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Stoke Lacy NDP

Planning Policy Assessment and Review of Technical Evidence

Updated December 2021

Kirkwells

The Planning People

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Map 1 Designated Stoke Lacy NDP Area and Parish Boundary



Document Overview

- Stoke Lacy Parish lies about 4 miles to the south west of Bromyard, 18 miles west of Worcester and 10 miles north east of the City of Hereford in the local authority area of Herefordshire. The A465 runs through the parish approximately north east / south west.
- The neighbourhood development plan area covers 1,094 hectares and the population of the Parish was recorded as 364 in the 2011 Census (see Nomis - Local Area Report). In mid 2018 the population had fallen to 339.
- The key policy documents which are relevant to the area are: National Planning Policy (NPPF), and Herefordshire Adopted Local Plan-Core Strategy 2011-2031.
- Stoke Lacy Parish falls within the Bromyard Rural Housing Market Area which has a 15% indicative target housing growth target in the Core Strategy. Stoke Cross / Stoke Lacy is identified as one of the settlements which will be the main focus of proportionate housing development (Fig 4.14).
- The Parish lies partly within Natural England National Character Area 100 Herefordshire Lowlands and partly in 101 Herefordshire Plateau. The landscape type is timbered plateau farmlands.
- Stoke Lacy has a couple of areas ancient woodland and a local wildlife site, with another local wildlife site just outside the parish boundary.
- There is a conservation area in Stoke Lacy and 33 listed buildings (all Grade II).
- Parts of the area are at risk of flooding (the River Lodon flows to the south west of the settlement of Stoke Lacy).

1.0 Introduction

Neighbourhood Development Plans (NDPs) are required to sit within the framework of national, regional and local planning policies. They have to have regard to national planning policy and be in general conformity with adopted strategic local policies. Where there are emerging new local plans, NDPs should take account of the evidence base behind the new local plan documents.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Stoke Lacy Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Stoke Lacy Neighbourhood Plan. This version has been updated in December 2021.

2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

The NPPF sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in the remainder of this section of the PPA.

The NPPF does not change the status of the development plan, that includes "made" neighbourhood plans:

Paragraph 2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Footnote 2: This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

There is a presumption in favour of sustainable development:

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

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

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply⁹:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and

d) the local planning authority's housing delivery was at least 45% of that required¹⁰ over the previous three years.

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁸.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements²³ before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

The issue of "prematurity" where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

Communities can also use special types of neighbourhood plan, "orders", to grant planning permission:

52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.

63. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required²⁹, and expect it to be met on-site unless:

a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

b) the agreed approach contributes to the objective of creating mixed and balanced communities.

64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

(Major developments are 10 or more houses).

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

66. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³². Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

67. Where it is not possible to provide a requirement figure for a neighbourhood area³³, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

70. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

Rural housing

78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Supporting a prosperous rural economy

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

8. Promoting healthy and safe communities

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

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

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

9. Promoting Sustainable Transport

104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

Neighbourhood plans should also consider setting local design policy and design codes:

126. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. 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. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Under a Community Right to Build Order development may not be inappropriate in the Green Belt.

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Planning for Climate Change

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures⁵³. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

Guidance is provided on community-led renewable energy initiatives:

156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

15. Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated

sites of importance for biodiversity⁶¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶²; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

Non designated heritage assets

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.2 National Planning Practice Guidance (NPPG)²

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

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What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20190509

Revision date: 09 05 2019

² <https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning>

What can communities use neighbourhood planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that forms part of the development plan used in [determining planning applications](#).
- grant planning permission through [Neighbourhood Development Orders](#) and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the [local plan](#), or through other planning mechanisms such as [Local Development Orders](#) and [supplementary planning documents](#) or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20190509

Revision date: 09 05 2019

What should a neighbourhood plan address?

A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies (as outlined in [paragraph 13](#) of the revised National Planning Policy Framework). Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.

A neighbourhood plan should, however, contain policies for the development and use of land. This is because, if successful at examination and referendum (or where the neighbourhood plan is updated by way of making a material modification to the plan and completes the relevant process), the neighbourhood plan becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#)).

Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.

Paragraph: 004 Reference ID: 41-004-20190509

Revision date: 09 05 2019

How can neighbourhood plans support the provision of affordable homes for sale?

Neighbourhood plans can support the provision of affordable homes for sale that meet the needs of local people by including relevant policies and site allocations. Depending on the

content of relevant strategic policies in the local plan or spatial development strategy, neighbourhood plans may be able to vary the types of affordable housing that will be expected, or to allocate additional sites that will provide affordable housing, where this will better meet the needs of the neighbourhood area.

Paragraph: 100 Reference ID: 41-100-20190509

Revision date: 09 05 2019

What is the role of a parish or town council in neighbourhood planning?

In a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning.

Where a parish or town council chooses to produce a neighbourhood plan or Order it should work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan or Order.

Paragraph: 015 Reference ID: 41-015-20160211

Revision date: 11 02 2016

How should a housing requirement figure be set for designated neighbourhood areas?

The National Planning Policy Framework expects most strategic policy-making authorities to set housing requirement figures for designated neighbourhood areas as part of their strategic policies. While there is no set method for doing this, the general policy making process already undertaken by local authorities can continue to be used to direct development requirements and balance needs and protections by taking into consideration relevant policies such as the spatial strategy, evidence such as the [Housing and economic land availability assessment](#), and the characteristics of the neighbourhood area, including its population and role in providing services. In setting requirements for housing in designated neighbourhood areas, plan-making authorities should consider the areas or assets of particular importance (as set out in [paragraph 11, footnote 6](#)), which may restrict the scale, type or distribution of development in a neighbourhood plan area.

Paragraph: 101 Reference ID: 41-101-20190509

Revision date: 09 05 2019

How should local planning authorities identify indicative housing requirement figures for designated neighbourhood areas, when these are needed?

Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority's local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area.

Proactive engagement with neighbourhood plan-making bodies is important as part of this process, in order for them to understand how the figures are reached. This is important to avoid disagreements at neighbourhood plan or local plan examinations, and minimise the risk of neighbourhood plan figures being superseded when new strategic policies are adopted.

Paragraph: 102 Reference ID: 41-102-20190509

Revision date: 09 05 2019

Preparing a neighbourhood plan or Order

What evidence is needed to support a neighbourhood plan or Order?

While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.

A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a qualifying body. Further details are set out in [guidance of the type of evidence useful in supporting a local plan](#).

Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.

In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making.

Paragraph: 040 Reference ID: 41-040-20160211

Revision date: 11 02 2016

How should the policies in a neighbourhood plan be drafted?

A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.

Paragraph: 041 Reference ID: 41-041-20140306

Revision date: 06 03 2014

Can a neighbourhood plan allocate sites for development?

A neighbourhood plan can allocate sites for development, including housing. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. Guidance on [assessing sites](#) and on [viability](#) is available.

Paragraph: 042 Reference ID: 41-042-20170728

Revision date: 28 07 2017

Consulting on, and publicising, a neighbourhood plan or Order

What is the role of the wider community in neighbourhood planning?

A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order
- is made aware of how their views have informed the draft neighbourhood plan or Order.

Paragraph: 047 Reference ID: 41-047-20140306

Revision date: 06 03 2014

Should other public bodies, landowners and the development industry be involved in preparing a draft neighbourhood plan or Order?

A qualifying body must consult any of the consultation bodies whose interest it considers may be affected by the draft neighbourhood plan or Order proposal. The consultation bodies are set out in [Schedule 1 to the Neighbourhood Planning \(General\) Regulations 2012 \(as amended\)](#). Other public bodies, landowners and the development industry should, as necessary and appropriate be involved in preparing a draft neighbourhood plan or Order. By doing this qualifying bodies will be better placed to produce plans that provide for sustainable development which benefits the local community whilst avoiding placing unrealistic pressures on the cost and deliverability of that development.

Paragraph: 048 Reference ID: 41-048-20140306

Revision date: 06 03 2014

What are the pre-submission publicity and consultation requirements for neighbourhood planning?

A qualifying body must publicise the draft neighbourhood plan or Order for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal (see [regulation 14](#) and [regulation 21](#) of the Neighbourhood Planning (General) Regulations 2012) [\(as amended\)](#). The consultation bodies are set out in [Schedule 1](#) to the Regulations.

Paragraph: 050 Reference ID: 41-050-20140306

Revision date: 06 03 2014

Is additional publicity or consultation required where European directives might apply?

European directives, incorporated into UK law, may apply to a draft neighbourhood plan or Order. Where they do apply a qualifying body must make sure that it also complies with any specific publicity and consultation requirements set out in the relevant legislation. The local planning authority should provide advice on this. The legislation that may be of particular relevance to neighbourhood planning is:

- the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)

- the Conservation of Habitats and Species Regulations 2017 (as amended)
- the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended))

It may be appropriate, and in some cases a requirement, that the statutory environmental bodies [Historic England](#), the [Environment Agency](#) and [Natural England](#) be consulted. For example, a draft neighbourhood plan proposal must be assessed to determine whether it is likely to have significant environmental effects. The environmental assessment consultation bodies must be consulted as part of this process (see also guidance on [Strategic environmental assessment](#)).

Paragraph: 051 Reference ID: 41-051-20150209

Revision date: 09 02 2015

Submitting a neighbourhood plan or Order to a local planning authority

What must a local planning authority consider when a neighbourhood plan or Order is submitted to it?

A local planning authority must satisfy itself that a draft neighbourhood plan or Order submitted to it for independent examination complies with all the relevant statutory requirements.

Paragraph: 052 Reference ID: 41-052-20140306

Revision date: 06 03 2014

The independent examination

What is the independent examiner's role?

When considering the content of a neighbourhood plan or Order proposal, an independent examiner's role is limited to testing whether or not a draft neighbourhood plan or Order meets the [basic conditions](#), and other matters set out in [paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 \(as amended\)](#). The independent examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.

When considering a proposal for the modification of a neighbourhood plan that is already in force, an independent examiner must first decide whether the proposed modifications are so significant or substantial as to [change the nature of the plan](#).

Paragraph: 055 Reference ID: 41-055-20180222

Revision date: 22 02 2018

3.0 Herefordshire Planning Policies

3.1 Herefordshire Adopted Local Plan Core Strategy 2011-2031³

The Core Strategy is a key document in the Local Plan, which provides the strategic planning framework for the county's future development needs up to 2031. A range of policies sets out how these needs can be met while at the same time achieving social and environmental objectives.

The Herefordshire Local Plan was adopted by [Council at its meeting on 16 October 2015](#).

The following policies are particularly relevant to the Stoke Lacy NDP:

Policy SS1 – Presumption in favour of sustainable development

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

Planning applications that accord with the policies in this Core Strategy (and, where relevant with policies in other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise - taking into account whether:

- a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in national policy taken as a whole; or
- b) specific elements of national policy indicate that development should be restricted.

Policy SS2 - Delivering new homes

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

Hereford is the focus for new housing development to support its role as the main centre in the county. Outside Hereford, the main focus for new housing development will take place in the market towns of Bromyard, Kington, Ledbury, Leominster and Ross on Wye, on existing or new allocations to enhance their roles as multi-functional centres for their surrounding rural areas. In the rural areas new housing development will be acceptable where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community. In the wider rural areas new

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

housing will be carefully controlled reflecting the need to recognise the intrinsic character and beauty of the countryside.

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

The broad distribution of new dwellings in the county will be a minimum of:

Hereford

Wide range of services and main focus for development 6,500

Other urban areas –

Bromyard, Kington,

Ledbury, Leominster,

Ross on Wye

4,700

Rural Settlements –

see list in Place -

Shaping section 5,300

Total 16,500

Policy SS3 -Ensuring sufficient housing land delivery

A sufficient supply of housing land will be maintained to ensure the delivery of the Core Strategy housing target as set out in Policy SS2 over the plan period. The rate of housing delivery and supply will be assessed through the annual monitoring process. If monitoring demonstrates that the number of new dwelling completions is below the cumulative target figure over a 12-month monitoring period (1 April to 31 March) as set out in the housing trajectory in Appendix 4 the Council will prioritise increasing housing supply in the following monitoring periods using appropriate mechanisms which, depending on the scale and nature of potential under-delivery, will include:

- A partial review of the Local Plan – Core Strategy: or
- The preparation of new Development Plan Documents; or
- The preparation of an interim position statement and utilising evidence from the Strategic Housing Land Availability Assessment to identify additional housing land

A range of strategic housing proposals are identified which are key to the delivery of the spatial strategy. In addition there are elements of key infrastructure which will need to be provided to enable full delivery of the strategic housing targets. The Council will work with

developers and other stakeholders to ensure the timely development of these strategic proposals and the key infrastructure requirements.

Appendix 5 sets out the relationships between the delivery of housing and the timing of the main infrastructure requirements. It also identifies actions necessary to safeguard the integrity of the River Wye Special Area of Conservation (SAC) from adverse effects. The Council will actively monitor the relationships identified in this appendix. Any material delays in the implementation of identified infrastructure or environmental safeguards and which will lead to under-delivery of housing supply will inform the implementation of the range of measures set out above to ensure plan-led corrective measures are put in place.

Policy SS4 – Movement and transportation

New developments should be designed and located to minimise the impacts on the transport network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.

Policy SS6 – Environmental quality and local distinctiveness

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

- landscape, townscape and local distinctiveness, especially in Areas of Outstanding
- Natural Beauty;
- biodiversity and geodiversity especially Special Areas of Conservation and Sites of
- Special Scientific Interest;
- historic environment and heritage assets, especially Scheduled Monuments and
- Listed Buildings;
- the network of green infrastructure;
- local amenity, including light pollution, air quality and tranquillity;
- agricultural and food productivity;
- physical resources, including minerals, soils, management of waste, the water
- environment, renewable energy and energy conservation.

The management plans and conservation objectives of the county's international and nationally important features and areas will be material to the determination of future development proposals. Furthermore assessments of local features, areas and sites,

defining local distinctiveness in other development plan documents, neighbourhood development plans and supplementary planning documents should inform decisions upon proposals.

Policy SS7- Addressing climate change

Development proposals will be required to include measures which will mitigate their impact on climate change.

At a strategic level, this will include:

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

Key considerations in terms of responses to climate change include:

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

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

Place Shaping

4.1 This section sets out proposals for:

Hereford

Bromyard

Kington

Ledbury

Leominster

Ross-on-Wye

Rural Areas

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

4.8 Herefordshire's Rural Areas

4.8.1 The council's strategy for the rural areas outside Hereford and the market towns recognises the many challenges in securing their long term future in a sustainable manner. The concept of sustainability is based upon a range of social, economic and environmental factors which includes the presence of employment, market and affordable housing, facilities and services, access to sustainable transport, as well as factors such as social fabric reflecting community cohesion, interdependence and commitment.

4.8.2 Sustainable development is about positive growth. Improved sustainability is central to achieving a strong living and working rural Herefordshire and meeting objectives 1, 5, 8, 8a, 10 and 12 of the Core Strategy.

4.8.3 To achieve this aim, the rural policies seek to enhance the role the county's rural areas have traditionally played as accessible, sustainable centres for their rural catchments. Therefore the positive growth of settlements through the development of appropriate rural businesses and housing, including affordable housing, that contributes towards their maintenance and strengthening will be supported.

