and masterplanning.

These are summarised below:

- Historic rural Parish community;
 - Strong historical and cultural associations with beer, cider production and Morgan automotive;
 - A legacy from beer production (hops drying), Oast Houses provide architectural/cultural character;
 - Influence of local geology (brick making);
 - The influence of the surrounding landscape context;
 - Attractive place to live and work;
- Ageing population demonstrated by the 2011 Census with 74.5% of the Neighbourhood Plan Area aged 30 and over, and the area's Mean Age of 47;
 - Detached houses are the most common housing typology with 67.7%, semi-detached and 25.1% and 1.8% terraced (2011 Census);
 - Population density of 0.3 persons per hectare is indicative of the rural settlement, comprising of satellite farmsteads, small hamlets and villages set within a countryside context;
 - Core Strategy identifies Stoke Cross/Stoke Lacy as suitable for development - and the rest of the NP area as countryside;
 - Constraints to pedestrian movement, fragmented pavement networks;
 - Narrow access often used by farm vehicles and transport freight lorries;
 - The A465 between Bromyard and Hereford is susceptible to congestion through the NP Area at commuting and school times;
 - Speed restrictions are often not adhered to;
 - Aspiration to produce a Design Guide to ensure representative character within new development;
 - Desire to improve construction quality, material robustness and climate resilience; and
 - Proportionate development must be attributable to local needs.

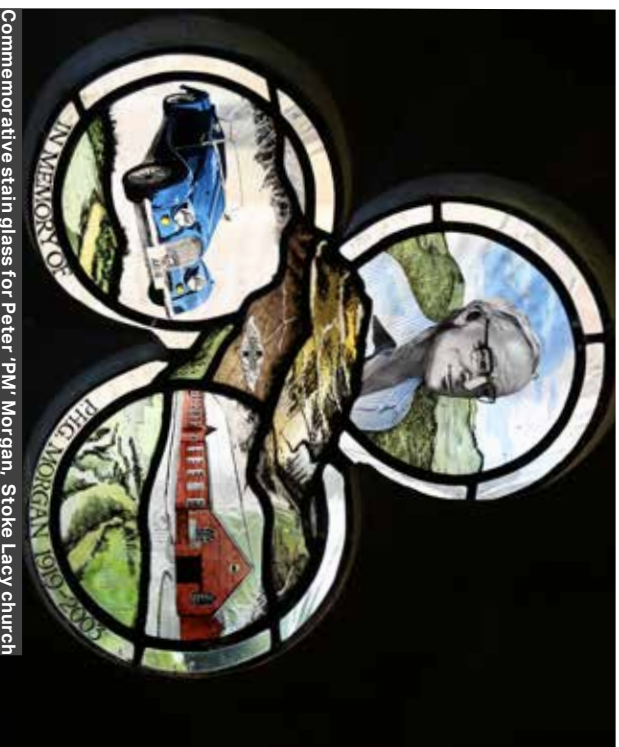
2.6. Cultural associations

The Stoke Lacy Neighbourhood Plan Area has several historic and cultural associations:

- Henry 'Harry' Morgan, known as HFS creator of the world-famous British motorring company lived in Stoke Lacy. The Morgan Family lived in Stoke Lacy for several decades after George Morgan, Harry's father, became the Rector at Stoke Lacy;
- Traditional hop kilns within the NP Area are a physical reminder of the beer making history of the area. The tall conical brick built hop kilns were fired by charcoal and the steeply pitched roofs channelled the hot air up through the hops drying floor, before exiting through a vented weather vane cowl, able to rotate and follow wind direction, thus maximise the stack effect. In a separate area of the building known as the 'stowage' there was often a cooling floor, press and storage area;
- Local heritage, the Wye Valley Brewery has been making beer in Herefordshire since 1985, and sources over 80% of it's hops from within 10 miles of its brewery in Stoke Lacy and took over the former cider works in Stoke Cross in 2001;
- From 1727 Symonds was based in Stoke Lacy. This company operated as a family firm until it was taken over by Greenall & Whitley in 1984, and then Bulmers in 1989; and
- Symonds began in 1727 at Stoke Lacy, the makers of the famous Scrumpy Jack cider. During it's height in the 1990s, the company processed 6,000 tons of local apples from neighbouring orchards and produced over a 4.5 million litres of cider a year.



Inside Symonds factory



Commemorative stain glass for Peter 'PM' Morgan, Stoke Lacy church



Character assessment

03

3. Character assessment

3.1. Introduction

This section outlines the broad physical, historical and contextual characteristics of the Stoke Lacy Neighbourhood Plan Area. Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This report is focused on the character of the urban townscape and the landscape setting. The features introduced in this section are later used to inform the Design Guide and Codes.

3.2. Existing character assessments and design guidance

The following published character assessments, management strategies and design guidance documents are relevant to the Stoke Lacy Neighbourhood Plan Area:

National Character Assessment

NCA Profile: 100 Herefordshire Lowlands

Available at: <http://publications.naturalengland.org.uk/publication/4827527503675392?category=587130>

NCA Profile: 101 Herefordshire Plateau

Available at: <http://publications.naturalengland.org.uk/publication/5006583801053184?category=587130>

Landscape Character Assessment 2004 (updated 2009)

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Character Areas:

LCA Profile: Bromyard Plateau

LCA Profile: Central Herefordshire

Available at: https://www.herefordshire.gov.uk/downloads/file/2069/landscape_character_assessment_for_herefordshire.pdf

The assessment is further broken down into Landscape Character Types, mapping however is unclear in the Herefordshire assessment document.

Herefordshire Local Plan – Core Strategy

“On 9 November 2020 the Cabinet Member for Infrastructure and Transport took the decision to agree to update the Herefordshire Local Plan Core Strategy, following a review of the adopted plan and in the light of the proposals set out in the government White Paper: Planning for the Future”.

“Work is already underway in preparation for this Plan. The evidence base to support the proposed policies and plans going forward will be added accordingly”.

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

Draft Hereford Design Guide documents. Available at: <https://www.herefordshire.gov.uk/downloads/download/1950/draft-hereford-design-guide-documents>

UDG - Building for a Healthy Life: <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

BREEAM: <https://www.breeam.com>

Living with Beauty: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/861832/Living_with_beauty_BBBBC_report.pdf



The Folly (Tudor period), Woodend Lane

National design guide: <https://www.gov.uk/government/publications/national-design-guide>

The National Design Guide (NDG) was published in October 2019, to provide clear national guidance for delivering well-designed places across England.

Paragraph 9 of the NDG, states that “The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics:”

The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

National Model Design Code sets out government guidance to encourage local planning authorities to improve development quality: <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals/national-model-design-code-accessible-version>



Wattle patchwork, Woodend Lane

The following **National Character Assessment (NCA)** attributes define the characteristics associated with the Neighbourhood Plan Area:

NCA Profile: 100 Herefordshire Lowlands

- *“Localised traditional and bush orchards and occasional hop fields planted with windbreaks;*
- *Timber-framed (black-and-white) buildings are characteristic with stone and red brick also used frequently as building materials;*
- *Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons. Historic market towns of Hereford and Leominster are the principal settlements; and*
- *Tranquil and relatively undisturbed by major infrastructure aside from a few crossing A roads between Hereford, Hay-on-Wye and Leominster”.*

NCA Profile:101 Herefordshire Plateau

- *“The area features tranquil ancient woodland, nationally significant areas of lowland meadows, and traditional orchards that support veteran trees, known to be a stronghold for the population of noble chafer beetle (vulnerable in the UK). Wood pasture and parkland, with fine specimens of veteran trees, are linked by ancient species-rich hedgerows, which also support some important veteran hedgerow trees;*
- *Hop fields and a distinctive square-topped, local type of hop kiln are evidence of the long history of hop growing around the fringes of the area; and*
- *The area features sparsely populated hamlets, isolated churches, small manor houses and local country houses within parks. Most hamlets are dominated by buildings built using local reddish brown and grey sandstones. Timber-frame building tradition can be seen particularly clearly in the late medieval building of Lower Brockhampton House. The settlements are connected by a network of narrow, commonly deeply sunken lanes, a notable historical feature throughout”.*

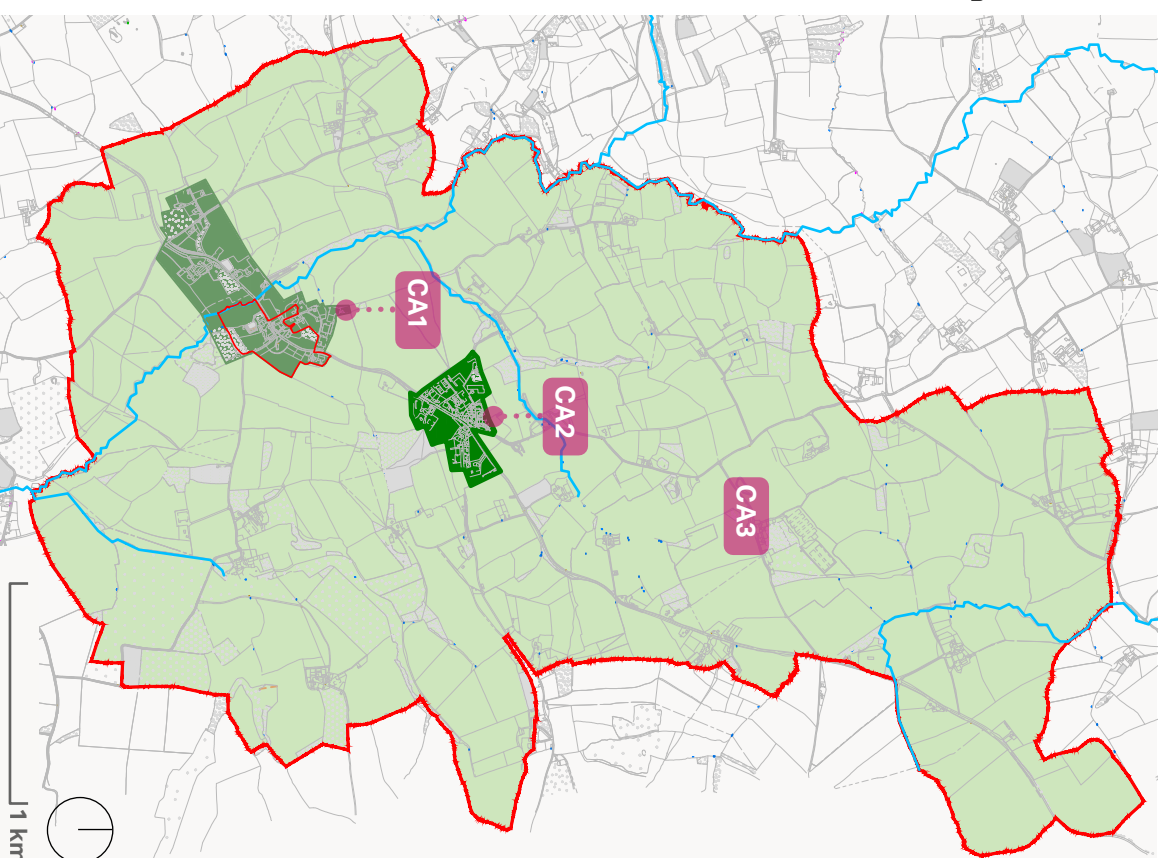


3.3. Character assessment

Three distinct areas of townscape character have been identified within the Stoke Lacy Neighbourhood Plan Area and the boundaries used are for the AECOM character assessment only.