A housing strategy for Rural Areas based on Housing Market Areas (HMAs)

4.8.4 Within this large, predominantly rural county, different areas of Herefordshire have their own identities shaped by a variety of factors and affinities that have evolved through time. A significant aspect of this particular local character is the settlement pattern. As the pattern of rural settlements varies, a more localised approach to the rural areas has been developed for the Core Strategy.

4.8.5 The approach adopted builds upon work undertaken on Housing Market Areas (HMAs) through the *Strategic Housing Market Assessment 2008*, *Herefordshire Local Housing Market Assessment 2013* and *Local Housing Requirement Study 2012*. These assessments of Herefordshire's housing market have identified that there are spatial variations. The county can be divided into seven areas based upon common housing market characteristics including tenure, house type profile, incomes and affordability, and house prices. It also reflects geographical proximity, patterns of household movement (migration) and travel to

work patterns. The seven Housing Market Areas of Herefordshire are illustrated in Figure 4.13.

4.8.6 The rural area of each HMA has differing future housing needs and requirements. The approach adopted in this plan sets out to respond to these needs and requirements in a flexible and responsive way. Together with the roll out of the neighbourhood planning agenda, this strategy will empower communities to evolve as sustainable places whilst respecting their fundamental rural character.

4.8.7 Herefordshire's seven HMAs are broadly focused on Hereford and the market towns (except for the Golden Valley) and utilise ward boundaries. The term 'rural HMAs' refers only to the rural parts of the defined HMAs.

Policy RA1 – Rural housing distribution

In Herefordshire's rural areas a minimum of 5,300 new dwellings will be provided between 2011 and 2031 to contribute to the county's housing needs. The development of rural housing will contribute towards the wider regeneration of the rural economy. New dwellings will be broadly distributed across the county's rural areas on the basis of seven Housing Markets Areas (HMA) and as illustrated in Figure 4.13 This acknowledges that different areas of Herefordshire have different housing needs and requirements. The 5,300 dwellings will be delivered throughout the rural HMAs as set out in the table below. The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of neighbourhood development plans in the county. Local evidence and environmental factors will determine the appropriate scale of development.

(Stoke Lacy is in the Bromyard Rural Area which has an indicative growth target of 15%)

Policy RA1 – Rural housing distribution continued

Rural HMA	Approximate number of dwellings 2011 - 2031	Indicative housing growth target (%)
Bromyard	364	15

Policy RA2 – Housing in settlements outside Hereford and the market towns.

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

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

Stoke Cross / Stoke Lacy are identified together as a settlement in Fig 4.14.

Figure 4.14: The settlements which will be the main focus of proportionate housing development

HMA
Bromyard
Bodenham
Bodenham Moor
Bredenbury
Bringsty
Burley Gate
Hope under Dinmore
Linton
Pencombe
Risbury
Stoke Cross/Stoke Lacy
Stoke Prior
Whitbourne

Figure 4.15: Other settlements where proportionate housing is appropriate.

No other settlements in the Parish are identified in Fig 4.15.

Policy RA3 – Herefordshire’s countryside

In rural locations outside of settlements, as to be defined in either neighbourhood development plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
5. is rural exception housing in accordance with Policy H2; or
6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated that there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. demonstrate that the accommodation could not be provided in an existing building(s);
2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings and
3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape.

Where evidence of the economic sustainability of the rural enterprise is not proven or where an enterprise is not yet established, planning permission for temporary accommodation may be granted for a maximum period of three years to enable the sustainability of the enterprise to be assessed. Successive extensions will not normally be granted. Temporary accommodation should be carefully sited within the unit or in relation to other dwellings.

Dwellings permitted in accordance with this policy will be subject to occupancy controls secured through a Section 106 Agreement. In some situations it will be appropriate to use legal agreements to tie other dwellings to the unit and/or restrict the occupancy of other dwellings within the farm/business unit.

Applications for the removal of occupancy conditions (or section 106 Agreements) will only be permitted where it can be demonstrated the dwelling is surplus to the current and sustained original business needs, as well as other rural enterprises in the locality and there has been a genuine and unsuccessful attempt to market the property at a realistic price (for rent or sale) which has been independently verified.

Policy RA5 – Re-use of rural buildings

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:

1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
2. design proposals make adequate provision for protected and priority species and associated habitats;
3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.

Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.

Policy RA6 - Rural economy

Employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported. A range of economic activities will be supported, including proposals which:

- support and strengthen local food and drink production;
- support and/or protect the vitality and viability of commercial facilities of an appropriate type and scale in rural areas, such as village shops, petrol filling stations, garden centres and public houses;
- involve the small scale extension of existing businesses;
- promote sustainable tourism proposals of an appropriate scale in accordance with Policy E4 - Tourism;
- promote the sustainable use of the natural and historic environment as an asset which is valued, conserved and enhanced;
- support the retention of existing military sites;

- support the retention and/ or diversification of existing agricultural businesses;

Planning applications which are submitted in order to diversify the rural economy will be permitted where they;

- ensure that the development is of a scale which would be commensurate with its location and setting;
- do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
- do not generate traffic movements that cannot safely be accommodated within the local road network and
- do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

General Policies

Policy H1 - Affordable housing – thresholds and targets

All new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000sqm will be expected to contribute towards meeting affordable housing needs.

The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development. The following indicative targets have been established based on evidence of need and viability in the county's housing market and housing value

areas:

1. a target of 35% affordable housing provision on sites in the Hereford, Hereford Northern and Southern Hinterlands, and Kington and West Herefordshire housing value areas;
2. a target of 40% affordable housing provision on sites in the Ledbury, Ross and Rural Hinterlands; and Northern Rural housing value areas (which includes Bromyard);
3. a target of 25% affordable housing provision on sites in the Leominster housing value area.

Any affordable housing provided under the terms of this policy will be expected to be available in perpetuity for those in local housing need.

Policy H2 - Rural exception sites

Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:

1. the proposal could assist in meeting a proven local need for affordable housing; and

2. the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and

3. the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2.

In order to enable the delivery of affordable housing some market housing may be permitted as part of the development to subsidise a significant proportion of affordable housing provision. However, evidence will be required – by way of a financial appraisal, in order to demonstrate that the proposed scale of market housing is that required for the successful delivery of affordable housing.

Policy H3 – Ensuring an appropriate range and mix of housing

Residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to:

1. provide a range of house types and sizes to meet the needs of all households, including younger single people;
2. provide housing capable of being adapted for people in the community with additional needs; and
3. provide housing capable of meeting the specific needs of the elderly population

by:

- providing specialist accommodation for older people in suitable locations;
- ensuring that non-specialist new housing is built to take account of the changing needs of an ageing population;
- ensuring that developments contain a range of house types, including where appropriate, bungalow accommodation.

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

Policy SC1 – Social and community facilities

Development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.

New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF .

Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).

Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.

The provision or improvement of higher education facilities and the continuing enhancement of existing, or provision of new, training and skills facilities will be actively promoted.

Policy OS1 - Requirement for open space, sports and recreation facilities

The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications:

1. all new residential dwellings; or
2. retail and employment proposals where there is need to provide informal areas of amenity greenspace for the use of employees and visitors; and
3. residential institutions, student accommodation, assembly and leisure, hotels or hostels.

Policy OS2 – Meeting open space, sports and recreation needs

In order to meet the needs of the community, provision for open space, sports and recreation facilities will be sought, where appropriate, taking into account the following principles:

1. any new development must be in accordance with all applicable set standards of quantity, quality and accessibility as defined; and
2. provision of open space, sports and recreation facilities should be located onsite unless an off-site or partial off-site contribution would result in an equally beneficial enhancement to an existing open space, sports and/or recreation facility which is of benefit to the local community.

Policy OS3 – Loss of open space, sports or recreation facilities

In determining the appropriateness of proposals which results in the loss of an open space, sports or recreation facility, the following principles will be taken into account:

1. clear evidence that the open space, sports or recreation facility is surplus to the applicable quantitative standard;
2. the loss of the open space, sports or recreation facility results in an equally beneficial replacement or enhanced existing facility for the local community;
3. the loss of the open space, sports and recreation facility is for the purpose of providing an ancillary development which improves the functioning, useability or viability of the open space, sport and recreation use, e.g. changing rooms, toilets, grandstand accommodation, assembly and function uses;
4. the loss of the open space, sports or recreation facility will not result in the fragmentation or isolation of a site which is part of a green infrastructure corridor.

Policy MT1 – Traffic management, highway safety and promoting active travel

Development proposals should incorporate the following principle requirements covering movement and transportation:

1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;
2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport;
3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities;
4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;
5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes, especially where such schemes have been identified in the Local Transport Plan and/or Infrastructure Delivery Plan; and
6. have regard to with both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices.

Where traffic management measures are introduced they should be designed in a way which respects the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.

Policy E3 – Homeworking

The value of home working will be recognised by allowing some material change of use to part of a dwelling, where the dwelling remains as the principle place of residence for the home worker; and recognising the potential to encourage and expand home working, by allowing small extensions or conversions where the proposed use and operation would be compatible with its location and heritage

value, and where it would not adversely affect the amenity of the neighbourhood by **any** of the following:

- changes to the appearance of any building;
- noise disturbance from the use or any increased traffic and parking generated;
- unsociable hours of operation; and
- the storage of hazardous materials or emissions from the site.

Policy E4 – Tourism

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

1. recognising the unique historic character of Hereford and the market towns as key visitor attractions and as locations to focus the provision of new larger scale tourist development;
2. the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;
3. retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;
4. ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity; and
5. the safeguarding of the historic route of the Herefordshire and Gloucestershire Canal (shown on the Policies Map), together with its infrastructure, buildings, towpath and features. Where the original alignment cannot be re-established, a corridor allowing for deviations will be safeguarded. New developments within or immediately adjoining the safeguarded corridor will be required to incorporate land for canal restoration.

Development not connected with the canal that would prevent or prejudice the restoration of a continuous route will not be permitted.

Policy LD1 – Landscape and townscape

Development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and

- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

Policy LD2 – Biodiversity and geodiversity

Development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire, through the:

1. retention and protection of nature conservation sites and habitats, and important species in accordance with their status as follows:

a) Development that is likely to harm sites and species of European Importance will not be permitted;

b) Development that would be liable to harm Sites of Special Scientific Interest or nationally protected species will only be permitted if the conservation status of their habitat or important physical features can be protected by conditions or other material considerations are sufficient to outweigh nature conservation considerations;

c) Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site, habitat or physical feature that supports important species.

d) Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.

2. restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and

3. creation of new biodiversity features and wildlife habitats.

Where appropriate the council will work with developers to agree a management strategy to ensure the protection of, and prevention of adverse impacts on, biodiversity and geodiversity features.

Policy LD3 – Green infrastructure

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

1. identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;

2. provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network and

3. integration with, and connection to, the surrounding green infrastructure network.

Policy LD4 – Historic environment and heritage assets

Development proposals affecting heritage assets and the wider historic environment should:

1. Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible;
2. the conservation and enhancement of heritage assets and their settings through appropriate management, uses and sympathetic design. Where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas;
3. use the retention, repair and sustainable use of heritage assets to provide a focus for wider regeneration schemes;
4. record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence or archive generated publicly accessible and
5. where appropriate, improve the understanding of and public access to the heritage asset.

The scope of the works required to protect, conserve and enhance heritage assets and their settings should be proportionate to their significance. Development schemes should emphasise the original form and function of any asset and, where appropriate, improve the understanding of and public access to them.

Policy SD1 – Sustainable design and energy efficiency

Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics, new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure; Where possible, on-site renewable energy generation should also be incorporated;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures, particularly;

- ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
- utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.

Policy SD2 – Renewable and low carbon energy generation

Development proposals that seek to deliver renewable and low carbon energy targets will be supported where they meet the following criteria:

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

In the case of energy generation through wind power developments, permission will only be granted for such proposals where:

- the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
- following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

Policy SD3 – Sustainable water management and water resources

Measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk; to avoid an adverse impact on water quantity; to protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation. This will be achieved by ensuring that:

1. development proposals are located in accordance with the Sequential Test and Exception Tests (where appropriate) and have regard to the *Strategic Flood Risk Assessment (SFRA) 2009* for Herefordshire;
2. development is designed to be safe taking into account the lifetime of the development, and the need to adapt to climate change by setting appropriate floor levels, providing safe pedestrian and vehicular access, where appropriate, implementing a flood evacuation management plan and avoiding areas identified as being subject to Rapid Inundation from a breach of a Flood Defence;
3. where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage compensation measures, or provide similar betterment to enhance the local flood risk regime;

4. development will not result in the loss of open watercourse, and culverts should be opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;

5. development includes appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. Development should not result in an increase in runoff and should aim to achieve a reduction in the existing runoff rate and volumes, where possible;

6. water conservation and efficiency measures are included in all new developments, specifically:

- residential development should achieve Housing - Optional Technical Standards - Water efficiency standards At the time of adoption the published water efficiency standards were 110 litres/person/day ; or
- non-residential developments in excess of 1,000 sq.m gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum;

7. the separation of foul and surface water on new developments is maximised;

8. development proposals do not lead to deterioration of EU Water Framework Directive water body status;

9. development should not cause an unacceptable risk to the availability or quality of water resources; and

10. in particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.

Development proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment.

Proposals which are specifically aimed at the sustainable management of the water environment will in particular be encouraged, including where they are required to support business needs such as for agriculture. Innovative measures such as water harvesting, winter water storage and active land use management will also be supported. In all instances it should be demonstrated that there will be no significant adverse landscape, biodiversity or visual impact.

Policy SD4 - Wastewater treatment and river water quality

Development should not undermine the achievement of water quality targets for rivers within the county, in particular through the treatment of wastewater.

In the first instance developments should seek to connect to the existing mains wastewater infrastructure network. Where this option would result in nutrient levels exceeding conservation objectives targets, in particular additional phosphate loading within a SAC designated river, then proposals will need to fully mitigate the adverse effects of wastewater discharges into rivers caused by the development. This may involve:

- incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the mains sewer network, minimising the capacity required to accommodate the proposal, in accordance with policy SD3;

- phasing or delaying development until further capacity is available;
- the use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or other appropriate measures to release capacity to accommodate new development;

In the case of development which might lead to nutrient levels exceeding the limits for the target conservation objectives within a SAC river, planning permission will only be granted where it can be demonstrated that there will be no adverse effect on the integrity of the SAC in view of the site's conservation objectives; and where the nutrient levels set for conservation objectives are already exceeded, new development should not compromise the ability to reduce levels to those which are defined as favourable for the site.

Where evidence is submitted to the local planning authority to indicate connection to the wastewater infrastructure network is not practical, alternative foul drainage options should be considered in the following order:

- provision of or connection to a package sewage treatment works (discharging to watercourse or soakaway);
- septic tank (discharging to soakaway).

With either of these non-mains alternatives, proposals should be accompanied by the following:

- information to demonstrate there will be no likely significant effect on the water quality, in particular of designated national and European sites, especially the River Wye SAC and the River Clun SAC; or
- where there will be a likely significant effect upon a SAC river, information to enable the council, in its role as a competent authority, to ascertain that the development will have no adverse effect on the integrity of the SAC;
- in relation to water courses with national or European nature conservation designations, the inclusion of measures achieving the highest standard of water quality discharge to the natural drainage system including provision for monitoring.

The use of cesspools will only be considered in exceptional circumstances and where it can be demonstrated that sufficient precautionary measures will ensure no adverse effect upon natural drainage water quality objectives.

3.2 Herefordshire Local Plan 2021 - 2041⁴

Herefordshire Council is currently reviewing its Local Plan.

We anticipate a Spatial Options consultation in early 2022. If you wish to be kept up to date with future consultations please contact ldf@herefordshire.gov.uk

⁴ <https://www.herefordshire.gov.uk/local-plan-1/local-plan-2021-2041>

4.0 Local Plan Evidence Base and Other Technical Evidence⁵

4.1 Housing

Housing Market Area Needs Assessment Final Report

Iceni Projects Limited on behalf of Herefordshire Council, July 2021⁶

Stoke Lacy is in the Bromyard Housing Market area which is considered in more detail in Section 14.

⁵ For Local Plan evidence base documents

see: https://www.herefordshire.gov.uk/directory/29/local_plan_-_documents

⁶ <https://www.herefordshire.gov.uk/downloads/file/22548/herefordshire-housing-market-area-needs-assessment-july-2021>

14. BROMYARD HOUSING MARKET

Geography

- 14.1 The Bromyard HMA is in the north-east of the County, bordering Worcestershire. It is the 5th largest of the 7 HMA's with a population in mid-2018 of 11,785 which is nearly twice the size of that in the HMA with the lowest population (Golden Valley HMA) but is just 14% of the size of the Hereford HMA.
- 14.2 The HMA includes the town of Bromyard with a population of approximately 4,300 (2018) and surrounding areas. The parishes that make up the Bromyard HMA are located in the footnotes⁴⁶.
- 14.3 The local housing market is primarily a rural area, with a low population density. Bromyard is the main town within the HMA, with a population of 4,700. As would be expected in a predominantly rural area, access to services is poorer than for Herefordshire as a whole: 69% of households are within 2km of a post office (82.8% for Herefordshire).

Current Housing Offer

- 14.4 The HMA contained 5,570⁴⁷ properties in March 2020 representing 6.6% of total properties in Herefordshire. Second homes represented 0.4% of properties (331 properties total) compared to 0.6% across Herefordshire. This is the second lowest of any of the HMAs.
- 14.5 The tenure profile of housing in 2011 in the Bromyard HMA was principally characterised by an above average level of home ownership (70.4%) and a relatively low level of social renting (12.7%) in comparison to the County as a whole which has proportions of 67.7% and 13.9% respectively. The level of private renting (14.1%) was comparatively low when set against higher levels in Hereford and Leominster.
- 14.6 The type of housing seen in the HMA is typically non-terraced housing with a particularly high proportion of detached housing (53.8%) relative to other parts of Herefordshire and the County as a

⁴⁶ Parishes: Avenbury, Bodenham, Bredenbury, Brockhampton (Bromyard Bringsty Ward), Bromyard and Winslow, Collington, Docklow and Hampton Wafer, Edwin Loach and Saltmarshe, Edwyn Ralph, Felton, Ford and Stoke Prior, Grendon Bishop, Hampton Charles, Hatfield and Newhampton, Hope under Dinmore, Humber, Linton (Bromyard Bringsty Ward), Little Cowarne, Newton (Queenswood Ward), Norton, Ocle Pychard, Pencombe with Grendon Warren, Pudleston, Stoke Lacy, Tedstone Delamere, Tedstone Wafer, Thornbury, Ullingswick, Upper Sapey, Wacton, Whitbourne, Wollerlow

⁴⁷ Council Tax Data, 2020

whole (42.7%). This HMA contains a relatively high proportion of flats (9.9%) which are principally situated around the northern side of the town centre.

- 14.7 The size profile of the Bromyard HMA's housing stock follows a broadly similar pattern to the Herefordshire average. The number of 3 bedroom properties account for the highest proportion of all dwellings in the HMA at 41.0% followed by four bedroom properties. This is shown in the Table below.
- 14.8 Over the 2011-20 period, total net completions of 331 dwellings have been delivered. This has supported housing stock growth of 0.7% per annum which is marginally above the County average. The provision of affordable housing delivery has been below average with 17% of all completions providing affordable housing which is below the County average of 23%.

Table 14.1 Overview of Bromyard HMA Housing Offer and Supply Trends

HMA	Bromyard HMA		Herefordshire		
Total Dwellings, 2020	5,570		87,274		
Second Homes, 2019	17	0.4%	0.6%		
Net Completions, 2011-20	331		4,725		
Stock Growth pa	0.7%		0.6%		
% Affordable Housing Delivery	17%		23%		

Tenure Mix in 2011	Owner Occupied	Shared Ownership	Social Rented	Private Rented	Living Rent Free
Bromyard HMA	70.4%	0.6%	12.7%	14.1%	2.2%
Herefordshire	67.7%	1.0%	13.9%	15.5%	1.9%

Dwellings Mix in 2011	Studio	1 bed	2 bed	3 bed	4+ bed
Bromyard HMA	0.1%	8.1%	23.4%	41.0%	27.4%
Herefordshire	0.2%	9.0%	23.9%	42.1%	24.7%

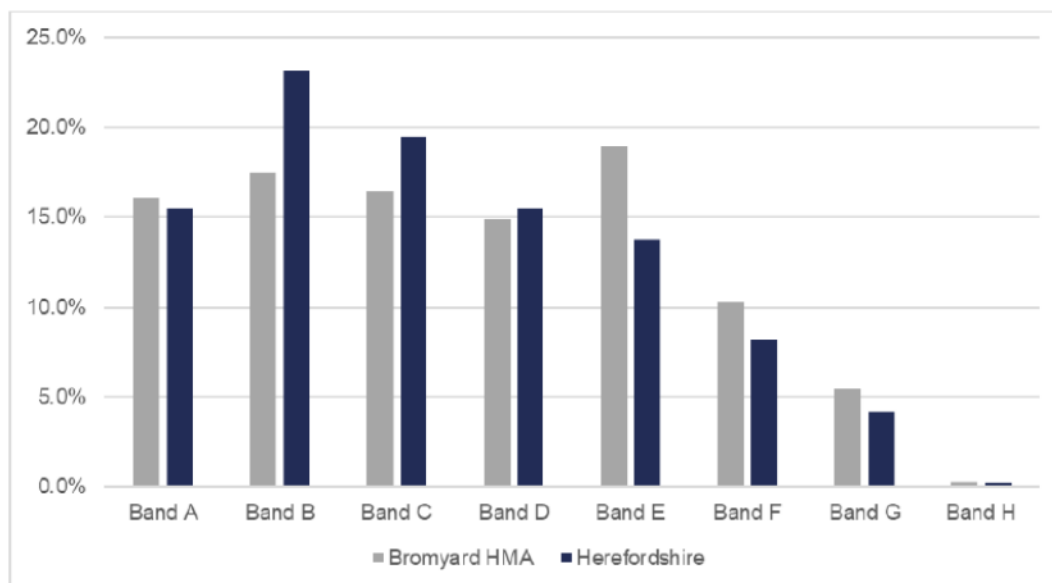
House Type Mix in 2011	Detached	Semi	Terraced	Flat/Maisonette
Bromyard HMA	53.8%	22.1%	12.7%	9.9%
Herefordshire	42.7%	27.7%	17.5%	12.2%

Sources: Council Tax Data, Census 2011, Housing Completions Monitoring

- 14.9 The HMA has a notably higher proportion of properties in Council Tax Bands E to H than the regional or national profile. These bands accounted for 35.0%⁴⁸ of properties in the Bromyard HMA in 2019 compared to 19.2% nationally. This is also notably higher than the Herefordshire average at 26.4%.

⁴⁸ Council Tax Data, 2020

Figure 14.1: Profile of Housing in Bromyard HMA by Council Tax Band, 2019

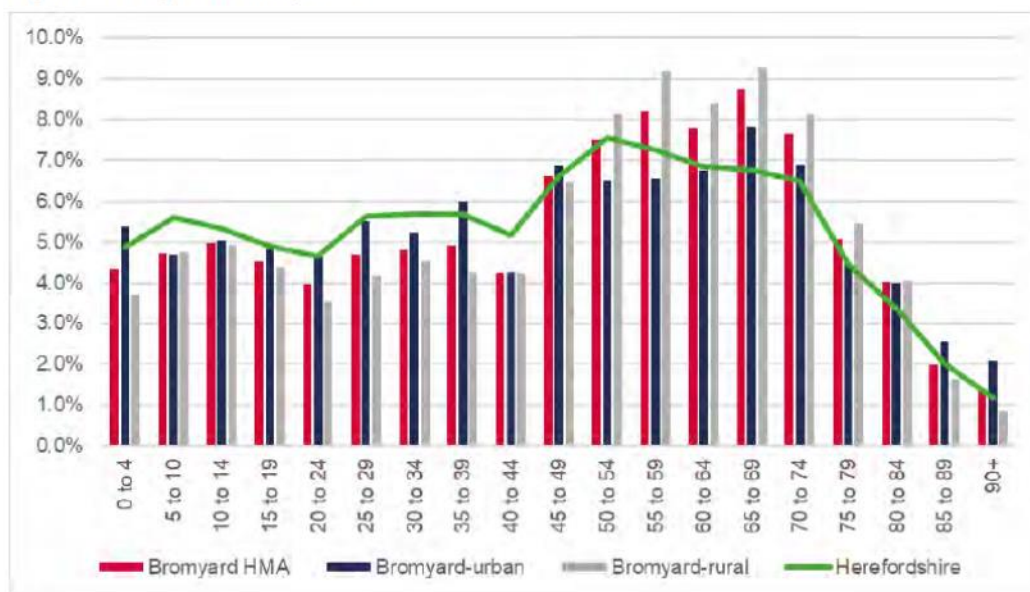


Source: Council Tax Data

Socio Economic Characteristics

- 14.10 The Bromyard HMA had an estimated population of 11,785 in 2018 of which 4,320 falls within the market town of Bromyard. The HMA population makes up only around 6% of the total Herefordshire population with the majority of its residents living in the rural area of the HMA.
- 14.11 The population's age structure across the HMA as a whole is focussed more so on an older population with a particular concentration of those aged 50 and over in the rural area in comparison to the Herefordshire average. The profile of the population in the urban area of the HMA is also characterised by an older population; however, there is also a clear concentration of younger families living in Bromyard town.

Figure 14.2: Age Structure, 2018



Source: ONS Mid-Year Population Estimates

- 14.12 As at 2018, the Bromyard HMA has a higher proportion of its population as working-age (60.3%) compared to the County average (58.6%) with almost two-thirds (62.2%) of the working-age population residing in the rural area of the HMA. The proportion of its population which has reached retirement age is similar to the County average (24.4% compared to 24.7%).
- 14.13 In the years 2011 to 2018 the Bromyard HMA has seen only a 3.5% increase in its population which is below population growth seen across Herefordshire at 4.6%. However, drilling into the HMA, population growth has actually been stronger in the urban area (5.6%) with the rural area seeing limited growth (2.6%).

Table 14.2 Bromyard HMA Population Growth, 2011- 2018

	Population, 2011	Population, 2018	Change
Bromyard Urban	4,230	4,465	5.6%
Bromyard Rural	7,158	7,321	2.3%
Bromyard HMA	11,388	11,786	3.5%
Herefordshire	183,619	192,107	4.6%

Source: ONS Small Area Mid-Year Population Estimates

- 14.14 In employment terms, the HMA supported around 3,500⁴⁹ employee jobs in 2018 of which around 2,500 are in found Ledbury town demonstrating the town's role as a smaller employment centre in within the County.
- 14.15 The Bromyard HMA has a particularly high proportion of people working within skilled trade occupations compared to the region with 20.4% in the HMA compared with 16.4% across Herefordshire and 12.2% in the West Midlands.

Housing Market Performance

- 14.16 HM Land Registry price paid data⁵⁰ indicates that the average house price paid for standard property in the Bromyard HMA over the last three years (2017 to 2019) was £265,000 which is marginally above the County average of £257,500 by around 3%. The average price in the last 12 months (to July 2020) was £333,450.
- 14.17 As is shown in the Table below, the Bromyard HMA median house price in 2019 was £281,350 which was 7.4% above the Herefordshire average in the same year; although it should be noted that this was the third lowest in comparison to the other 7 HMAs in Herefordshire.

Table 14.3 House Price Dynamics – Bromyard HMA

Bromyard HMA	Detached	Semi Detached	Terraced	Flat/ Maisonette	All Sales
Current Vales, 2019	£353,725	£215,420	£184,543	£86,278	£281,344
5 Year Change: Actual	£25,587	£26,453	£41,216	£-38,722	£31,667
5 Year Change: %	8%	14%	29%	-31%	13%
Herefordshire	Detached	Semi Detached	Terraced	Flat/ Maisonette	All Sales
Current Vales, 2019	£354,325	£222,855	£178,679	£132,938	£262,047
5 Year Change: Actual	£51,041	£17,824	£37,122	£21,689	£40,683
5 Year Change: %	17%	20%	14%	15%	18%

Source: Icen Analysis of HM Land Registry Price Paid Data

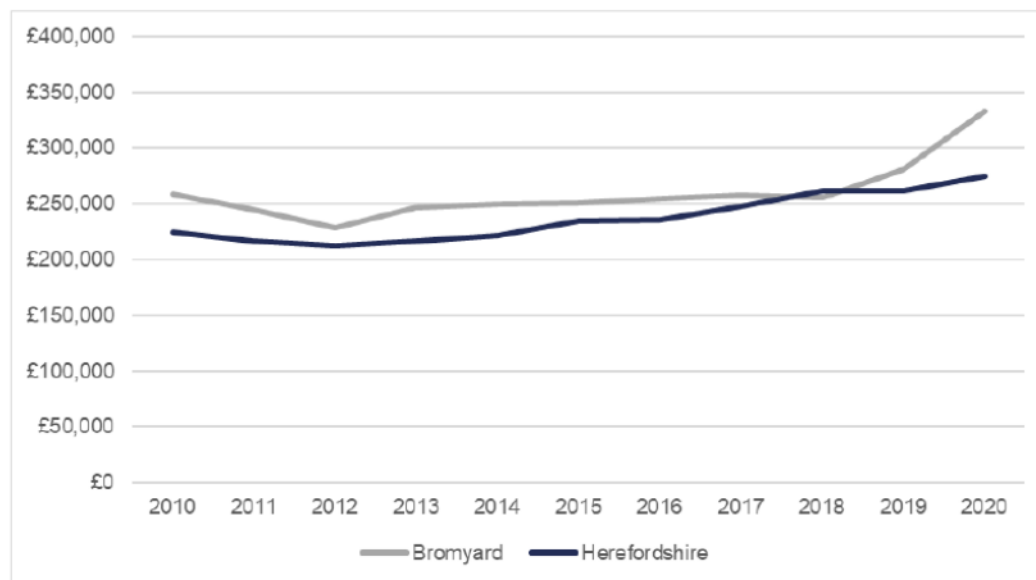
- 14.18 The Bromyard HMA has seen growth in house prices of £31,650 over the last five years (13%), which is below the Herefordshire average. The strongest growth in values has been for terraced properties followed by semi-detached properties with a notable fall in the value of flatted properties at a 31%

⁴⁹ BRES, 2018

⁵⁰ HM Land Registry, Price Paid Data, 2020

reduction in values. The longer-term trend since 2020 is shown below and indicates that house prices in the HMA have seen a sharp increase away from the County average since 2018.