These include: Stoke Lacy Conservation Area and Village, Stoke Cross and the Outer Neighbourhood Plan

- CA1 - Stoke Lacy Conservation Area and Village
- Conservation Area
- CA2 - Stoke Cross
- CA3 - Outer Neighbourhood Plan Area



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Figure 3: Character Assessment areas



Character Area CA1

Stoke Lacy Conservation Area and Village

Settlement pattern

The Stoke Lacy Conservation Area and Village covers approximately 34 hectares of land from Church House Farm in the north to an area just beyond Hill House Farm in the south.

A crossroads on the A465 provides access north to Little Cowarne and south to Much Cowarne, and the River Lodon bisects the settlement on a similar trajectory further north, wrapping round the back of Netherwood. The main settlement concentration is formed around the Church, with roads branching off the A465 north for Herb Lane and south for Nethercourt.

A strong road presence of properties flanking the main access through the settlement core (A465) gives the impression the settlement is linear in character, however the settlement is nucleated comprised of farms and associated farm buildings set further back, of which some over time have been broken-up, redeveloped and sold off as individual private housing.

The settlement centre is comprised of Nethercourt House, which is the original farmhouse surrounded by barns, outhouses and hop kilns which have been redeveloped as private housing. To the north of the A465 at Herb Lane, a brick built semi-detached property marks the entrance. Further along Herb Lane, several properties of mixed style are located, including buildings which were part of the original Rectory and some post-war bungalows later. Opposite the Church of St Peter and St Paul, the Old Rectory building is sited which demonstrates a mixture of architectural styles.

Further from the village core to the north east, Church House Farm comprises the principal farmhouse - situated south of the A465 and a complex of large modern agriculture buildings on the opposite side of the A465. West of the River Lodon and north of the A465, Old Stables Cottage and main house are located. South of here Upper House Farm comprises elegant brick barns and a grand farmhouse. Along the access towards Little Cowarne, development is nucleated close to the turning for Hill House Farm, opposite there is a large brick built semi-detached property and a post-war bungalow closer to the A465. All residential properties include gardens and driveways.

Pavement access is limited, but a small section of pavement and a grass verge provide pedestrian access along a short section of the A465. Herb Lane and the initial stage of Hopton Lane are less inhibiting to pedestrians.



Character Area CA1

Stoke Lacy Conservation Area and Village

Settlement pattern

The following Nollí map figure created from OS Map data, illustrates the clustering and spatial arrangement of properties within the character area.

Main characteristics:

- Density is very low, with buildings nucleated together in small concentrations throughout the character area;
- There are buildings and farms of heritage value outside of the Conservation Area, which demonstrate similar spatial arrangement characteristics;
- Buildings sited fronting onto, or perpendicular, to the main access contribute strongly to the sense of a settlement enclosure, centre and arrival; and
- The pastoral landscape and openness around the church contributes to the Church setting and the arrival sequence to the character area from the north.



Figure 4: CA1 - Stoke Lacy Conservation Area and Village Nollí map

Character Area CA1

Stoke Lacy Conservation Area and Village

Green space, access and streetscape

The church yard provides an accessible green/burial ground buffer with countryside views at the rear. Further along Hopton Lane the community woodland 'Netherwood' is located with access between barns off Hopton Lane into Nethercourt. Grass verges are the only other areas of green space within the character area.

The surrounding countryside context, River Lodon and accessible PRow network contributes to the enjoyment of the area. Pedestrian access around the character area is inhibited by the lack of pavements and at times the busy A465.

The streetscape comprises a winding two-way macadam road, fragmented pedestrian access, grass verges, low garden walls and trees and plants within the gardens of private houses which contribute to the streetscene. Entering the village, from Stoke Cross there are views over beautiful stone walls towards pasture and countryside. The only on-street lighting is provided by private houses and the Church. A wide opening to Hopton Lane marks the Village centre, and an area of off-road parking area is provided further down Hopton Lane close to the post box.



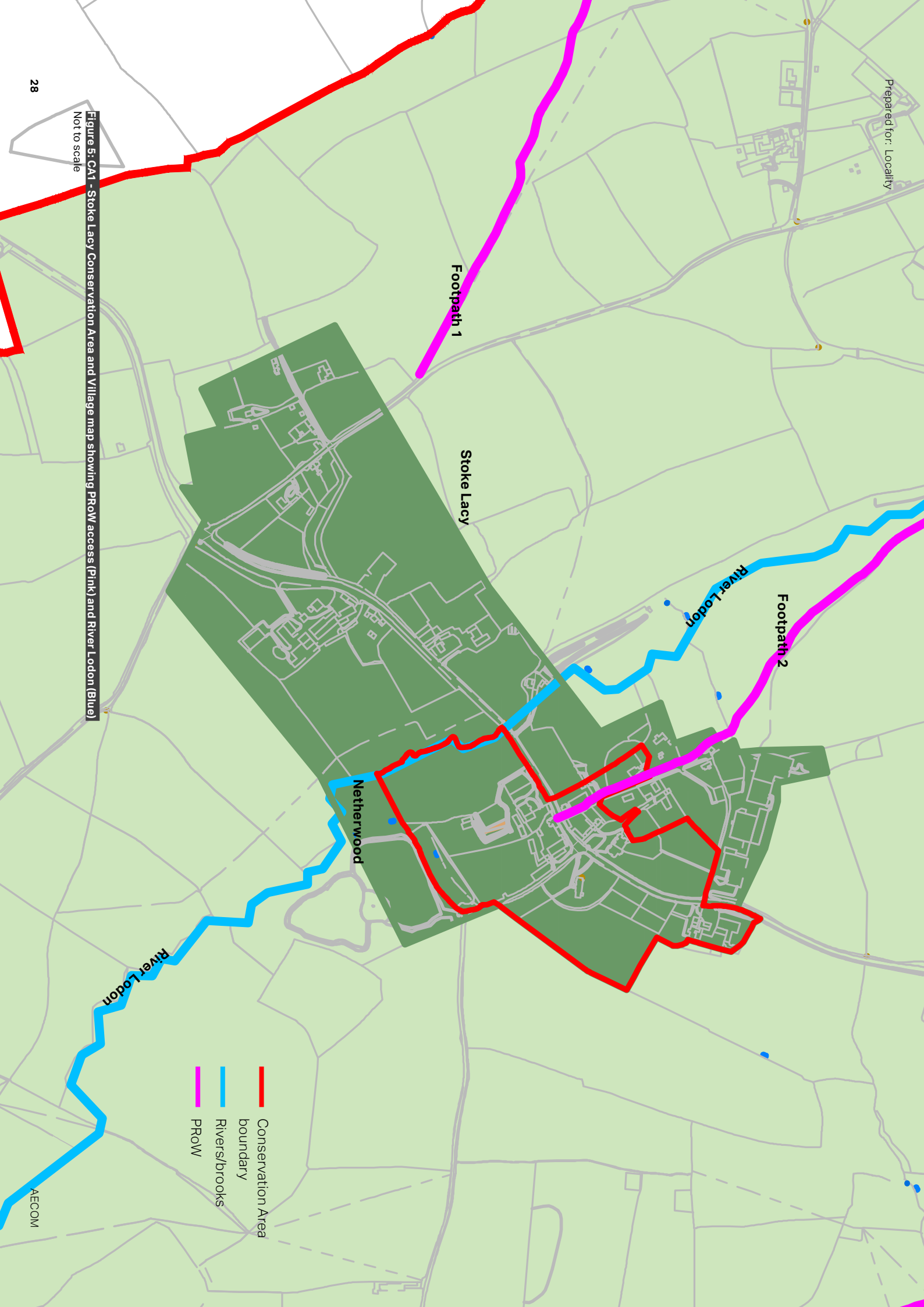
Entrance to Netherwood



Speed transition to 30mph zone at Village centre. No pavements



A view from Herb Lane towards the A465



Footpath 1

Stoke Lacy

River Lodon

Footpath 2

Netherwood

River Lodon

- Conservation Area boundary
- Rivers/brooks
- PRoW

AECOM

Figure 5: CA1 - Stoke Lacy Conservation Area and Village map showing PRoW access (Pink) and River Lodon (Blue)
Not to scale

Character Area CA1

Stoke Lacy Conservation Area and Village

Building line and boundary treatment

The nucleated form of the character area transfers to building line characteristics. The agricultural derived character consists of primary building elevations facing a central working space - rather than buildings aligned facing a road. Often each concentration of buildings depicts the remnants of a broken-up farm, with some later additions built around it. At a larger character area scale, these concentrations derived from the agricultural/farm typologies, are nucleated in groups and spatially dispersed and distinct, representing the composition and separation of the original farmsteads.

Some later development such as Herb Lane, has a more obvious relationship with road access, and along the access to Little Cowarne, buildings are nucleated around a road junction and access to Hill House Farm.

Boundary treatments are varied with walls constructed of red sandstone, potentially from the Raglan Mudstone Formation and the Church of St Peter & St Paul has walls constructed in limestone and topped by metal railings. It is possible the limestone could come from the Bishop's Frome Limestone which sits on top of the Raglan unit. Red brick walls are also common, constructed almost certainly of locally manufactured brick due to the brickwork industry in Herefordshire, such as Stream Hall Brickworks in Bromyard. Other treatments include, post and rail, split wood pales, agricultural wire fencing, hedges (native and ornamental non-native). Some buildings are aligned directly adjacent (perpendicular) to roads, which also form a boundary, creating strong enclosure and accentuating the settlement core.



Buildings placed perpendicular to road and a sandstone boundary

Character Area CA1

Stoke Lacy Conservation Area and Village

Building heights and roofline

Building heights comprise of predominantly two-storey dwellings and bungalows although there are exceptions such as three-storey and storey-and-half dwellings. Roof pitch varies, with some more steeply pitched than others. Gable upstands and pitch dormer window examples exist.

Slate is the main roofing finish. Some more recent properties are finished in profiled concrete tiles, although this is at-odds with settlement character. Brick chimneys are common.



Grand three-storey dwelling (Upper House)

Character Area CA1

Stoke Lacy Conservation Area and Village

Architecture

There are several high-quality buildings within the character area which demonstrate the area's architectural vernacular. The church of St Peter & St Paul is one of the historic landmarks of the Stoke Lacy landscape. The church was largely rebuilt in 1863 involving architect F.R. Kempson, son of William B. Kempson the rector of Stoke Lacy. The church is in rock-faced red-grey sandstone with buff dressing and quoins with grey sandstone chancel and slate roofs in the Early-English style. The tower has three stages, supported by buttresses with a polygonal turret roofed with oak shingles. The east window has three stepped lancets and stained glass depicting the life of Christ, dated 1886. The Church also features a memorial stain glass window depicting Peter Morgan and a Morgan Car, located within the porch.

The Old Rectory is one of the highest status dwellings located in the character area, once occupied by the Morgan family of the Morgan Motor Company. The house is constructed of red sandstone rubble and sandstone ashlar with a pitched slate roof. Windows are sash with bays to the ground floor. Another large high-status dwelling is Upper House, located in a prominent position on the slope of the A465 hill coming into Stoke Lacy. It is one of very few buildings to have three storeys. Upper house is constructed in red brick in Flemish Bond, with sash windows, stone lintels a central doorway, two gable-ends and a double pitched roof. There are also examples of former agricultural structures being converted for residential use within Stoke Lacy. At Nethercourt several former barns, a granary and hop kiln have been converted into dwellings/studios. These structures are constructed in red brick mainly in Flemish Bond, rubble masonry and with hipped slate roofs. The original farmhouse includes an ornate cast iron veranda roofed in slate along the full length of the western elevation.

Two semi-detached dwellings on the A465 at the entrance to Herb Lane constructed in brick (Flemish Bond) include contrasting buff and blackened brick lintels and string course. The buildings also feature twin full length facing gables with decorative timber barge boards.

The character area also includes some post-war bungalows on Herb Lane and on the access to Little Cowarne. On Herb Lane one is constructed in red brick (Stretcher Bond) with the main building rendered and painted with the roof finished in concrete tiles, further down Herb Lane another bungalow is finished in vertical timber cladding and roofed with concrete tiles, both are boxed in UPVC at eave and verge. The bungalow on the access to Little Cowarne is constructed in a buff brick (Stretcher Bond) with timber accent cladding and roofed with concrete tiles. These bungalows do not demonstrate the architectural character of the area.



Nethercourt, wrought iron veranda roofed in slate, large sash windows



Buff and blackened brick lintels and string course

Character Area CA1

Stoke Lacy Conservation Area and Village

Land use, levels of activity and parking

The character area comprises mainly of residential housing with the addition of working farms and a church. The character area is generally quiet, albeit the A465 and cut-throughs are susceptible to congestion and increased use at commuting times.

The rural character low density and larger than average properties means most have private off-road parking. Parking on roads isn't a problem within this character area.



Nethercourt, large communal access courtyard



Character Area CA1

Stoke Lacy Conservation Area and Village

Positive aspects of character

The character area demonstrates many positive characteristics which represent the areas landscape, architecture and culture.

Positive aspects of character include:

- The setting of the Church of St Peter & Paul and the and landmark feature it provides;
- The quality of the church building, the variety of stone used for it's construction and the timber shingle roof;
- The legacy of development derived from the break-up of farms, which creates unique spatial layouts;
- Architectural quality and listed buildings;
- The rural charm of the village centre and the visual links to countryside context;
- The brewing legacy and surviving hop kilns;
- Cultural connections to the Morgan Motor Company;
- Netherwood community woodland; and
- The use of local stone and brick for construction.



Brick detailing, Nethercourt



The hanging upper storey



Use of decorative brick bonds (Common Bond shown)



Oak shingles, St Peter & Paul Church



Rainwater hopper, The Rectory

Character Area CA1

Stoke Lacy Conservation Area and Village

Issues to be addressed by the Design Code

The following issues have been identified which could be addressed through new development or active management:

- The character area demonstrates a close synergy to the areas geology and local trades, represented in the architectural palette of stone and brick. Materials specified which do not reflect the unique 'local' character is detrimental to the Neighbourhood Plan Area.
- Materials should be well matched to the existing NP Area's character;
- Innovation should not be stifled, but development should demonstrate clear evolution derived from the vernacular;
- New development should be restricted to scattered pocket developments which align with the broken-up farm precedent in scale and spatial arrangement;
- Pedestrian connectivity should be designed-in to developments; and
- River Loden water quality. New development should actively manage water surface water.



Character Area CA2

Stoke Cross

Settlement pattern

The area referred to as Stoke Cross is formed at the crest of the hill on the A465, beginning in the west at Woodend Lane and encompassing an area to just east of the newly constructed 'Woodland View' development, covering an area of approximately 19 Hectares.

Primary access to this character area is provided by the A465, Woodend Lane provides limited access. 1.7km north terminating at a Cowarne Brook Farm and an unnamed road which diverges close to the Westbury development provides access north, servicing the wider NP Area and linking with Bredenbury (7km) and the A44 Worcester Road (5.5km) in the north.

The roadside presence of properties and the enclosure created by their proximity – is less pronounced here and none are sited perpendicular to road access. Development is mixed comprising residential and non-residential, most residential development is mainly concentrated where C1116 branches off the A465. Some properties front the A465, all with garden frontages. The Westbury development north of the A465 comprises a crescent development of two-storey dwellings and a further cul-de-sac of modest two-storey and single storey unit accommodation. South of the A465 an access track serves a small development known locally as the 'Swedish Houses' and further east the recent completion of the Woodland View development has increased this area's concentration of housing. In the west on the A465 close to Woodend Lane, two single-storey dwellings face the Stoke Lacy Village Hall, and on the corner of Woodend Lane there are two large residential two-storey dwellings.

The settlement layout comprises of small groups (ones and twos) and standalone dwellings located along the road, some later development has occurred behind the original roadside development. Westbury goes against this precedent by increasing development numbers and introducing a cul-de-sac and crescent development of twenty three houses (built mid to late 1960s). The Woodland View development of 28 houses again raises development quantity and goes against the settlement pattern of the character area.



Single house with Swedish House development behind



Westbury (crescent)

Character Area CA2

Stoke Cross

Settlement pattern

The following Nollu map figure created from OS Map data, illustrates the clustering and spatial arrangement of properties within the character area.

Main characteristics:

- Residential development is concentrated at the eastern end of the character area;
- Development precedent demonstrates housing in ones and twos positioned on the road, with later small-scale development in ones-fours set back from the road; and
- Post-war development at Westbury and more recent development at Woodland View have increased development scale.

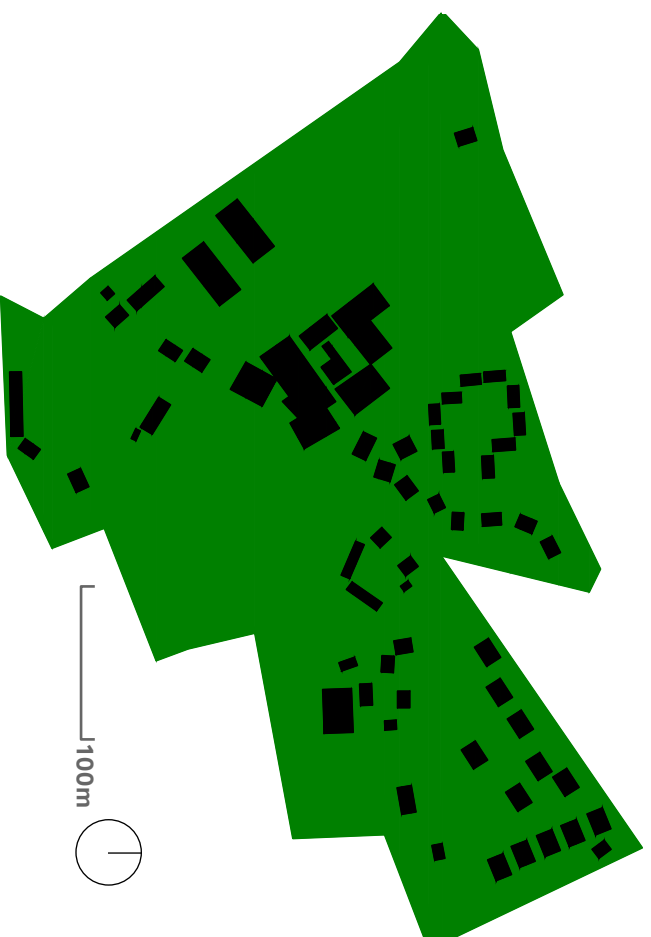


Figure 6: CA2 - Stoke Cross Nollu map

Character Area CA2

Stoke Cross

Green space, access and streetscape

Green space within the character area is restricted to a small accessible area around the Village Hall and areas within the Woodland View development.

Pedestrian pavement access is provided along the whole north side of the A465 from Woodend Lane to Woodland View. The Woodland View development incorporates an improved road facing pavement on the south side of the A465 set back behind grass verge and post and rail fence.

A PROW network serves the area. There are no street lights, the only on-street lighting is being provided by private houses and businesses.

The streetscape comprises a two-way macadam road, grass verges, hedges and trees, low garden walls and private gardens which contribute to the streetscene. The Stoke Lacy Village Hall has a large private carpark and commemorative planters.



New pedestrian access delivered as part of the Woodland View development



Stoke Lacy Village Hall car park

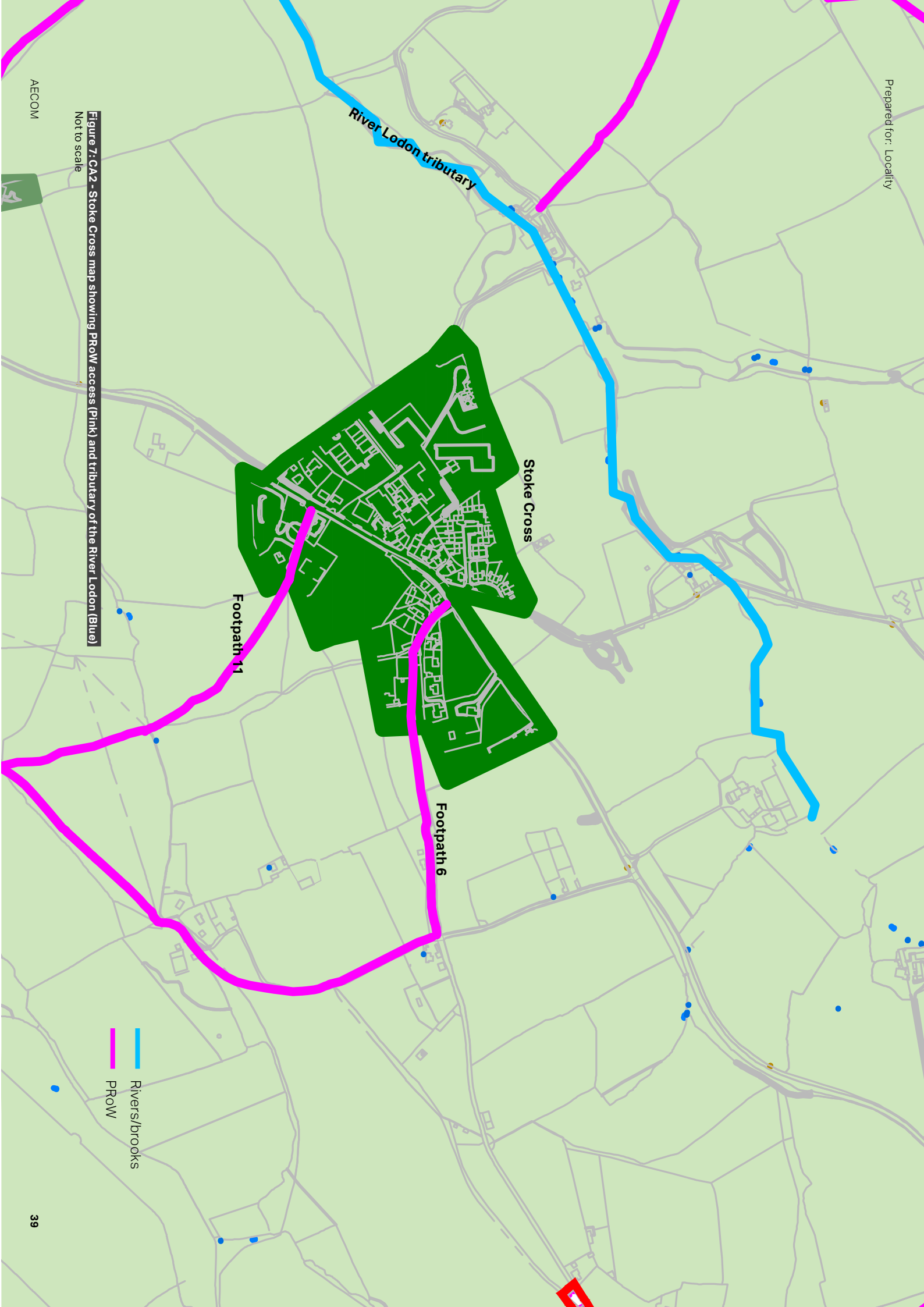


Figure 7: CA2 - Stoke Cross map showing PRoW access (Pink) and tributary of the River Lodon (Blue)
Not to scale

— Rivers/brooks
— PRoW

Character Area CA2

Stoke Cross

Building line and boundary treatment

Building line is varied and informal. Dwellings in ones and twos face the A465 set behind private gardens which vary in size, thus some houses are set further back than others. Most incorporate driveways. Opposite the bus stop and post box, a small development of four houses bears no alignment to one another or the A465.