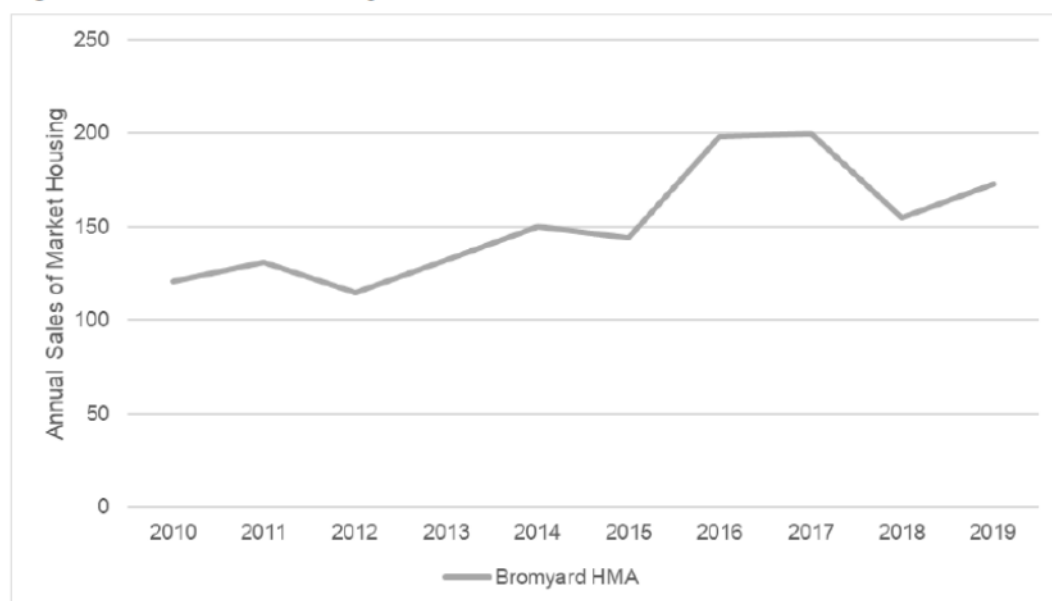
Figure 14.4: Average House Price Growth, 2010-2020



Source: Icen Analysis of HM Land Registry Price Paid Data

- 14.19 Icen has analysed the distribution of sales in the HMA over the last decade. Average sales over the last 5 years (2014-19) have been just under 175 per year which accounts for around 5.7% of all sales in Herefordshire. A longer-term sales trend is shown in the Figure below.

Figure 14.5: Sales Trend – Bromyard HMA, 2010-19



Source: Icen Analysis of HM Land Registry Price Paid Data

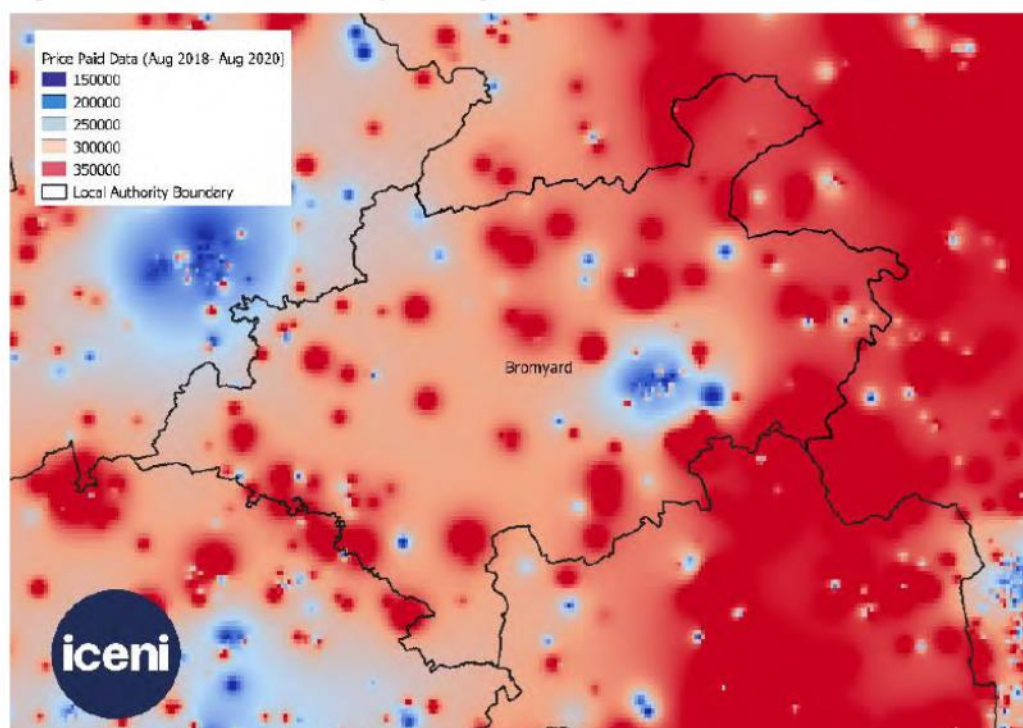
- 14.20 The sales profile (2019 and Q1 2020) is dominated by non-terraced housing (81% of all sales) with over half of sales for detached properties (57%) and around a quarter of sales (24%) for semi-detached properties. The proportion of detached sales is the highest in the County.
- 14.21 In values terms, detached dwellings experienced an 8% increase in the HMA over the five year period compared with 17% County-wide. The flats / maisonettes saw the greatest decrease over the five year period at a 38% reduction. Values across all house types increased by 13% which is below the Herefordshire average.

Table 14.4 House Price Changes – Bromyard HMA, 2014-19

	Detached	Semi Detached	Terraced	Flat/ Maisonette	Total
Bromyard HMA	£25,587	£26,453	£41,216	£38,722	£31,667
% Change	8%	14%	29%	-31%	13%
Herefordshire	£51,041	£37,122	£21,689	£17,824	£40,683
% Change	17%	20%	14%	15%	18%

Source: Icen Analysis of HM Land Registry Price Paid Data

Figure 14.6: House Price Heat Map – Bromyard HMA



Engagement with Estate and Letting Agents

- 14.22 Letting agents within the Bromyard HMA confirmed the rental market is strong, with a variety of renters from single people, renters to families and the elderly. There is market for elderly people renting in the area and agents suggest new-build retirement housing would be popular within the HMA.
- 14.23 There is no trend of renters wanting to live in the urban or rural areas although renters prefer to be closer to amenities. Agents suggest rental properties have been increasing in the HMA over the few years with suggested figures of £25 - £35 increases on average per calendar month.
- 14.24 Agents describe no general trend in short and long term lets, there are short term renters and longer more permanent renters in the area. The average prices for a 3- bedroom property in the HMA is £800 - £850 per calendar month.

Assessing Affordability of Market Housing

- 14.25 The Table below shows estimates of lower quartile house prices and rents by size of accommodation and location (urban/rural); figures are contrasted with those for the whole of the County.
- 14.26 The analysis shows across the HMA that prices start from around £77,000 for a 1-bedroom home and rising to £282,000 for a home with 4-bedrooms – prices were found to be higher in the rural parts of the HMA. When looking at rents, the analysis suggests that housing costs are very similar to those seen across the County with rental values in rural areas being higher than seen in urban locations.

Table 14.5 Entry-Level (Lower Quartile) Market Housing Costs

Lower Quartile Market Rent (PCM)	Bromyard urban	Bromyard rural	HMA	County
1-bedroom	£410	£450	£425	£425
2-bedrooms	£525	£605	£550	£550
3-bedrooms	£640	£745	£675	£675
4-bedrooms	£825	£975	£875	£875
All properties	£420	£715	£510	£500
Lower Quartile Purchase Price	Bromyard urban	Bromyard rural	HMA	County
1-bedroom	£71,000	£89,000	£77,000	£77,000
2-bedrooms	£138,000	£174,000	£150,000	£150,000
3-bedrooms	£181,000	£228,000	£197,000	£197,000
4-bedrooms	£259,000	£327,000	£282,000	£282,000
All properties	£154,000	£260,000	£184,000	£177,000

Source: Land Registry, ONS and Internet Price Search

- 14.27 The figure below shows the estimated income distribution for the whole HMA, with the table flowing splitting the median income data down by urban/rural locations. Overall, it is estimated that the average (mean) household income in the HMA is £42,500, with a median income of £32,300 and a lower quartile figure of £18,700. Incomes were found to be slightly higher in rural areas whilst the overall HMA figure is very slightly above the County average.

Figure 14.7: Distribution of Household Income, 2019

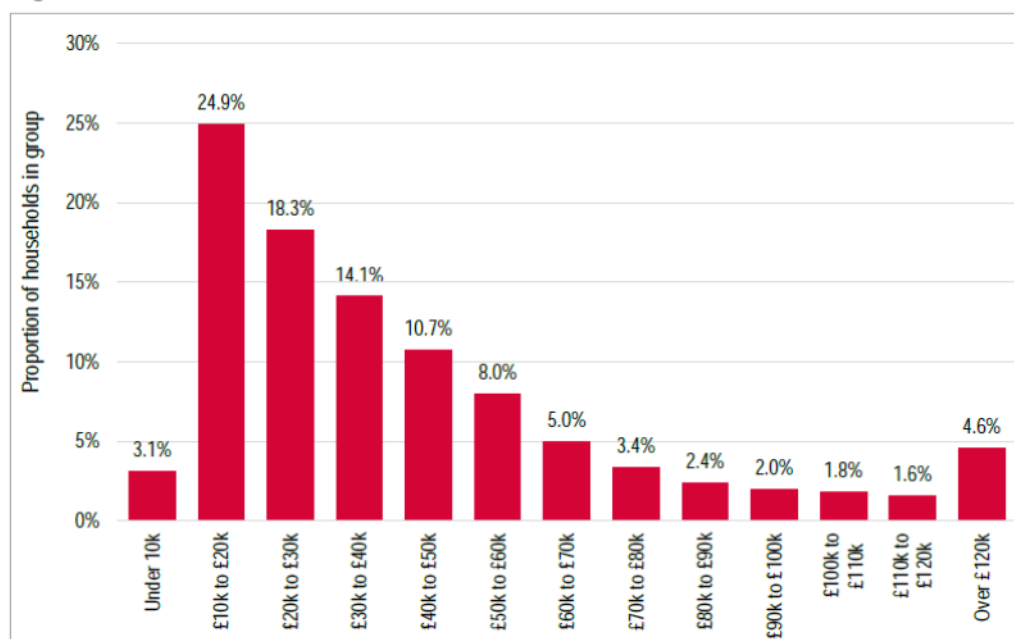


Table 14.6 Estimated Household Income, 2019

	Median income	As a % of County
Bromyard urban	£30,500	96%
Bromyard rural	£33,500	106%
HMA	£32,300	102%
County	£31,800	-

Source: Range of Sources Described in Methodology

Local Housing Need

- 14.28 Linking to the local housing need at a Herefordshire level of 846 homes per annum, our approach is that if a location has seen 10% of the growth, then it is projected that the sub-area will see around 10% of population growth moving forward. In addition, adjustments are made at a local level to take account of the communal population and also household structures by age. This is explained in greater detail from paragraphs 5.22 to 5.24.
- 14.29 The outputs for Bromyard are set out in the Table below.

Table 14.7 Estimated Household Change as a Proportion of Overall Need, Bromyard

	Housing Need	% of Need
Bromyard: Urban	24	2.8%
Bromyard: Rural	22	2.6%
Bromyard Total	47	5.5%
Herefordshire Total	846	100.0%

Affordable Housing Need

- 14.30 Following the same methodology used to consider the future housing mix at a County level as set out in Section 6, we have considered the level of affordable housing need in each HMA. The Tables below show the estimated need for affordable housing in the HMA – the first table looks at needs for social/affordable rented housing and the second considers needs for affordable home ownership ("AHO") products.
- 14.31 Overall, the analysis suggests a need for 22 units of rented affordable housing per annum moving forward, with a particularly high need being seen in rural locations.

Table 14.8 Estimated Need for Social/Affordable Rented Housing (p.a.)

	Current need	Newly forming households	Existing households falling into need	Total Gross Need	Relet Supply	Net Need
Bromyard urban	1	9	6	17	13	4
Bromyard rural	4	17	4	25	8	18
HMA	5	27	10	42	20	22

Source: Range of Sources as Discussed

- 14.32 The analysis also identifies a potential need for AHO – albeit the need for this type of housing is somewhat lower than the need for rented accommodation.

Table 14.9 Estimated Need for Affordable Home Ownership (p.a.)

	Total Gross Need	Resale Supply (50% of LQ)	LCHO Supply	Total Supply	Net Need
Bromyard urban	9	8	0	8	2
Bromyard rural	17	10	0	11	6
HMA	26	18	1	18	8

Source: Range of Sources as Discussed

Older Persons Housing Need

- 14.33 Icen and JGC has also sought to consider the need for specialist accommodation at an HMA level following broadly the same approach to County-wide needs but with the current need being determined on a pro-rata basis linked to the local household population.
- 14.34 The HMA method is also slightly different in that it does not use data on local supply. However, by only looking at a current need based on the household population we are to some extent taking account of where supply is.
- 14.35 In order to establish the need for specialist housing, we have used the current (i.e., 2020) non-institutional population aged 75 and over to estimate current needs. Looking forward, we have considered the population change of people 75 and over the period to 2020-41 for future needs. The need for specialist accommodation – broken down by type and type - is shown in the Table below.

Table 14.10 Specialist Housing Need using adjusted SHOP@ Assumptions, 2020-41

		Current Shortfall/Surplus	Additional Demand to 2041	Net Need to 2041
Age-Exclusive	Market	3	5	8
	Affordable	-22	26	3
Total Age-Exclusive		-19	31	12
Housing with support	Market	75	67	143
	Affordable	41	50	92
Total Housing with Support		117	118	234
Housing with care	Market	12	40	53
	Affordable	10	30	39
Total Housing with Care		22	70	92
Residential care bedspaces		37	15	52
Nursing care bedspaces		4	42	46
Total bedspaces		41	57	98

Source: Derived from Demographic Projections and Housing LIN/EAC

- 14.36 The provision of a choice of attractive housing options to older households is a component of achieving good housing mix. The availability of such housing options for the growing older population may enable some older households to downsize from homes which no longer meet their housing needs or are expensive to run. The availability of housing options which are accessible to older people will also provide the opportunity for older households to 'rightsize' which can help improve their quality of life.
- 14.37 The Table above should be considered as providing a set of parameters for housing need in the HMA. The ultimate level of provision the Council seeks to support in Bromyard HMA will be influenced by its broader strategy for older persons housing and care at a County-wide level as well as at a local level.

Housing Mix

- 14.38 It is recognised that within Herefordshire and within each HMA there are spatial differences and therefore a different mix of housing may be more appropriate. Following the same methodology used to consider the future housing mix at a County level as set out in Section 8, we have worked through the key analysis to arrive a recommended housing mix for Bromyard HMA.
- 14.39 A series of outputs have been derived to consider the likely size requirement of housing within each of the three broad tenures for the whole HMA as well as the urban and rural area. A key part of this is occupancy patterns and detailed tables are provided at Appendix A2 which consider both local and regional occupancy patterns for the HMA.
- 14.40 The data linking to local occupancy will to some extent reflect the role and function of the local area, whilst the regional data will help to establish any particular gaps (or relative surpluses) of different sizes/tenures of homes when considered in a wider context. These have been brought together to provide a recommended housing mix, defined as a range, in the Table below.