Behind this development the Westbury development is formed in two distinct parts; the crescent and the cul-de-sac with two parking areas and a turning head. Properties on the latter are uniformly arranged around the cul-de-sac, albeit there is some variation of garden size, thus offset from the main access. An enhanced gateway is created by a point of compression at the entrance to the cul-de-sac with two dwelling with shallower front gardens.

Parts of Woodland View demonstrate the original precedent of the character area with roadside development accompanied with development behind, however the scale (28 houses) is uncharacteristic, as is the most easterly arrangement of 9 houses in a straight line facing an access road. Indeed, when viewed on plan, Woodland View looks as though the intention was to create something which resembled three separate developments. By delivering 28 units at once, the development contrasts with settlement character – whereas, a long phased development may have been more appropriate. Building line at Woodland View is informal, generally fronting access but with variation of offset. The most easterly row is uniformly aligned with formal offset behind gardens, with open boundaries and driveways.



A view west towards the Plough Inn, along property boundaries which conceal front gardens



Westbury (crescent) properties step following land contours



Woodland View, open boundaries

Character Area CA2

Stoke Cross

Building heights and roofline

The character area residential building heights are predominantly two storeys although there are several single storey bungalows. Non-residential buildings can be taller.

Traditional pitched roofs are the main roof typology, used also for porches and extensions. Roofing material finish is slate, terracotta flat tile and profiled concrete tiles. Chimneys are widely incorporated on older properties.



Two-storey, red terracotta style tile, pitched dormers



Crosswinds property with Swedish House development at rear



Woodland View development stepped down contours, red and grey modern tiles, no chimneys

Character Area CA2

Stoke Cross

Architecture

The Plough Inn is located at Stoke Cross, adjacent to the Wye Valley Brewery, fronting onto the A465. The pub is constructed in brick, now whitewashed with an extension to the front, east and west elevation. The roof of the Plough Inn is finished in slate with a red brick chimney. Windows are a mixture of sash and modern casement windows. The Plough Inn appears in its current location on the 1842 parish Tithe map. The Village Hall is located on land donated by Bill Symonds, and the Village Hall car park is located on the site of the former school at Stoke Cross. The hall is a single-story red brick building with gable-end facing the road, casement windows and a pitched tile roof with deep overhanging eaves. Bramble Cottage, on the A465 close to the Westbury development appears to be stone built and lime rendered.

Most post-war development is constructed of brick, although some such as Westbury are rendered, and the Swedish House development is vertically clad in timber stained dark brown and therefore likely standard masonry construction.



Plough Inn, whitewashed brick and roofed in slate



Contrasting brick and stone façades, slate roof and brick chimneys

Character Area CA2

Stoke Cross

Land use, levels of activity and parking

Stoke Cross is represented by a mix of residential, commercial and civic land uses. Woodend Lane Business Park provides local employment hosting the operations of two local businesses. The Wye Valley Brewery has a considerable premise combining a retail/office space fronting the A465, with a larger manufacturing plant located to the rear. The Plough Inn is well located in the centre of the character area, with patron parking and a large pub garden. The Stoke Lacy Village Hall provides the civic function and is centrally located next to its large private car park.

The mixed-use elements contribute to activity levels, with the employment of manufacturing and distribution of products responsible for freight delivery vehicles and employees accessing business units. The public house attracts use beyond the 9-5. The A465 and cut-throughs are susceptible to congestion and increased use at commuting times. There is ample private and community parking throughout the character area.



Access to the Woodend Lane Business Park for freight delivery vehicles



Unit design, Woodend Lane Business Park



Wye Valley Brewery roadside operation (A465)

Character Area CA2

Stoke Cross

Positive aspects of character

Positive aspects of character include:

- Mix of uses provides activity and employment for the NP Area;
- Village Hall and its car parking provides an important community function;
- Vehicular links to wider NP context;
- PRoW network; and
- Countryside setting.



Public transport connections



Local employers



Ceramic map, Village Hall



Countryside context



Stoke Lacy Village Hall

Character Area CA2

Stoke Cross

Issues to be addressed by the Design Code

The following issues have been identified which could be addressed through new development or active management:

- Additional pedestrian access which connects public footpath (11) with public footpath (6) through the provision of a defined route away from the A465 traffic;
- A safer, more pronounced central crossing point across the A465, would improve the character area's accessibility;
- An improved access to Woodend Lane for large freight vehicles; and
- Ensure all new development aligns with the low density, spatial layout and pattern of the character area.



Lack of appropriate crossing over the A465



Large scale development which is not reflective of settlement character

Character Area CA3

Outer Neighbourhood Plan Area

Settlement pattern

The main settlement within the Outer Neighbourhood Plan Area is Crick's Green which is a small hamlet in the north of the NP Area, comprising a small concentration of private housing and farmsteads. Elsewhere development is restricted to satellite farmsteads and a limited number of private non-farm residences. Further examples of broken up farms also exist such as at Hopton Briars.

The rural character and dispersed development means there is no central point, and little or no additional infrastructure beyond service roads.

At Crick's Green, a row of post-war housing fronts onto the A465, elsewhere in the character area, settlement patterns demonstrate nucleated farm derived development offset further from roads.



Residential dwelling replicates form of agricultural building near Huddle Wood



View towards Hopton Briars shows arrangement buildings

Character Area CA3

Outer Neighbourhood Plan Area

Settlement pattern

The following Nollii map figure created from OS Map data, illustrates the clustering and spatial arrangement of properties within the character area.

Main characteristics:

- Residential development is dispersed in character;
- Despite the dispersed characteristic, the Nollii map illustrates the small nucleated groups of buildings, albeit not all are dwellings; and
- Most of the development in this character area is concentrated in the central zone between Stoke Cross and Crick's Green. This area also has the most route options providing connectivity.

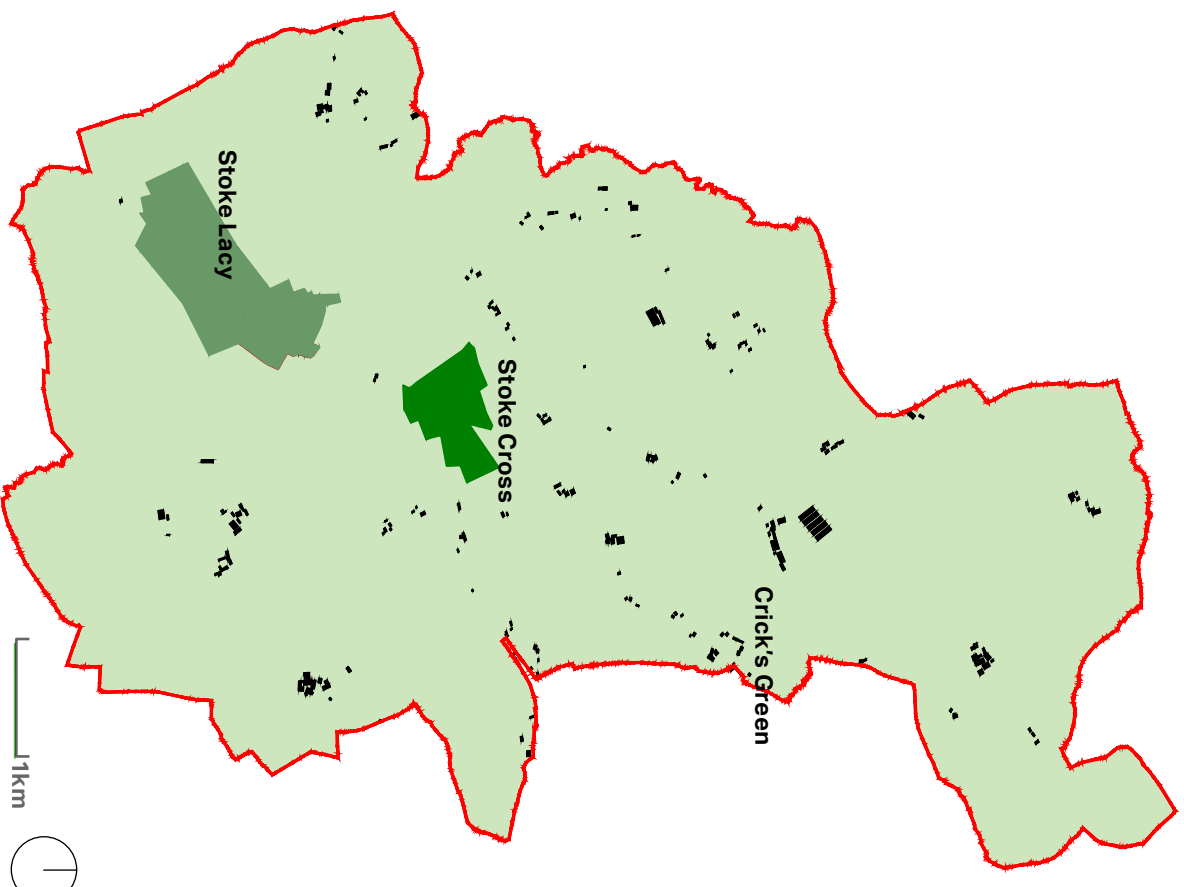


Figure 8: CA2 - Stoke Cross Nollii map

Character Area CA3

Outer Neighbourhood Plan Area

Green space, access and streetscape

There is no publicly accessible green space in the character area. However areas of Ancient Woodland, Traditional Orchards and Deciduous Woodlands identified on the Priority Habitat Inventory are located across the character area. A PRoW network serves the area, mainly connecting with the main NP Area settlements and other proximate settlements just outside of the NP Area such as Little Cowarne to the west.

There are no pedestrian pavements in the character area. At Crick's Green an open frontage at road level provides a pull-in for cars and access for residents to safely walk between properties.

The A465 is a two-way macadam road, lined by grass verges, hedges and trees. Elsewhere access roads of macadam finish do not have lane markings.



A view along the A465 southbound towards Crick's Green



Productive orchard, just east of Meadow Farm

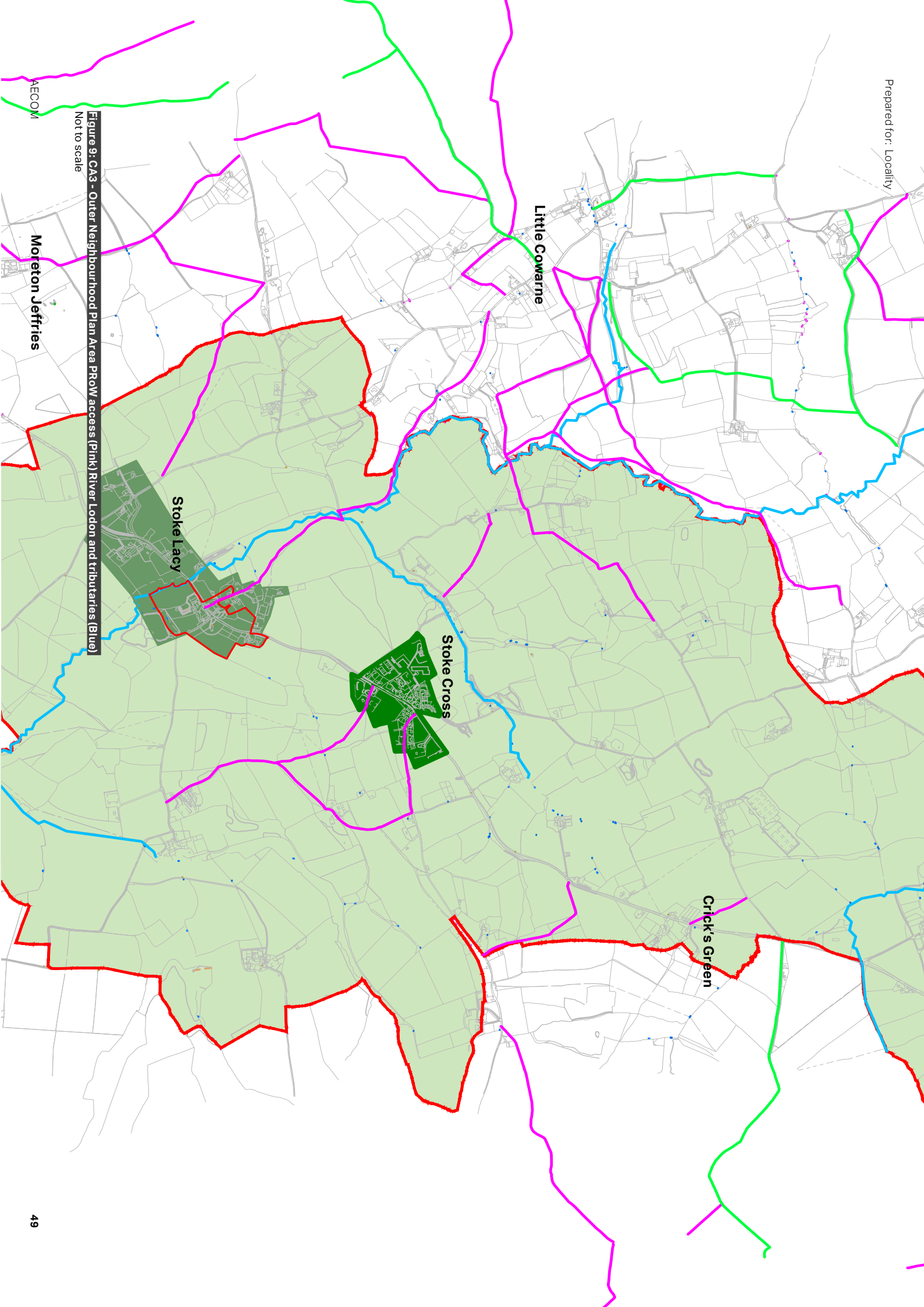


Figure 9: CA3 - Outer Neighbourhood Plan Area PROW access (Pink) River Lodon and tributaries (Blue)
Not to scale

AECOM

Moreton Jeffries

Stoke Lacy

Stoke Cross

Little Cowarne

Crick's Green

Character Area CA3

Outer Neighbourhood Plan Area

Building line and boundary treatment

Building line across the character area is varied and informal responding to the precise topographic/ environmental or function aspects of the location. Farms are nucleated, often facing the private access space. Farms ancillary buildings aligned to maximise sunlight or wind direction to provide cross ventilation, provide enclosure/ shelter or reinforce boundaries.

There are examples which respond to access roads, fronting the access with primary elevations. The majority of these tend to be private houses separate from farms.

Boundaries comprise of hedges, fences or garden walls, some with metal railings



Row facing the A465 at Crick's Green



Building spatial relationship, Newton Farm



Hedge boundaries flank access roads

Character Area CA3

Outer Neighbourhood Plan Area

Building heights and roofline

Building heights across the character area are predominantly two storeys, with some storey and a half and single storey bungalow additions. Non-residential buildings can be taller.

Roofs are mainly pitched and roofing material is finished in slate, terracotta flat tile and profiled concrete tiles. Chimneys are widely incorporated on older properties.



Pitched roof and dormer windows



Storey and a half, with slate finish



Pitched main roof and extensions

Character Area CA3

Outer Neighbourhood Plan Area

Architecture

Newton Farmhouse is of timber frame construction with roughcast panels, tile roof and casement windows which dates to the late 15th century. Within the yard of Newton Farm, there are two listed barns in stone rubble which date to the 18th century.

Merrifield farmhouse dates to the mid-18th century in stone rubble with a hipped slate roof and sash windows. Another farmstead, Hall Place is an early 17th century exposed timber frame farmhouse with part rendered and part painted brick nogging, slate roof, and casement windows.

An 18th or 19th century red brick barn and hop kiln are also located at Hall Place.

Approximately 250m north-west of Stoke Cross is Woodend Farm, a timber frame farmhouse with plaster panels, gable ends and slate roof with rubble chimneys. Ancillary buildings include a 17th century timber frame barn, 17th century stone rubble barn and an 18th century stone rubble barn with adjacent hop kiln. These farmsteads appear on the 1842 tithe map of the parish of Stoke Lacy, dating to the late medieval or early post-medieval period. The method of construction and materials used are typical of rural dwellings and agricultural structures. Farmsteads and enclosed fields developed piecemeal throughout the study area, rather than on a formal plan or layout. As result there is no one prevailing architectural style.

Post-war and contemporary dwellings also range in style, from modest farm bungalows constructed in masonry with rough cast render, to brick terraces and large tucked way contemporary builds.



Newton Farmhouse



Contemporary brick extension to period building, Meadow Farm

Character Area CA3

Outer Neighbourhood Plan Area

Land use, levels of activity and parking

The character area is generally quiet with no central zones or additional infrastructure. Land-use is divided between residential housing and farm practices. Crick's Green on the A465 is susceptible to congestion and increased road-use at commuting times. Other roads which provide connection with the wider context can be used by commuters. There is ample parking provision.



Agricultural land



Cottage with equestrian paddock facility



View across agricultural land towards Stoke Cross

Character Area CA3

Outer Neighbourhood Plan Area

Positive aspects of character

Positive aspects of character include:

- Heritage architecture, listed buildings;
- Hop kilns and the cultural connection to old industry processes;
- Productive agriculture;
- Ancient Woodlands & Traditional Orchard Priority Habitats;
- PRoW network; and
- Countryside setting.



Architectural character derived from agriculture



Hop kiln with intact wind vane cowl



Heritage buildings



Countryside context



Traditional Orchard

Character Area CA3

Outer Neighbourhood Plan Area

Issues to be addressed by the Design Code

The following issues have been identified which could be addressed through new development or active management;

- The perceived lack of architectural synergy demonstrated between some modern housing and the characteristics of the area;
- Maintenance/use of traditional orchards; and
- Limited visual mitigation at the Woodland View Development, means there are now very clear views to the development from rural areas.





Design guidance and
codes

04

4. Design guidance and codes

4.1. Introduction

This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary.

The second part is the design guidance and codes, setting out the expectations of the Stoke Lacy Neighbourhood Plan Area. The elements that are more general are what we mean by design guidelines. Other elements that are more prescriptive or set out parameters are the design codes. The design codes are set out as 'Area-wide Design Principles' and 'Character Area Specific Design Principles' to ensure codes are adaptable to the unique characteristics of the Plan Area. Area-wide principles apply to the entire Plan Area. Images have been used to reflect good precedent and demonstrate design issues for consideration.

The guidance advocates for character-led design which responds to and enhances the landscape and townscape character. It is important that new development responds to local context and enhances the "sense of place" whilst meeting the aspirations of residents.

This document focuses on residential development, considering the local pattern of streets, the spatial layout of buildings, the spaces around buildings, construction traditions, materiality and the natural environment.

Highlighting these to help determine the character and identity of new development, whilst recognising that new construction technologies can deliver good design with enhanced building performance.



Farm building, Newton Farm

5.2. General design considerations

This section sets out a series of general design principles followed by questions against which the development proposals should be evaluated.

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Development should relate well to local heritage examples, topography, landscape features, countryside setting and long-distance views;
- Redevelopment of heritage buildings including farms and hop kilns should aim to conserve as many vernacular features as is practicable;
- Development should reinforce or enhance the established character of the settlement;
- Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;
- Development should respect the surrounding buildings in terms of scale, height, form and massing;
- Development should integrate with and enhance existing access; public rights of way (PROW), streets, circulation networks and use;
- Development should explore opportunities for new developments to enhance access to public green space, to reflect settlement needs;
- Development should retain and incorporate important existing landscape and built-form features into the development which add richness;
- Development should aim to deliver building performance in terms of the conservation of heat and fuel over and above current building regulation targets;
- Development should adopt contextually appropriate materials, architectural and construction details;
- Development should ensure all components e.g. buildings, landscapes, access routes, parking and open space relate well to each other, to provide safe, connected, attractive and cohesive environments;
- All necessary services including sewerage and drainage infrastructure must be integrated to existing networks without causing capacity issues;
- Low energy and energy generative technologies should be integrated within the development at the start of the design process; and
- Nature based surface water management solutions should be integrated into all new and existing developments.



Decorative barge board fascias

5.2.1. Key points to consider when assessing planning applications

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has considered the context and provided an adequate design proposal.

The following fundamental questions should be used to evaluate the quality and appropriateness of development proposals within the Stoke Lacy Neighbourhood Plan Area:

- What are the essential spatial characteristics of the existing development area and street pattern; are these reflected in the proposal?

Pattern and layout of buildings

- Are buildings densities appropriate for the development area?
- Does the proposal maintain the character of existing building layouts and their relationship with access through the settlement?
- How will the new design or extension integrate with the existing street arrangement?
- Does the proposal respect, incorporate and enhance local landscape features including topographic features and hydrology?
- What are the important landscape or historic features within and surrounding the site? Have these features, including existing trees been considered in the proposal?

- How does the proposal relate to its setting? Are there any important links both physical and visual that currently exists on and adjacent to the site?

- If the design is within or adjacent to a heritage asset or within a Conservation Area, have the elements which contribute to their significance been considered and respected in the new proposal? (Heritage assets include listed buildings and registered landscapes).

- Does the new proposal preserve or enhance the setting of the heritage asset or Conservation Area?

Access

- Does the new proposal favour accessibility, permeability and connectivity? If not, why not?

- Are new points of access appropriate in terms of visibility, patterns of movement and road speed?

- Do the new points of access and street layout pay regard to all users of the development; in particular pedestrians, cyclists and those with disabilities?

- Do the points of access conform to the statutory technical requirements?

Building heights and roofline

- Does the proposed development height compromise the amenity of adjoining properties?

- Does the proposal overlook any adjacent properties or gardens?

- Has careful attention been paid to height, form, massing and scale of new buildings? Is it appropriate to reflect the proximate scale of development?

- If a proposal is an extension, is it subordinate to the existing property?

Building line and boundary treatment

- Does the proposal respect the existing building line and harmonise with the adjacent properties?