Table 14.11 Bromyard HMA Recommend Housing Mix by Tenure by Size

		1 Bedroom	2 Bedrooms	3 Bedrooms	4+Bedrooms
Urban	Market	5%	30%	50%	15%
	Affordable home ownership	25%	40%	30%	5%
	Affordable rented housing	45%	35%	15%	5%
Rural	Market	5%	25%	50%	20%
	Affordable home ownership	20%	35%	40%	5%
	Affordable rented housing	30%	30%	35%	5%
HMA	Market	5%	25%	50%	20%
	Affordable home ownership	20%	40%	35%	5%
	Affordable rented housing	35%	35%	25%	5%

Source: Housing Market Model and Modelled Outputs, Appendix A2

A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc4

6.2.2 Older people in the housing market (see sections 4 and 5)

General needs housing supply

The national housing strategy for an ageing population (2008 and the national housing strategy 2011 both identify older people as the fastest growing population group in the housing market. The 2011 strategy states that.

“Some 60% of projected growth in households to 2033 will be aged 65+.

Good housing for older people can reduce caring pressures on working families. It can also prevent costs to the National Health Service and social care providers.

Attractive choices to move to smaller, more suitable homes can free up much-needed local family housing.

Recommendation 2

Herefordshire Council needs to work with social and private developers to re-balance the general needs housing market to ensure an adequate supply and wider housing choice for the ageing population by:

- Recognising the level of home ownership (nearly 80%) and equity in the older people's market, as shown in the 50+ household survey carried out for this study, and the potential to use new housing developments suitable for older people as a driver to rebalance the housing market
- Developing non-specialist general needs two and three bedroom houses, flats and bungalows for rent and sale that meet lifetime homes standards, across all areas of the county in line with the LHMA and the Local Housing Requirements Study. These will be of equal benefit to older people, people or families with disabilities and young families
- Encouraging mixed developments to balance the market, meet the needs of older people and create genuine lifetime communities
- Market the new housing opportunities to older people across all tenures to encourage people who are under occupying to free up family housing through the development of housing for older people
- Consider the development of a charged for 'Home Moving' service to support older people who might wish to move but who are daunted by the practicalities of moving
- Consider the needs of older people within development briefs for Section 106 commitments and the provision of other forms of cross subsidy
- Ensure that new flats in particular are “future proofed” to take account of the changing population. For example, examine the potential to enhance standards by ensuring that all new flatted blocks have, as a minimum, stairwells that are capable of being adapted to take a stair lift

Recommendation 3

Herefordshire Council should:

- Support the development of a small amount of new affordable sheltered housing for rent or shared ownership to improve the overall quality of the stock, and to aid the functioning of the wider housing markets and to release much needed family housing. This is likely to be in the order of around 100 units
- Work with private developers to promote the development of additional leasehold/outright purchase retirement housing to address the current high level of under supply. The model in Figure 4.24 indicates the need for an additional 2105 units by 2015 reaching to an additional 3377 units by 2025. These are unrealistic targets in the light of the current housing market and therefore should be treated as an indication of the need to develop more specialist

accommodation for sale as market conditions improve. However, it is important to stress that leasehold retirement housing for older people is still being built even in the current economic climate and developers are looking to work with local authorities who want to see further development of older people's housing.

Herefordshire Local Plan, Strategic Housing Land Availability Assessment Rural Report, March 2019 ⁷

Introduction

1.0 This particular Strategic Housing Land Availability Assessment (SHLAA) Rural Report focuses on the rural settlements of Herefordshire and is intended to support principally the Rural Areas Site Allocation Development Plan Document (DPD), and in the case of some sites emerging Neighbourhood Development Plans.

Appendix 2. List of rural settlements assessed

Additional villages not in the 2019 SHLAA which will be in the Rural Areas Site Allocation DPD	Neighbourhood Development Plan Settlements	Rural Area Site Allocation Plan
Credenhill	no	yes
Dormington	no	yes
Holme Lacy	no	yes
Monkland	no	yes
Mordiford	no	yes
Moreton on Lugg	no	yes
Much Dewchurch	no	yes
Priors Frome	no	yes
Stoke Cross/Stoke Lacy	no	yes

⁷ https://www.herefordshire.gov.uk/download/downloads/id/17370/shlaa_rural_report_march_2019.pdf

Appendix 3. Water supply and waste water information**Welsh Water capacity table****Herefordshire settlements**

HMA	Settlement	Water supply comment	Wastewater Treatment Works (WwTW) name	WwTW comment
Bromyard	Bodenham	No issues	No	
	Bodenham Moor	No issues	Bodenham	Available headroom
	Bredenbury	Water supply issues	Bredenbury	Available headroom
	Bringsty	No issues	No	
	Burley Gate	No issues	No	
	Hope under Dinmore	No issues	No	
	Linton	Water pressure issues	No	
	Pencombe	No issues	Pencombe	Available headroom
	Risbury	No issues	No	
	Stoke Cross/Stoke Lacy	No issues	Stoke Lacy (Westbury)	Available headroom
	Stoke Prior	No issues	No	
	Whitbourne	No issues	No	
	Docklow	No issues	No	
	Edwyn Ralph	No issues	Edwyn Ralph	DIA required
	Hatfield	No issues	No	
	Munderfield	No issues	Bromyard	Available headroom
	Pudleston	No issues	No	

Appendix 7 List of sites not carried forward in 2019 SHLAA

Includes all sites submitted in the 2016 Call for sites to support the Rural Areas Site Allocation Development Plan Document

Settlement	Site Reference	Address	Reason(s) for omission
			countryside and inappropriate for residential development.
Sellack	No reference assigned.	Limegrove	The site is not in a settlement area defined in the Core Strategy, and is therefore considered as open countryside and inappropriate for residential development.
Stoke Edith	HLAA/002/001	A parcel of land in the hamlet of Stoke Edith, Herefordshire	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.
	HLAA/002/002	The Walled Garden, Stoke Edith	The landowner has since indicated also that the site is no longer available for development, so it cannot be taken forward.
Stoke Lacy	No reference assigned.	Cricks Green Cottage	The site is under the minimum area threshold for sites assessed in the SHLAA, and has therefore not been taken forward.

4.2 Population Changes

The future population of Herefordshire, Version 0.1, Herefordshire Council Intelligence Unit, June 2019⁸

MAIN POINTS

- On the assumption that 18,000 new homes will be built between 2016 and 2031, the population of Herefordshire is expected to increase by 17%, from 189,500 to 221,000 people over this 15-year period. This is compared to a growth of 6% should recently observed trends in births, deaths and migration continue in the absence of any future housing development.
- Herefordshire has an ageing population; in the absence of any housing development, the numbers of children would be expected to remain relatively static, the working age population is predicted to decrease slightly, and the numbers of people aged 65 and over would increase. Assuming that housing growth targets¹ will be met, all age groups are forecast to increase; however, the county will still have a similarly ageing profile.
- Levels of population change will vary across the county and are closely related to the level of house building activity in an area relative to the size of the population within that area. The Hereford rural locality² will yield the largest growth, both in terms of numbers of new dwellings and relative change in the population (+42%). Leominster town and Ledbury town are also expected to see relatively large increases in the population (+33% & +24% respectively).

2.2. AROUND THE COUNTY

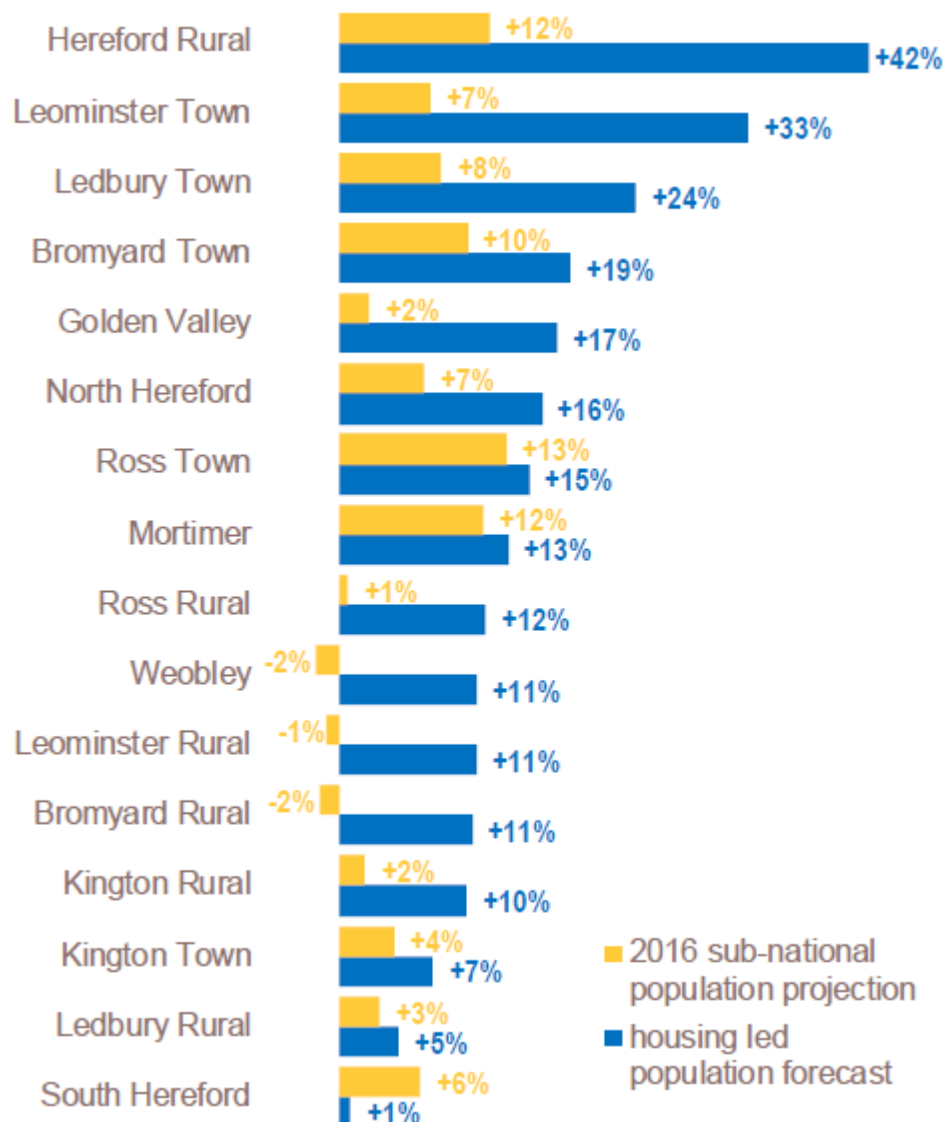
If recent trends in births, deaths and migration were to continue, most areas of Herefordshire are projected to increase in population over the next 15 years, as shown in Figure 5.

Exceptions include the rural areas of Weobley, Leominster rural and Bromyard rural, which are expected to yield small decreases in population of just one or two per cent. The numbers of births and the net numbers of people moving into these areas would not be sufficient to offset the numbers of deaths.

According to the dwelling-led forecasts, the next 15 years will see an increase in population across all areas in Herefordshire as a result of housing development activity, as shown in Figure 6. Hereford rural will yield the largest growth in terms of numbers of new dwellings and relative change in the population (+42%). Leominster town and Ledbury town are also expected to see relatively large relative increases in the population (+33% & +24% respectively) on account of greater housing development activity within these areas. Conversely, lower levels of housing development in Hereford south are expected to yield little growth (+1%) over this period.

Figure 5. Projected and forecast percentage change in population by sub-county areas, 2016 to 2031

⁸ <https://understanding.herefordshire.gov.uk/population/>



Herefordshire Small Area Population Estimates 2018

Mid-2018 population estimates for Parish Councils in Herefordshire, Herefordshire Council⁹

All People

Stoke Lacy	339
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Males	Males	Males	Males	Males	Males	Females	Females	Females	Females	Females	Females
All Ages	0-15	16-29	30-44	45-64	65+	All Ages	0-15	16-29	30-44	45-64	65+
179	16	27	25	63	48	160	21	11	19	62	47

⁹ <https://understanding.herefordshire.gov.uk/population/>

4.3 Employment

Bromyard Employment Land Study, Herefordshire Council, Draft Final Report, June 2019¹⁰

EXECUTIVE SUMMARY

- i. The Bromyard Employment Land Study is to guide Herefordshire Council's planning policy within future development plan documents with regard to employment land in and around Bromyard.
- ii. The report reviews and updates the findings of the Adopted Herefordshire Core Strategy (October 2015) which identifies a need for 5 ha of additional employment land to be provided in Bromyard. This study reviews the current employment market within Bromyard and comments on the on-going appropriateness of the 5 ha allocation. This report provides recommendations as to likely further demand for employment land in Bromyard and potential sites for that land.
- iii. Socio-Economic Profile The characteristics suggest a stable population in and around Bromyard, with the Bromyard Study Area comprising 5.4 percent of the Herefordshire population. This includes the town and rural surrounding areas as encompasses areas of businesses which may be located in a rural area but have strong links to Bromyard, or picking up rural residents that would use Bromyard as their main centre. The Bromyard Study Area can be seen in Figure E1.

iv.	Unemployment in the area is low. The Bromyard workforce is very localised with almost 70 percent of the residential working population employed in Bromyard or elsewhere in Herefordshire.
v.	The largest industry sector by employment in the Bromyard Study Area is manufacturing, comprising 27.5 percent of the workforce. This proportion is over twice that of Herefordshire as a whole. In particular, the largest manufacturing subsectors by employment include manufacture of motor vehicles, trailers and semi-trailers (600 workers) and manufacture of beverages (150 workers).
vi.	The forecasts for employment estimate modest growth. Positive growth is predicted to be in the shorter term, with employment peaking in 2024 at 4,250 jobs, before slowly but steadily declining to 4,180 jobs by 2031.

Property Market Assessment

- vii. The Bromyard commercial property market is a very small, localised market. Limited turnover of premises is evident with the town averaging only about one recorded property transaction per year. Current occupiers in the town are long-term businesses indicating strong links and loyalty to the town; however, a limited choice of commercial premises available means limited opportunities for local operators to expand or change premises and limited in-migration of new businesses.
- viii. Locally active agents suggest that there is demand for good quality industrial units and potentially small-scale office start-up units.

¹⁰

https://www.herefordshire.gov.uk/download/downloads/id/18394/bromyard_employment_land_study_june_2019.pdf

Note also

Herefordshire Employment Land Study 2012 - as noted in the SEA Report.

(This is a very old study but worth noting)

'There was 0.45 ha of employment land committed at Drakewell, Stoke Lacy and the study does not identify sites which are worthy of continued protection from alternative uses. Nor does it make any further recommendations in respect of employment need within the neighbourhood area.

Implications

None of merit; however the Stoke Lacy NDP process may have to explore whether there is any scope for providing employment land and premises.

4.4 Transport

Herefordshire Council Local Transport Plan 2016 - 2031 Strategy¹¹

Our vision and transport objectives

A transport network that supports growth enabling the provision of new jobs and houses, whilst providing the conditions for safe and active travel, which reduces congestion and increases accessibility by less polluting and healthier forms of transport than the private car.

Our vision and transport objectives

Our transport objectives seek to focus our strategy and ensure connection with other local and national objectives. These objectives have been developed from the evidence base we have established, given the current and future transport demands for the County. This includes extensive work in support of the Core Strategy, a range of transport studies, consultation and reviews of best practice.