- Has the appropriateness of the boundary treatments been considered in the context of the site?

Green spaces and street scape

- Providing continuous green infrastructure linkages is important for biodiversity. Does the proposal enhance existing green corridors to enhance biodiversity habitat networks?

- Does the development affect visual character or interrupt existing tranquillity within the area, and has this been fully considered and sufficient green infrastructure mitigation included?

- Has the impact on landscape quality been considered?

- Does the new development respect and enhance existing amenity space and have opportunities for enhancing existing amenity spaces been explored?

- Will any communal amenity space be created? If so, consider the usage of new owners and existing residents, including how will it be managed?

- Have aspects of active and passive security been fully considered and integrated with development?

- Is active travel promoted across the site, and does this connect to existing networks?

Views and Landmarks

- What are the existing key views and visual landmarks in the area and have these opportunities for 'placemaking' been retained and used within development proposals?
- Where long distance views exist, does the development fall within key settlement views?, if so how are these respected in the design?

Architectural details and materials

- Has the local geology and architectural character been reflected in the contemporary or traditional design of new proposals?
- Does new development demonstrate strong design rationale, quality material specification and good detailing appropriate to the climatic conditions?
- Is building performance a priority, relating to sustainability, running costs and user enjoyment?

- Has a fabric first approach to energy efficiency been integrated as a primary design driver? Are there opportunities to improve the thermal performance of the building fabric and future proof development?

- Do the proposed materials harmonise with the local vernacular and geology? Are the construction details and materials of sufficient high quality?

- Can local materials be specified?

- Have window, door, eave, verge and roof details been refined and considered in the context of the overall design?

Parking and utilities

- Has adequate provision been made for car and cycle parking/storage?
- For appropriate housing typologies, are there opportunities to accommodate mobility vehicle storage areas?
- Does new development include fast internet speeds and working from home space?

- Has adequate provision been made for bin storage, including communal areas when appropriate with facilities for waste separation and recycling?

- Is the location of bin storage facilities appropriate in relation to the travel distance from the collection vehicle?

- Has the design of bin storage facilities been fully considered, including the quality of materials and location within the development?

- Does the installation of utilities include appropriate access for maintenance/ servicing?

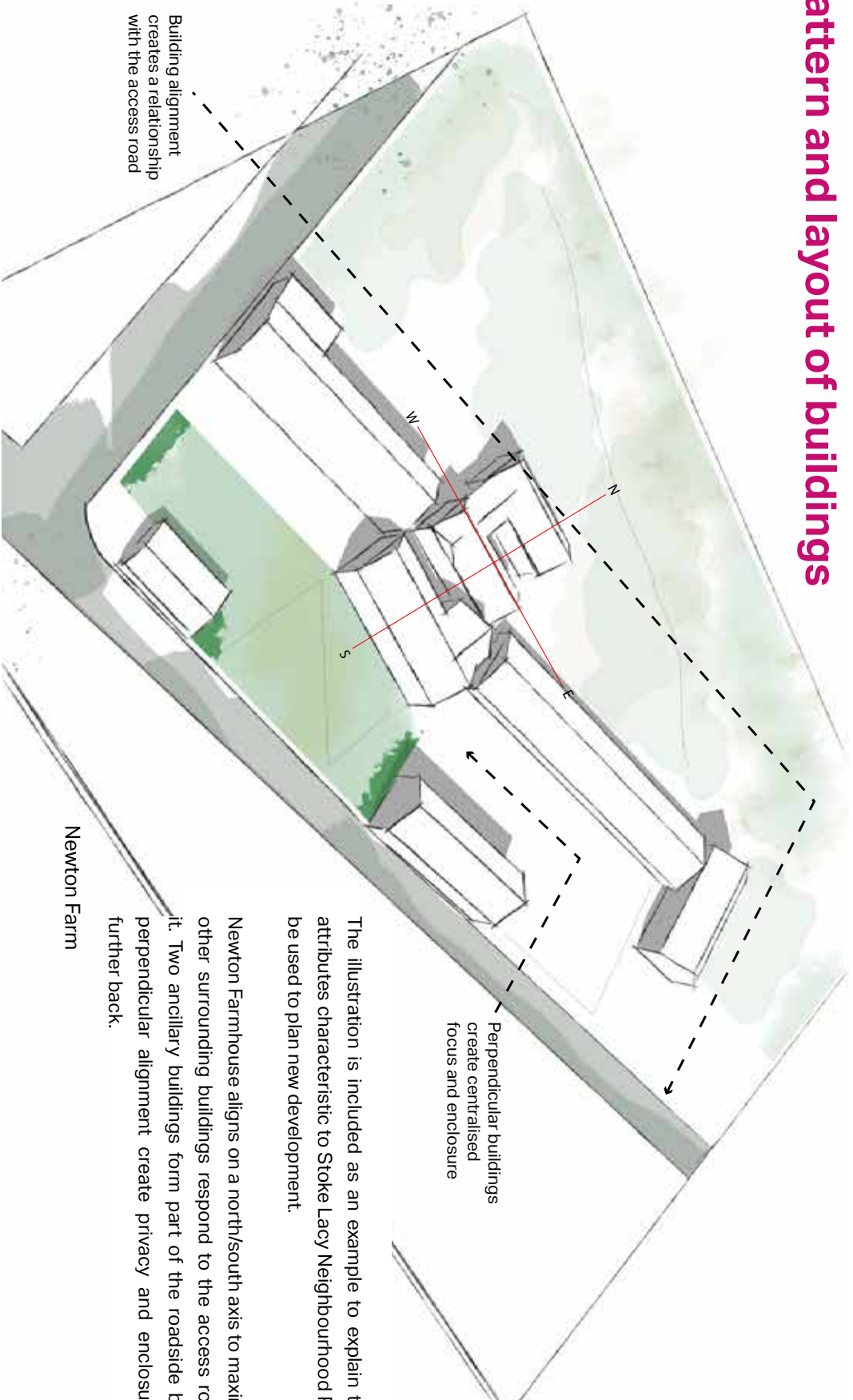
- Is the use of renewable energy and energy saving/ efficient technologies encouraged and maximised? Are these technologies well integrated?

- Does the lighting strategy reflect the low-light strategy of the NP Area for both private and public lighting applications?



Design Code 01

Pattern and layout of buildings



Building alignment creates a relationship with the access road

Perpendicular buildings create centralised focus and enclosure

The illustration is included as an example to explain the pattern and layout attributes characteristic to Stoke Lacy Neighbourhood Plan Area which should be used to plan new development.

Newton Farmhouse aligns on a north/south axis to maximise solar gains, whilst other surrounding buildings respond to the access road and are parallel to it. Two ancillary buildings form part of the roadside boundary, and through perpendicular alignment create privacy and enclosure for buildings sited further back.

Newton Farm

Figure 10: An example of the spatial arrangement of a farm typology (CA3)

Area-wide Design Principles

- a. New development should reflect the original development spatial arrangement character by adopting similar development layouts;
- b. New development density and development size should be character-led and accord with the original low density - small scale developments settlement attributes;
- c. New development should provide property sizes that meet the local need and affordable housing in-line with the Herefordshire Council (Iceni study) evidence base on housing type;
- d. New development should be designed to be permeable, providing vehicular and non-vehicular connections to the existing settlement.
- e. The preference is for new development streets to connect through to other streets to enhance connectivity. The use of cul-de-sacs with no connectivity for pedestrians should be resisted;
- f. New developments layouts should integrate opportunities for contextual views, habitat corridors, and active travel access connections;
- g. New development layouts should respond to site specific micro-climates to increase the environmental comfort for building users, both internally and externally; and
- h. Passive surveillance for enhanced security should be considered and designed-in to the development; particularly relating to streets, pedestrian/bicycle access, play and parking areas.



Developments should be designed to be walkable and connect to existing networks

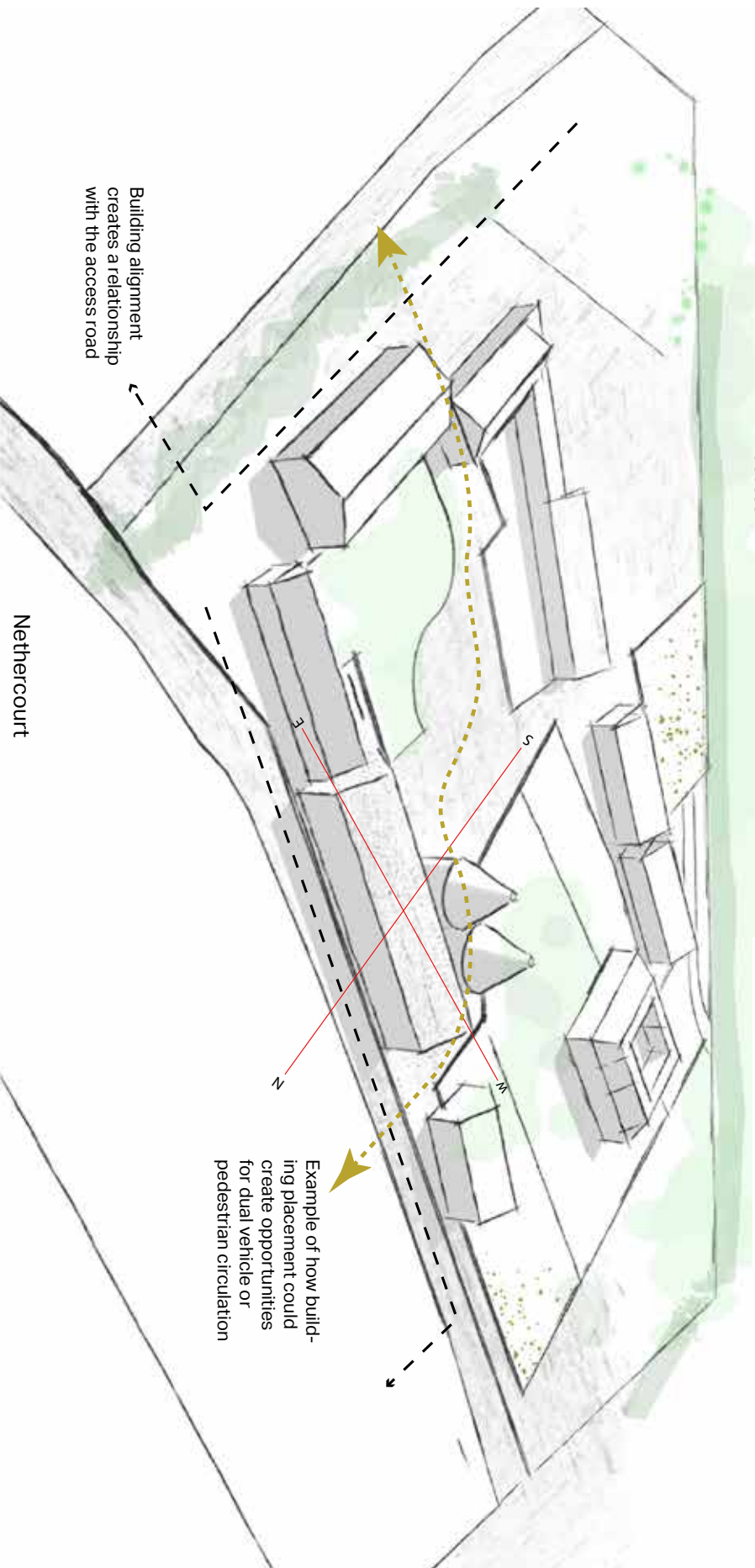
Design Code 01

Pattern and layout of buildings

Building placement with enclosure on all sides creates a courtyard typology with shared access

The illustration is included as an example to explain the pattern and layout attributes characteristic to Stoke Lacy Neighbourhood Plan Area which should be used to plan new development.

Nethercourt is an example of a redeveloped farm with communal access. The arrangement of buildings creates strong central enclosure and a pedestrian friendly courtyard. It is important buildings sited like this also contribute to the external streetscene.



Building alignment creates a relationship with the access road

Example of how building placement could create opportunities for dual vehicle or pedestrian circulation

Figure 11: An example of the spatial arrangement of are-developed farm typology (CA1)

Character Area Specific Design Codes

CA1 - Stoke Lacy Conservation Area and Village

- i. The quantity of roadside facing development should be restricted to ones or twos; and
- j. Communal access and development that extends further than one plot back is characteristic.

CA2 - Stoke Cross

- k. Development dwelling quantities should be restricted to five and less;
 - l. Centrally located new development could support sensitive mixed-use applications; and
 - m. New developments should have not more than two dwellings facing the A465 with a primary elevation.

CA3 - Outer Neighbourhood Plan Area

- n. Small-scale farm redevelopments derived from original farm building layouts would be characteristic; and
- o. High-quality, sensitively sited new houses on single plots could be suitable.



Example density of central CA1 - view through Nethercourt across A465 towards Herb Lane



A view through residential driveway towards commercial premises



Example of the variable farm building size CA3

Design Code 02

Green infrastructure, active travel and open space



An example of how a simple grass verge can soften boundary lines

Area-wide Design Principles

- a. Mature trees and hedges contribute to the character of the Neighbourhood Plan Area. These should be retained in any new development;
- b. Development new planting should be appropriate for the microclimate, soil type and provide opportunities for climate resilience;
- c. Orchard and hop planting is characteristic and culturally significant for the area and opportunities to incorporate this into development should be explored;
- d. New development green infrastructure should provide interconnectivity between existing green infrastructure networks and use the most appropriate species to maximise enhancements;
- e. Nature based solutions should be integrated and used to deliver new development;
- f. SuDS solutions should be designed into new development;
- g. Passive security should be a consideration on all active travel and open space concepts;
- h. Active travel infrastructure should be located close to bus stops to encourage sustainable travel options;
- i. Opportunities to connect-up existing main settlements through active travel options should be a development design driver;
- j. New development should incorporate features to enhance biodiversity including bat bricks, bird boxes and hedgehog gravel boards; and
- k. New multi-house developments should provide improved public access in areas where needed as part of the project delivery.



CA1 example of how a parking area enhanced by planting can contribute to the streetscene



CA1 bat boxes fixed to garage/car port



Example of views towards new development at Stoke Cross

Character Area Specific Design Principles

CA1 - Stoke Lacy Conservation Area and Village

- l. Opportunities brought forward by development to enhance pavement connectivity should be explored; and
- m. Opportunities to provide better connectivity to ProW networks via development should be explored.

CA2 - Stoke Cross

- n. Areas of Stoke Cross appear to be more visible from the outer Neighbourhood Plan area, therefore sufficient planting should be incorporated to visually mitigate new development;
- o. Opportunities to connect-up existing ProW infrastructure and improve the settlement offering should be explored; and
- p. The provision of publicly accessible green space would be appropriate here.

CA3 - Outer Neighbourhood Plan Area

- q. The aims should be to reduce habitat loss, increase tree cover and interconnect green infrastructure networks.

Design Code 03

Views and Landmarks



A view over agricultural land and tree networks

Area-wide Design Principles

- a. Existing views of landscape or heritage significance should be maintained and used as a good placemaking opportunity within new development;
- b. Settlement edges should transition gradually through using mitigation planting, development layouts and materiality used to break-up development massing;
- c. Robust new development visibility analysis should be conducted to understand the extent of visibility within the NP Area to inform appropriate mitigation;
- d. Demonstrable design awareness should aim to integrate the development within its surroundings, and appropriate mitigation included such as trees and landscaping;
- e. Resident privacy should be designed into new development and care should be taken to maintain the privacy of existing developments;
- f. Passive views can provide natural surveillance and security for development. Designers should use this concept, particularly towards streets, pedestrian access, open space, play and parking areas; and
- g. Important views identified in the Neighbourhood Development Plan should be carefully considered, and new development should be able to demonstrate these key views will remain unaffected. (

Character Area Specific Design Principles

CA1 - Stoke Lacy Conservation Area and Village

- h. Views towards the church should be incorporated into development where possible; and
- i. The setting of the Conservation Area and church should be respected by new development.

CA2 - Stoke Cross

- j. New development should avoid interrupting views from the wider NP Area.

CA3 - Outer Neighbourhood Plan Area

- k. The massing of all new developments should be visually broken up.



The Stoke Lacy Conservation Area is visually well embedded (CA1)



Approach to Stoke Cross from the south (CA2)



An example of visually unmitigated development just outside NP Area

Design Code 04

Architecture and details



Characterful stone barn, Newton Farm (CA3)

Area-wide Design Principles

- a. Traditional two story pitched roofed houses should continue to be the predominant typology within the NP Area;
- b. Bungalow typologies should be incorporated into new developments to provide varied house stock and accord with the height variation seen within farm developments;
- c. There should be some inclusion of perpendicular sited buildings, to mark boundaries, create enclosure and accord with settlement character;
- d. Pitched porches, dormers and chimneys are characteristic of the NP Area;
- e. Chimney position and height should consider neighbouring property window locations and prevailing winds;
- f. Decorative bonds such as Flemish Bond should be used to accord with settlement character;
- g. Contrasting lintels and string courses are commonly seen throughout the NP Area;
- h. Generous eave and verge overhangs should be incorporated;
- i. Traditional, natural or sustainably sourced innovative materials are most appropriate for soffits or verge cappings;
- j. Innovation, where appropriate to context, which explores the integration of green/brown roofs or standing seam roofs should also be encouraged; and
- k. Flat roofs for buildings, extensions, garages and dormer windows should be avoided. However flat roofs with ecological green/brown roofs may be acceptable.



Character Area Specific Design Principles

CA1 - Stoke Lacy Conservation Area and Village

- l. In accordance with settlement character, there should be strong architectural variation with each dwelling distinct from one another;
- m. High-quality innovation should not be stifled and used to compliment traditional architecture, the Conservation Area and wider character area; and
- n. Single plot infill or small-scale farm style developments should be used to vary building typology.

CA2 - Stoke Cross

- o. Greater architectural variation should be demonstrated across development; and
- p. Pitched roofs of 45° or greater should be encouraged.

CA3 - Outer Neighbourhood Plan Area

- q. New development in remote areas of the NP Area must take great care to accord architecturally with nearby precedent.



Design Code 05

Materials



Brick construction, decorative bargeboard (CA1)

Area-wide Design Principles

- a. Exposed building elevations subject to prevailing winds and rain, materials should be considered carefully and appropriate façade treatments specified;
- b. Materials should be specified that are sustainable and ensure longevity. The preference for locally sourced materials should be encouraged;
- c. Brick is a common and practical construction material in the NP Area, due to the Herefordshire brick making industry and this use should continue for new developments;
- d. Careful attention should be paid to matching the tonal attributes and variation across facades in the NP Area;
- e. Timber frame construction is common and with many local sawmills, specifiers should consider timber frame construction sourced from local suppliers;
- f. Stone construction is seen across the NP area, ranging from limestone (church boundary) to rock-faced red-grey sandstone (church), red sandstone (Stoke Lacy boundaries walls) to rubble (various farm barns/wall). Stone should continue to be specified aligned with local geological character;
- g. Slate or terracotta tiles accord with local character;
- h. Standing-seam roofs derived from the agricultural aesthetic of the NP Area would offer an innovative alternative to slate or terracotta and would timber shingles roofs;
- i. Low quality concrete tile specification, which does not reflect NP Area character should be avoided;
- j. In appropriate rural situations, or as an ancillary roof – ecological green/brown roofs should be explored; and
- k. Contextually appropriate boundaries, including brick or stone walls and the use of native hedges should be used.

Character Area Specific Design Principles

CA1 - Stoke Lacy Conservation Area and Village

- l. Materials should be specified that are sympathetic to the Conservation Area and setting.

CA2 - Stoke Cross & CA3 - Outer Neighbourhood Plan Area

- m. New development should aim to specify unifying materials (local) to increase synergy with nearby developments; and
- n. Locally characteristic brick, stone or hedge boundaries should be specified; timber panel or feather edge fencing should be avoided on primary elevations.



Details and materials

The following images illustrate some good examples of Neighbourhood Plan Area building details and material choices that both evoke the character of the area, and set an achievable precedent for developer adoption:

Details for consideration:

- Brick and stone facade;
- Slate roof;
- External chimneys;
- Pitched porch
- Typology could be used as a semi-detached or detached dwelling; and
- Hedge boundaries.



- Details for consideration:
- Steeply pitched roof;
 - Terracotta tile;
 - Brick construction;
 - Contrasting string course;
 - Stone boundary walls; and
 - Garden frontage.



Design Code 06

Building modifications, extension, conversion and plot infill



Conversion to residential incorporating hop kilns CA1

Area-wide Design Principles

- a. Modifications or extensions to brick-built properties should use suitable bricks of similar appearance and size. Modern metric system bricks (215 x 102.5 x 65mm) should not be used with imperial masonry structures – for consistency it is best to always source a similar brick. Buildings built before 1965 are likely constructed with imperial size bricks.
- b. Extensions should always be subordinate to the existing building and should not exceed the footprint of the original building envelope. The original building should remain the dominant element of the property regardless of the number of extensions;
- c. Extensions should not cause unacceptable detriment to the privacy of neighbouring dwellings;
- d. The architectural style of an extension should accord with the host building, using the same or innovative complimentary design language, character and fenestration rhythm;
- e. Modifications to existing buildings should preserve and enhance the existing building's architectural style;
- f. Developments which aim to renovate, upgrade and enhance derelict or degrading properties should be encouraged as re-use is more sustainable;
- g. Modern design with contrasting high-quality materials is often the best approach for extensions to listed or heritage buildings of significance, with clear definition between old and new. For more information see: <https://www.spab.org.uk/advice/alterations-and-extensions-listed-buildings>
- h. External working from home office spaces should be well designed, provide enough natural light, be thermally efficient and secure;
- i. Infill plot development should respect the scale, massing and architectural details of the character area within which it sits; and
- j. Renewable technology additions should be well integrated to protect the existing character of the building. PV, solar thermal or other building mounted services should be located discretely. For heritage or listed buildings, installation should respect key elevations of the historic asset.

Character Area Specific Design Principles

CA1 - Stoke Lacy Conservation Area and Village & CA3 - Outer Neighbourhood Plan Area

- a. The character of old farms and farm buildings should not be simplified and lost through redevelopment.

CA2 - Stoke Cross

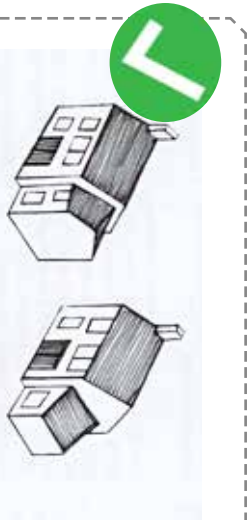
- b. Extensions or building modification should be viewed as an opportunity to enhance the overall architectural character of the property and create enhanced synergy with NP Area character.