1. Enable economic growth - by building new roads linking new developments to the transport network and by reducing short distance car journeys.
2. Provide a good quality transport network for all users – by being proactive in our asset management and by working closely with the public, Highways England and rail and bus companies.
3. Promote healthy lifestyles – by making sure new developments maximise healthier and less polluting forms of transport by delivering and promoting active travel schemes and by reducing short distance single occupant car journeys on our roads.
4. Make journeys easier and safer – by making bus and rail tickets compatible and easier to buy and use, by providing ‘real time’ information at well-equipped transport hubs, by improving signage to walking and cycling routes and by helping people feel safe during their journeys.
5. Ensure access to services for those living in rural areas – by improving the resilience of our road network and by working closely with all transport operators to deliver a range of transport options particularly for those without a car Our strategy for the Market Towns and rural areas

Rural Herefordshire is characterised by high quality landscapes and townscapes, an agricultural economy, a very low population density and an extensive road network. For most people the car is and will remain the main mode of transport. However, with an increasing elderly population, families on low incomes and young people without their own transport, many people are reliant on public transport and other transport services to access education, work, shopping and health care. We are particularly aware that transport services are vital in helping elderly people and people with disabilities to remain independent and that this is very important for their wellbeing and is likely to reduce the overall costs of healthcare which can result in social isolation.

Challenges:

¹¹ https://www.herefordshire.gov.uk/info/200136/travel_and_transport/220/local_transport_plan

- Extensive network to keep open and safe, and seasonal pressures around agricultural activities
- Rural roads present safety problems – increasing trend in KSIs
- Maintaining basic levels of access with increasing revenue pressures and demands
- Ensuring new development does not have negative impact on local transport networks and that we can help residents live healthier lives

Opportunities:

- Good rail access at Leominster and Ledbury – connectivity to Hereford and other regional centres, long distance connections
- Recent investment of £20M in the network largely in rural areas has provided a sound base for asset management
- Balanced growth proposals will help sustain communities providing potential demand to help sustain core bus network, limited impact in terms of highway capacity
- Specific proposal for Leominster requiring southern link – reroute a proportion of through and commercial traffic to reduce congestion and AQMA problems
- Contributions from new development to help support local transport improvements and buses/community transport
- High levels of volunteering could be harnessed for transport and local maintenance approaches
- Total Transport Fund programme funded by DfT will review further opportunities for integration and coordination to increase access opportunities

Herefordshire and Market Towns Rural Transport Strategy	
Policy Area	Activity
Passenger transport	<ul style="list-style-type: none"> • Rural transport hubs linked to core network including park and share • Core network of bus services • Total transport project - health, education, community, subsidised and commercial bus services • SMART ticketing and electronic timetable information • Improved access and parking at Leominster and Ledbury stations • Lobbying for rail service capacity and infrastructure improvements • Engaging proactively with rail industry in the re-franchising process to secure rail service improvements
Development	<ul style="list-style-type: none"> • Leominster - Bargates, southern link road • Working with developers to deliver new roads and active travel measures to support development in the market towns • Facilitate and encourage rural diversification
Road safety	<ul style="list-style-type: none"> • Village Gateway schemes • Accident investigation and prevention • Minor safety improvements • School crossing patrols • Road safety training and promotion
Maintenance	<ul style="list-style-type: none"> • Strategic network management • Bridges, culverts and retaining walls • Surfacing, kerbing and potholes • Drainage and flooding • Winter services • Parks, trees, landscaping and verges • Signals, signs and lines • Public rights of way • Emergency response and support • Street cleaning and lighting

4.5 Landscape Character

Stoke Lacy Parish lies on the border of National Character Area 100 Herefordshire Lowlands and 101 Herefordshire Plateau¹².

NCA 100 Herefordshire Lowlands

Summary

The Herefordshire Lowlands National Character Area (NCA) lies almost entirely within Herefordshire, with small areas to the north and east in Shropshire and Worcestershire and to the south-east in Gloucestershire. It is largely tranquil and rural in character but does include the larger settlements of Hereford and Leominster. There are small dispersed settlements of hamlets and villages, many of which contain older buildings with the local vernacular of black-and white timber-framed buildings. Restored cider barns with characteristic double doors and historic farmsteads are also common.

The landscape is gently undulating with steep-sided cornstone hills in the central area dominated by ancient woodland of ash and field maple or oak and bracken. Woodland within the area is a significant landscape feature, typically on the hill tops and valley sides. Many of these woodlands are actively managed (commercially) to produce quality timber, for example Garnons Estate. The NCA is an important area for commercial agricultural supported by the fertile and high-grade agricultural soils; the farming is mixed arable and livestock. Traditional orchards are still to be found, though suffering decline, with new orchards and dwarf varieties of trees also common. The area is also important for commercial production of soft fruit under polytunnels, supplying much of the UK. Historic parklands such as at Berrington Hall have many veteran trees that are important for invertebrates.

There are many rivers in the area, the largest of which are the rivers Wye, Lugg and Frome, flowing through wide, fertile mudstone valleys. Old Red Sandstone is commonly found in the west and east of the area and here the soils take on a distinctive red colour. The River Wye Special Area of Conservation is of international importance, designated for its natural river habitat, which includes species such as native migratory fish (lamprey, shad and salmon), and the wide, meandering river valley creates a unique and beautiful landscape.

Recreational opportunity is offered by long-distance trails including the Wye Valley Walk which links to the Shropshire Hills and the Herefordshire Trail which links the market towns in Herefordshire. Views can be expansive across to neighbouring NCAs, looking west to the Black Mountains, north to the Clun and Shropshire Hills, and east to the Malvern Hills.

NCA 101 Herefordshire Plateau

Summary

The Herefordshire Plateau National Character Area (NCA) lies mostly within Herefordshire but also extends into Worcestershire. The Herefordshire Plateau rises abruptly out of the Herefordshire Lowlands NCA to the west and south and from the Teme Valley NCA to the north and east, with which the Herefordshire Plateau NCA shares many common characteristics. A deeply tranquil, rural character is one of the treasures of this area, as it has largely escaped the pressures of modern development. It retains much of its historical

¹² <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

built character and is sparsely populated with hamlets, isolated churches, small manor houses, local country houses within parks and traditional buildings.

Composed of Old Red Sandstone, the rolling landform and small, narrow valleys overlain with shallow, poor soils and heavier loams and clays give rise to medium- to large-scale arable fields dominating the open, flatter plateau and river flood plains. Smaller and more irregular areas of pasture and mixed farming occupy the surrounding rolling countryside, with hop fields and hop kilns at the outer fringes and timber-framed manor houses dating back to the 14th century.

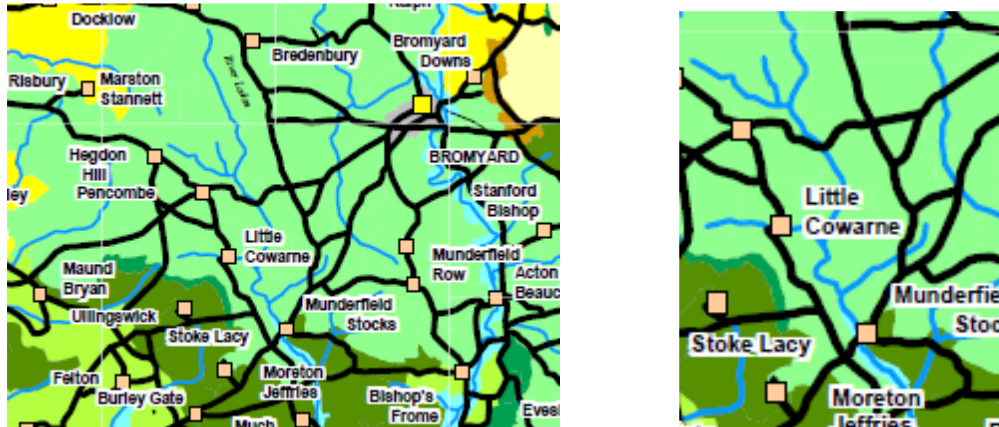
Woodland, particularly ancient woodland, is prevalent in the east, where there are substantial woodlands along the Teme Valley and steep-sided tributaries.

Traditional orchards survive, with notable concentrations in the east and around the settlements of Risbury and Kimbolton, forming part of the larger traditional fruit-growing area in Worcestershire, Herefordshire and Gloucestershire. Many of these orchards contain veteran trees and provide an important genetic resource of many fruit varieties. Traditional orchards are rich in wildlife, providing the UK stronghold for the noble chafer beetle and a rare lichen, the golden eye, believed to have been extinct in the UK, but rediscovered in an orchard in Herefordshire in 2007.

Detailed descriptions of Sub-Regional Landscape Areas and Local Landscape Types are given in the '*Herefordshire Landscape Character Assessment SPG, 2004, updated 2009*'.

LANDSCAPE CHARACTER ASSESSMENT Supplementary Planning Guidance 2004, updated 2009¹³

Figure 8 Map of Distribution of Landscape Types



The parish has the following landscape types:



Timbered Plateau Farmlands Pg 49

¹³

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

7.11 TIMBERED PLATEAU FARMLANDS

CHARACTER DESCRIPTION

These landscapes are an upstanding version of Principal Timbered Farmlands and in Herefordshire occur in their greatest concentration on the Bromyard Plateau. They are varied, agricultural landscapes of hedged fields, scattered farms, woods and wooded valleys associated with undulating relief. The dominant landform is one of the most prominent characteristics and tends to override the patterns of tree cover and field shape. Variations in topography within this landscape create a changing sequence of visual perspectives, ranging from open vistas on plateau summits to more secluded scenes along valley bottoms.

The tree cover is essentially of ancient semi-natural character, with oak as the dominant species. Unlike the Principal Timbered Farmlands, the lowland equivalent of this Landscape Type, the role of hedgerow trees and their influence in creating filtered views is much less significant. The more pronounced undulating topography tends to throw the organic pattern of woodland and hedgerows into greater visual prominence. It also provides fairly open views with the scale defined by the size of both woodlands and fields. The woodland cover provides the major structure to the landscape, the hedgerow pattern defining the scale. These are landscapes containing woodlands of varying size, the steeply incised wooded dingles associated with valley streams being a particular characteristic. The settlement pattern is a variable one of dispersed farms and hamlets with occasional villages or wayside cottages. The land use tends to be a patchwork of mixed farming with pasture often dominating the areas where topography limits intensive cultivation.

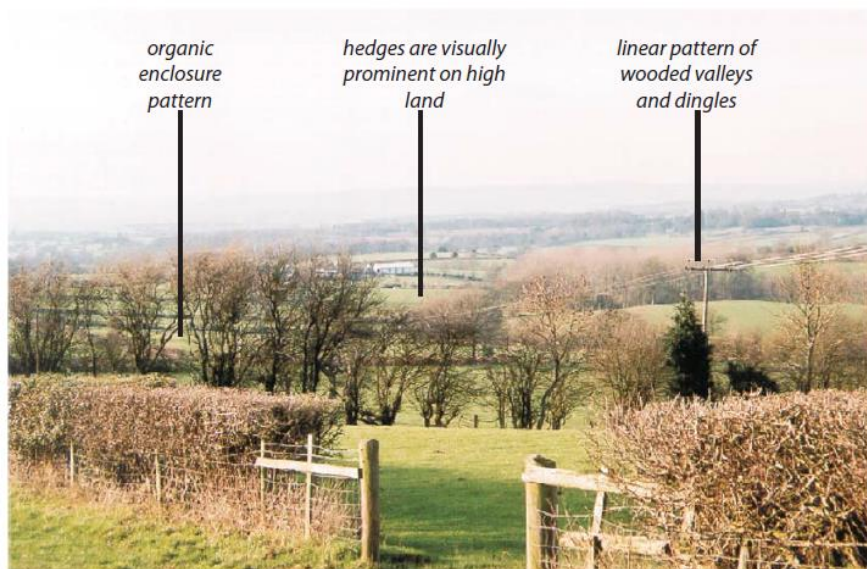
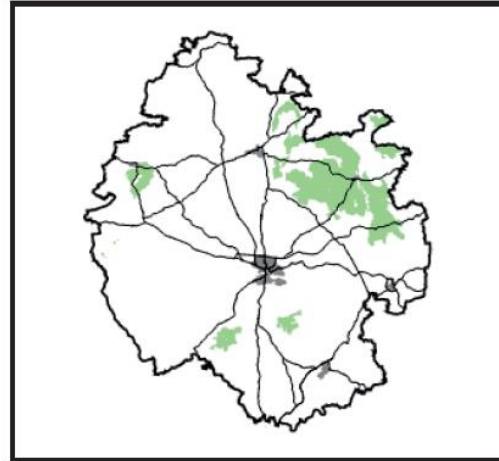
KEY CHARACTERISTICS

Primary

- field boundary hedgerows are thrown into visual prominence by the landform
- wooded valleys and dingles
- ancient wooded character

Secondary

- mixed farming land use
- linear pattern of woodland
- organic enclosure pattern
- medium-open views





FORCES FOR LANDSCAPE CHANGE

Generally, this Landscape Type has retained its inherent character in better condition than many other areas. The prominent landform and wooded valleys and dingles are the most dominant characteristics and the least likely to be degraded. Notwithstanding this, the modern problems of impoverished hedgerows, loss of hedgerow trees and little new tree planting or regeneration is as true in these landscapes as it is generally across the county.



SETTLEMENT PATTERN

Timbered Plateau Farmlands generally have a dispersed settlement pattern of individual farms and hamlets. There are also occasional wayside dwellings and villages, which contribute to a rather varied settlement character, but always of a dispersed nature. New housing, in accordance with UDP policy, could therefore be accommodated as modest additions to existing village or hamlet clusters or as individual dwellings. The density of development must remain low if the dispersed nature of the settlement pattern is to be respected.

ENCLOSURE PATTERN

The undulating landform throws the landscape's organic enclosure pattern into strong visual relief.

WOODLAND OR TREE COVER PATTERN

Woodland cover is dependant on hedgerow trees and woodlands, both of which are dominated by oak. The woods are essentially of ancient semi-natural character and vary considerably in size. They are usually discrete woodlands, linked by hedgerows. The linear pattern of woodland, following steeply incised stream dingles is a particular feature of this Landscape Type. Opportunities for new woodland creation abound in these areas but should respect the ancient character of broadleaved native species, mixed age structure and an irregular outline.

MANAGEMENT GUIDELINES AND ENVIRONMENTAL MITIGATION

Management guidance for these landscapes should concentrate on the conservation and enhancement of existing hedgerows and woodland. Appropriate management to strengthen hedgerows and replace the lost hedgerow oaks, either by new planting or controlled regeneration would strengthen the pattern of the landscape. The scale could be strengthened by management techniques which encourage the natural regeneration of existing woodland and wooded dingles.