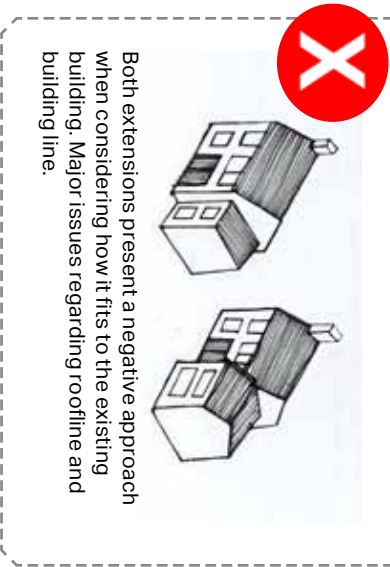
Innovative glass link used in redevelopment of farm buildings CA1



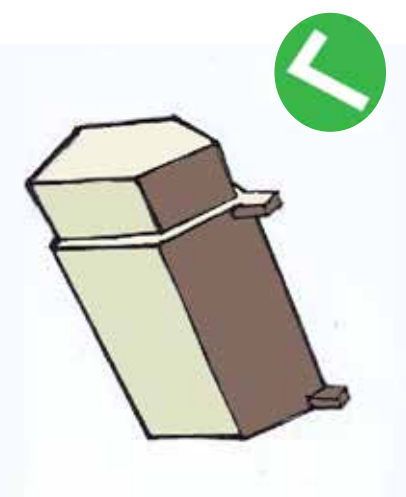
Contemporary garage building contrasts well with original brick house CA3



Good example for side extensions, respecting existing building scale, massing and building line.

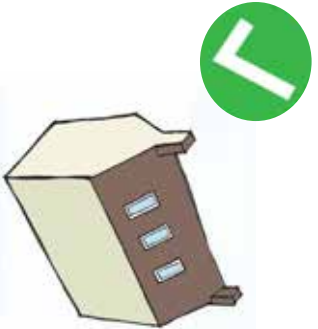


Both extensions present a negative approach when considering how it fits to the existing building. Major issues regarding roofline and building line.



The extension has an appropriate scale and massing in relation to the existing building. Ancillary structures should be subordinate to the main dwelling.

Design treatment in case of loft conversion:

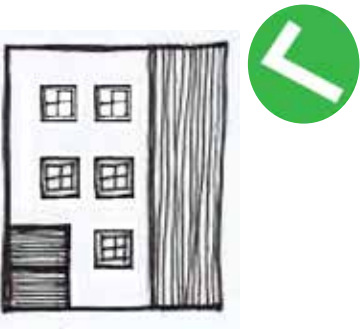


Loft conversion incorporating skylights.

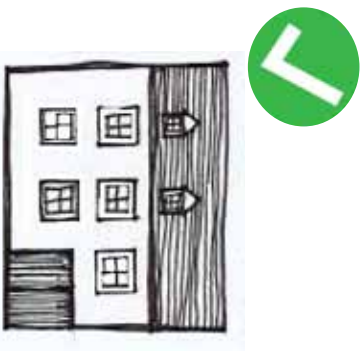


Loft conversion incorporating gabled dormers.

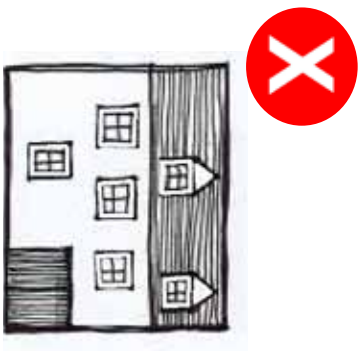
- Minimum 0.5m recess from edge of gable to dormer.
- Maximum height of dormer not to exceed existing ridge.
- Avoid side windows that could harm neighbours privacy.
- No extension to project forward of original roof footprint.



Original roofline of an existing building.



Loft conversion incorporating gabled dormers.



Loft conversion incorporating gabled dormers which are out of scale and do not consider existing window rhythm nor frequency.

Code: Extensions

Extensions provide building flexibility for residents to meet their growing family or spatial requirements, without the inconvenience of moving. An extension can transform a property's appearance and increase its functionality. The design of extensions should therefore be used as an opportunity to enhance dwellings, and therefore extension type, position and materials should be planned robustly.

Design Code 07

Waste, recycling and utilities



Area-wide Design Principles

- a. Appropriate areas for waste and recycling should be considered and integrated within the development design;
- b. Renewable technologies should be explored and integrated where site conditions provide sustainable advantages. Care should be taken to design-in these technologies and ensure cables and ducting etc are well integrated;
- c. Simple rainwater harvesting facilities such as water butts should be integrated within scheme design to reduce water consumption;
- d. Maintenance and meter reading should be considered, and utilities located discreetly with good access;
- e. Sensitive lighting design should accord with the light strategy of the NP Area. Development lighting design should consider ambient lighting levels and identify sensitive receptors to artificial lighting. Incorrect lighting specification can impact neighbouring properties and be harmful to wildlife; and
- f. Electric vehicle charging, mobility vehicle charging, and secure storage should be considered and integrated where needed.

Design Code 08

Sustainability and building performance

Sustainability starts by design: beginning with contextual analysis, identifying opportunities and constraints and using this to inform the layout and construction type.

Though combining materials and diligent construction detailing, problems such as thermal bridging should be designed-out and materials which are more sustainable and give better energy performance and should be specified.

Older buildings can also achieve increased energy performance, through the retrofitting of insulation, or replacing windows with models that have improved R-values.

Retrofitting cavity blown insulation should be avoided as it stops the effectiveness of a cavity to drain and can lead to damp and interstitial condensation issues.

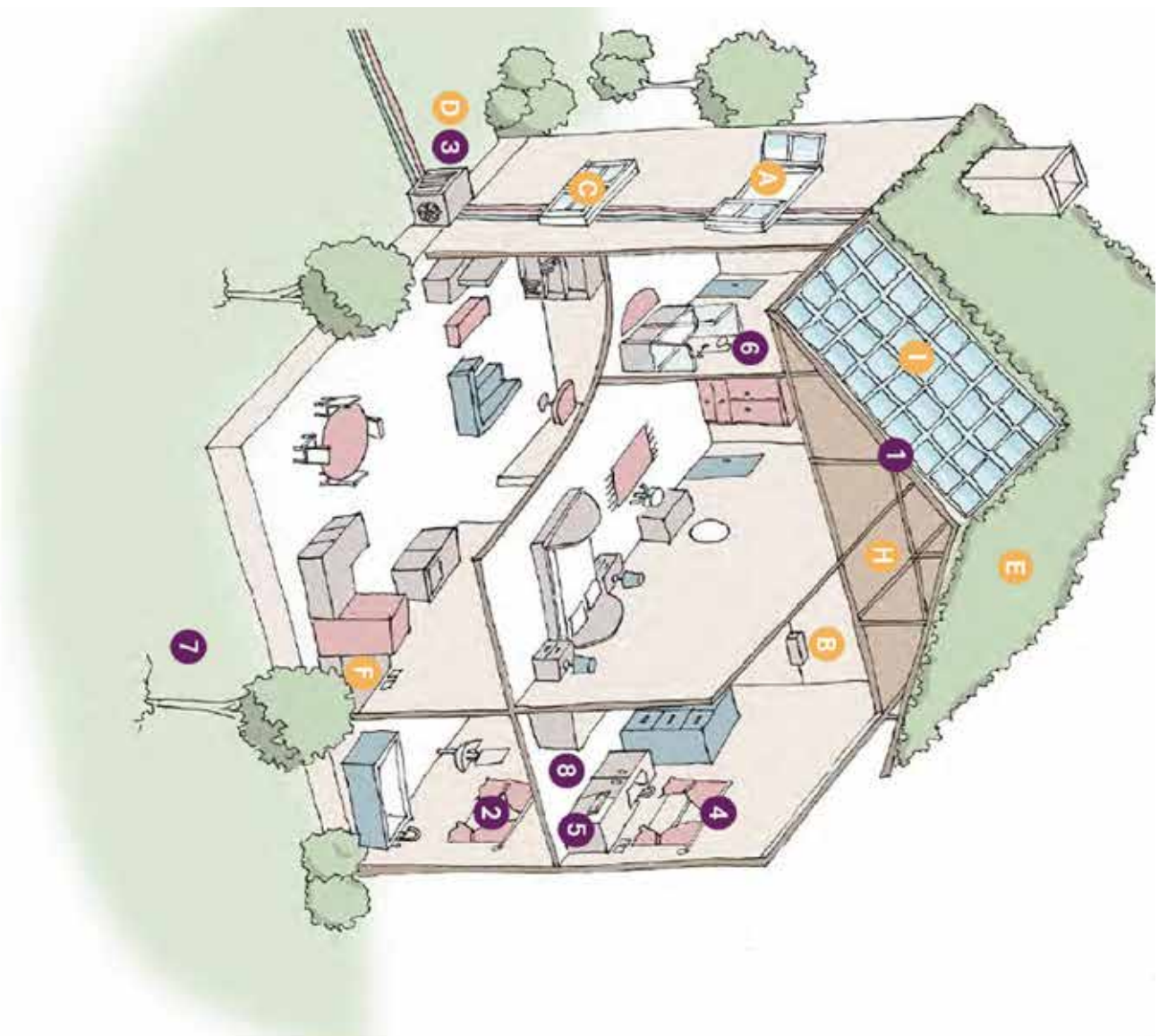
Developers should be encouraged to go above and beyond current building regulations to future proof development.

For more information on sustainability and building performance :

Building for Life 12: <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

BREEAM: <https://www.breeam.com>

The following diagram identifies some methods and areas where new or existing properties can increase energy conservation and reduce their environmental impact:



EXISTING HOMES

- 1**  **Insulation**
in lofts and walls (cavity and solid)
- 2**  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3**  **Low-carbon heating** with heat pumps or connections to district heat network
- 4**  **Draught proofing** of floors, windows and doors
- 5**  **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
- 6**  **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7**  **Green space** (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating
- 8**  **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

NEW BUILD HOMES

- A**  **High levels of air tightness**
- B**  **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling
- C**  **Triple glazed windows and external shading** especially on south and west faces
- D**  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E**  **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F**  **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- H**  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- I**  **Solar panel**

5. Deliverability

6.1. Delivery Agents

The Design Code will be a valuable tool for securing context-driven, high quality development in the Stoke Lacy Neighbourhood Plan Area. It will be used in different ways by different actors in the planning and development process, as summarised in the table below:

Actor	How they will use the Design Code
Applicants, developers and landowners	As a guide to the community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	Where planning applications require a Design and Access Statement, the Statement should explain how the Design Code has been followed. As a reference point, embedded in policy, against which to assess planning applications.
Parish Council	The Design Code should be discussed with applicants during any pre-application discussions. As a guide when commenting on planning applications, ensuring that the Design Code is followed.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

6.2. Deliverability

The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans. Based on a 'positive vision for the future of each area: a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings' (see paragraph 15). Policies should be 'underpinned by relevant and up-to-date evidence.

This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals' (paragraph 31). Crucially planning policies 'should not undermine the deliverability of the plan' (paragraph 34).

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above Local Plan and national standards it is necessary to assess whether development will remain deliverable. The principles and guidance set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. The guidelines herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good placemaking can result in uplifts in value.

6. References

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