CONSERVATION	ENHANCEMENT
<ul style="list-style-type: none"> Conserve all native broadleaved woodlands and restock with species of local provenance Seek to influence management techniques to ensure the conservation and enhancement of hedgerows 	<ul style="list-style-type: none"> Enhance the age structure of hedgerow oaks through new planting or selective regeneration
<ul style="list-style-type: none"> Encourage natural woodland regeneration Conserve and restore tree cover along dingles and streamsides Conserve and restore tree cover along dingles and streamsides Maintain the dispersed settlement pattern 	<ul style="list-style-type: none"> Encourage new woodland planting to reflect the shape, scale and composition of the existing ancient woodland character and favouring oak as the dominant species

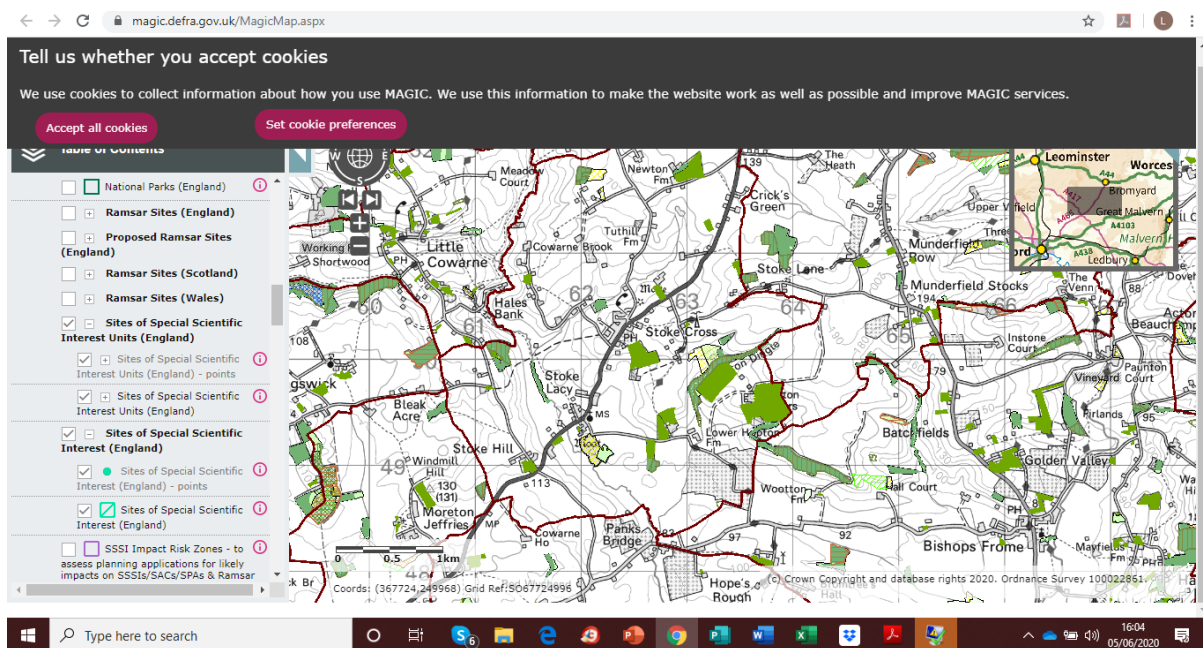
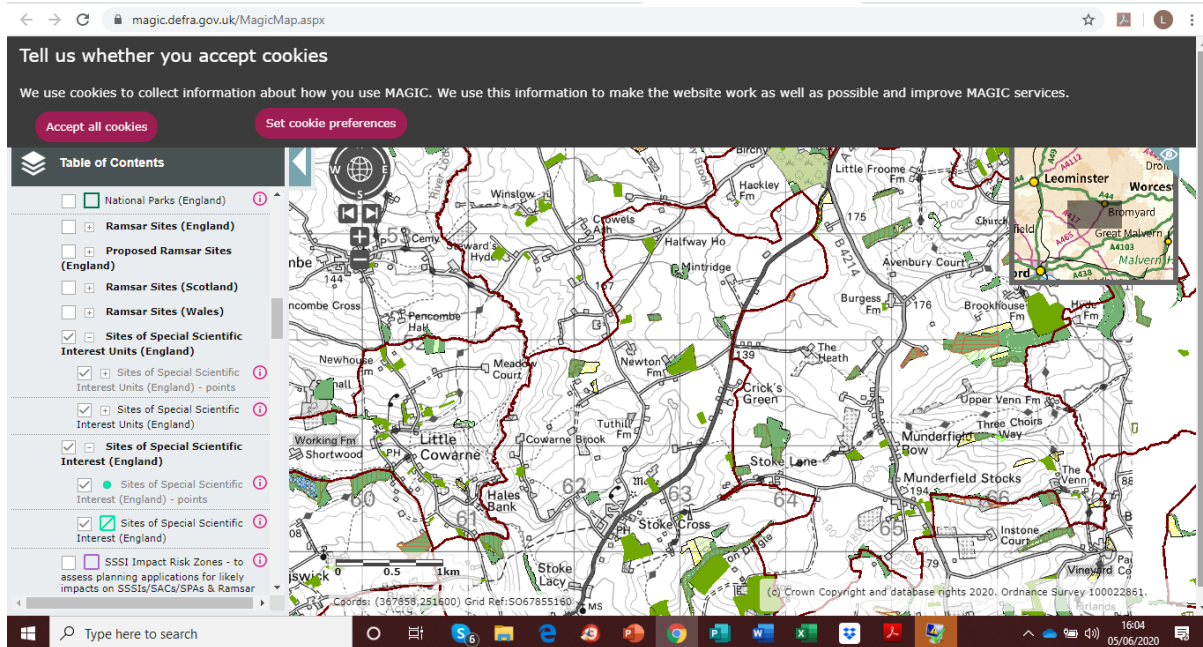
Landscape Character Assessment ~ SPG 2004 ~ updated 2009

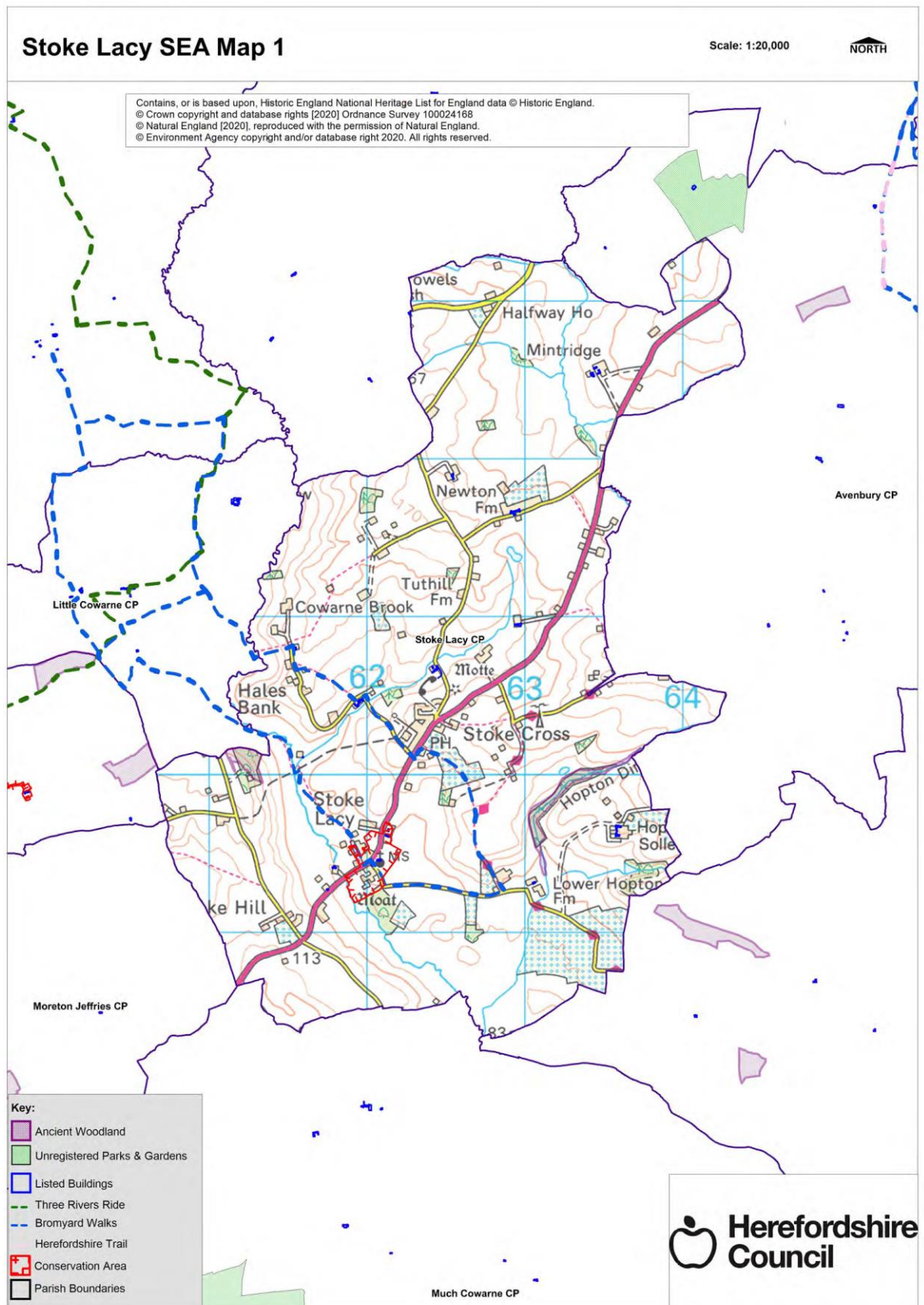
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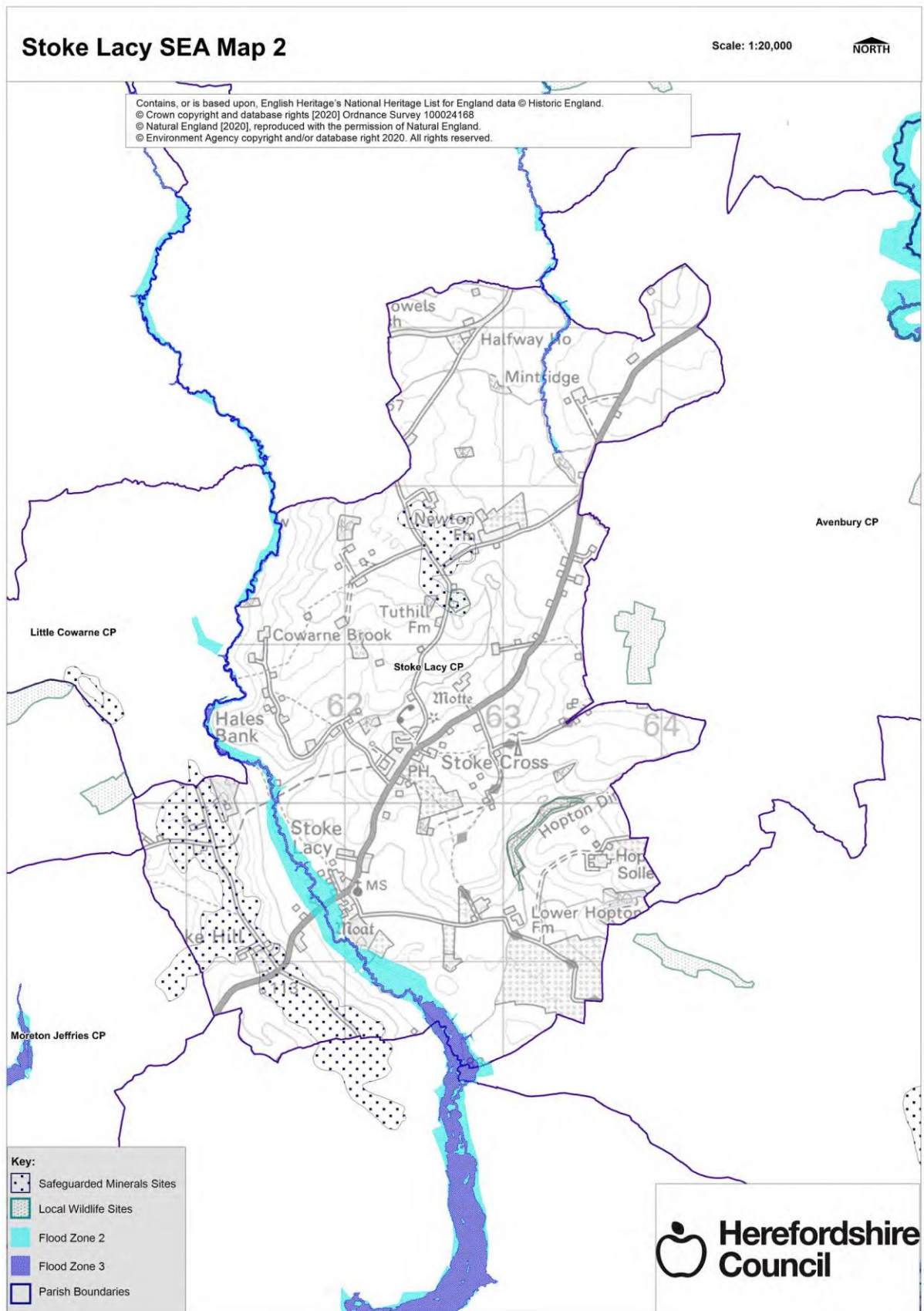
4.6 Biodiversity

See Magic

<https://magic.defra.gov.uk/MagicMap.aspx>







Stoke Lacy has: SSSI: 0 (0) bordering

LWS: 2

SACs: 0

Ancient Woodland: 2

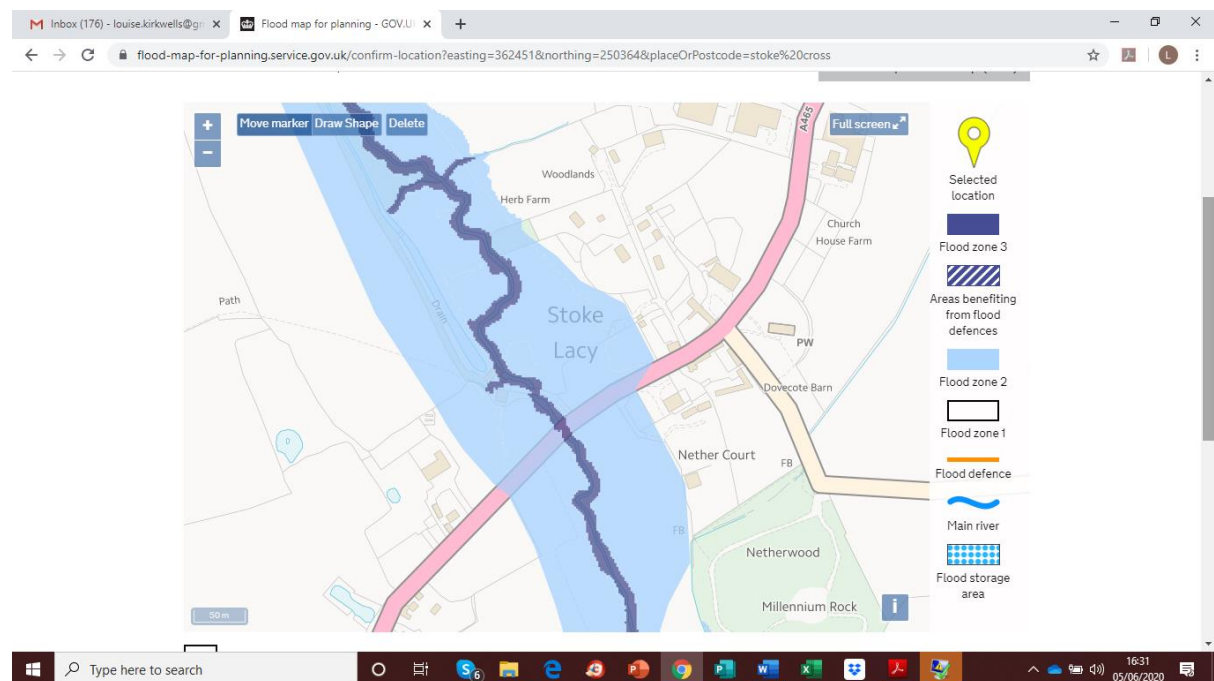
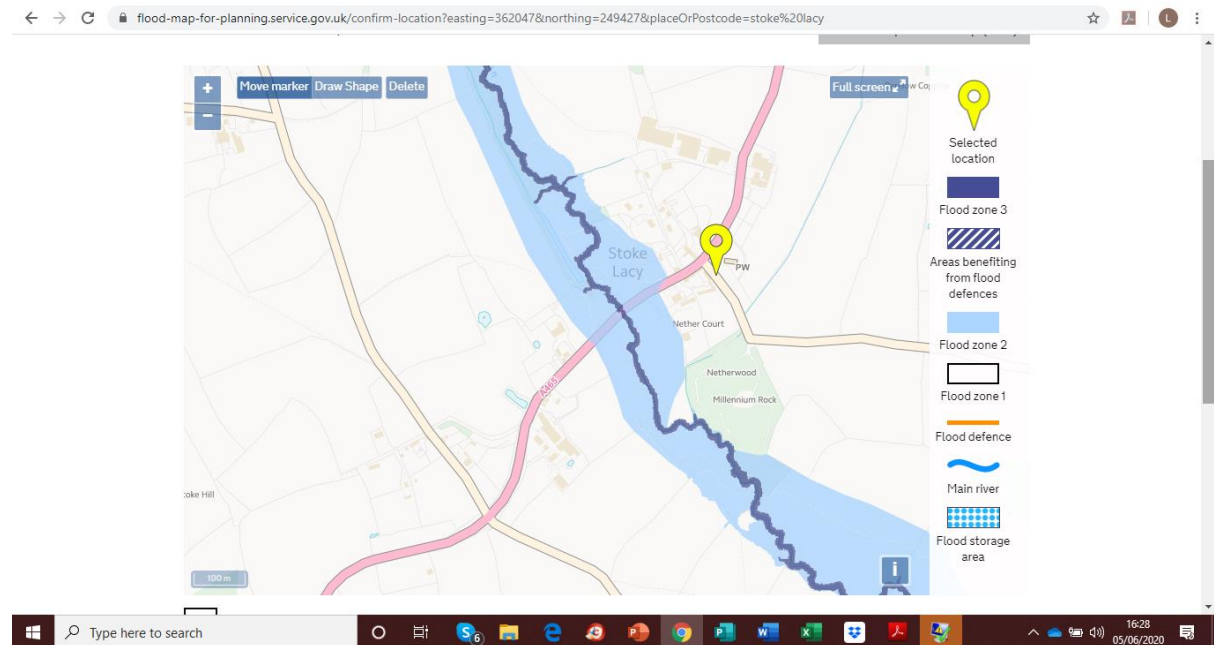
Geopark: 0

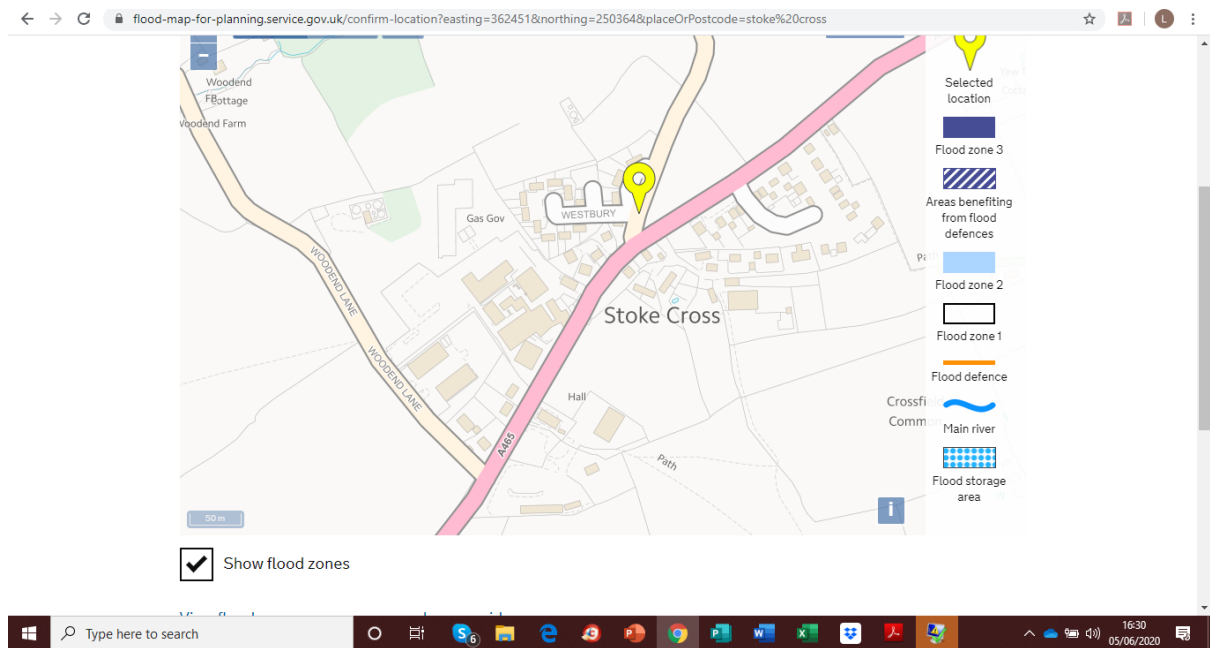
There are no NNRs, SINC's and LNRs within the parish.

4.7 Flooding

See Flood Map for planning

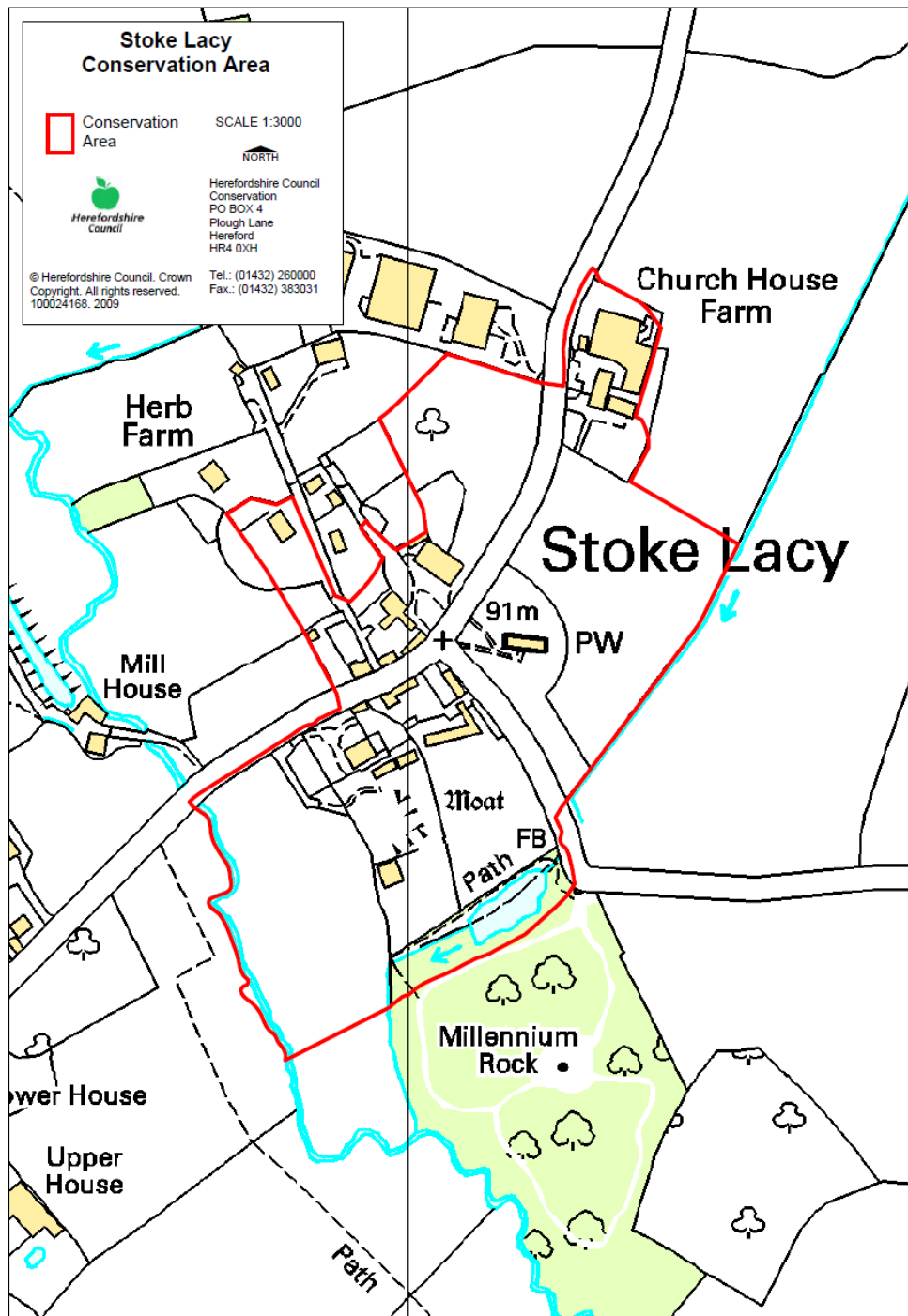
<https://flood-map-for-planning.service.gov.uk/>





4.8 Built Heritage

Stoke Lacy Conservation Area¹⁴



¹⁴ https://www.herefordshire.gov.uk/downloads/download/50/conservation_areas_-_maps

Listed Buildings ¹⁵

33 results found.

Search Results

BARN NORTH OF HOPTON SOLLERS FARMHOUSE

List Entry Number: 1082391

Heritage Category: Listing

Grade: II

Location: BARN NORTH OF HOPTON SOLLERS FARMHOUSE, Stoke Lacy, County of Herefordshire

HOPTON SOLLERS FARMHOUSE

List Entry Number: 1176353

Heritage Category: Listing

Grade: II

Location: HOPTON SOLLERS FARMHOUSE, Stoke Lacy, County of Herefordshire

CHURCHYARD CROSS SOUTH OF CHURCH OF ST PETER AND PAUL

List Entry Number: 1234405

Heritage Category: Listing

Grade: II

Location: CHURCHYARD CROSS SOUTH OF CHURCH OF ST PETER AND PAUL, STOKE LACEY, Stoke Lacy, County of Herefordshire

CHURCH HOUSE FARMHOUSE

List Entry Number: 1234406

Heritage Category: Listing

Grade: II

Location: CHURCH HOUSE FARMHOUSE, STOKE LACEY, Stoke Lacy, County of Herefordshire

STOKE LACEY MILL

List Entry Number: 1234407

Heritage Category: Listing

Grade: II

Location: STOKE LACEY MILL, STOKE LACY, Stoke Lacy, County of Herefordshire

UPPER WOODEND

List Entry Number: 1234408

Heritage Category: Listing

Grade: II

Location: UPPER WOODEND, Stoke Lacy, County of Herefordshire

HUDDLE MILL HOUSE

List Entry Number: 1234409

¹⁵ <https://historicengland.org.uk/listing/the-list/>

Heritage Category: Listing

Grade: II

Location: HUDDLE MILL HOUSE, Stoke Lacy, County of Herefordshire

LOWER HOPTON

List Entry Number: 1234410

Heritage Category: Listing

Grade: II

Location: LOWER HOPTON, Stoke Lacy, County of Herefordshire

BARN NORTH WEST OF HALL PLACE

List Entry Number: 1234411

Heritage Category: Listing

Grade: II

Location: BARN NORTH WEST OF HALL PLACE, Stoke Lacy, County of Herefordshire

BARN AND HOP KILN WEST OF CHURCH HOUSE FARMHOUSE

List Entry Number: 1234658

Heritage Category: Listing

Grade: II

Location: BARN AND HOP KILN WEST OF CHURCH HOUSE FARMHOUSE, STOKE LACEY, Stoke Lacy, County of Herefordshire

HALL PLACE

List Entry Number: 1234679

Heritage Category: Listing

Grade: II

Location: HALL PLACE, Stoke Lacy, County of Herefordshire

MERRIFIELD FARMHOUSE

List Entry Number: 1234682

Heritage Category: Listing

Grade: II

Location: MERRIFIELD FARMHOUSE, Stoke Lacy, County of Herefordshire

BARN AND HOP KILNS WEST OF MERRIFIELD FARMHOUSE

List Entry Number: 1234683

Heritage Category: Listing

Grade: II

Location: BARN AND HOP KILNS WEST OF MERRIFIELD FARMHOUSE, Stoke Lacy, County of Herefordshire

NEWTON FARMHOUSE

List Entry Number: 1234685

Heritage Category: Listing

Grade: II

Location: NEWTON FARMHOUSE, Stoke Lacy, County of Herefordshire

BARN EAST OF NEWTON FARMHOUSE

List Entry Number: 1234686

Heritage Category: Listing

Grade: II

Location: BARN EAST OF NEWTON FARMHOUSE, Stoke Lacy, County of Herefordshire

MINTRIDGE FARMHOUSE

List Entry Number: 1234687

Heritage Category: Listing

Grade: II

Location: MINTRIDGE FARMHOUSE, Stoke Lacy, County of Herefordshire

BARN IMMEDIATELY NORTH OF MINTRIDGE FARMHOUSE

List Entry Number: 1234688

Heritage Category: Listing

Grade: II

Location: BARN IMMEDIATELY NORTH OF MINTRIDGE FARMHOUSE, Stoke Lacy, County of Herefordshire

STABLES NORTH OF MINTRIDGE FARMHOUSE

List Entry Number: 1234689

Heritage Category: Listing

Grade: II

Location: STABLES NORTH OF MINTRIDGE FARMHOUSE, Stoke Lacy, County of Herefordshire

BARN NORTH EAST OF MINTRIDGE FARMHOUSE

List Entry Number: 1234690

Heritage Category: Listing

Grade: II

Location: BARN NORTH EAST OF MINTRIDGE FARMHOUSE, Stoke Lacy, County of Herefordshire

GROVE FARMHOUSE

List Entry Number: 1275981

Heritage Category: Listing

Grade: II

Location: GROVE FARMHOUSE, Stoke Lacy, County of Herefordshire

BARN SOUTH EAST OF NEWTON FARMHOUSE

List Entry Number: 1275982

Heritage Category: Listing

Grade: II

Location: BARN SOUTH EAST OF NEWTON FARMHOUSE, Stoke Lacy, County of Herefordshire

BRICK HOUSE

List Entry Number: 1276011

Heritage Category: Listing

Grade: II

Location: BRICK HOUSE, STOKE LACY, Stoke Lacy, County of Herefordshire

BARN NORTH OF UPPER WOODEND

List Entry Number: 1276014

Heritage Category: Listing

Grade: II

Location: BARN NORTH OF UPPER WOODEND, Stoke Lacy, County of Herefordshire

BARN AND HOP KILN SOUTH OF UPPER WOODEND

List Entry Number: 1276015

Heritage Category: Listing

Grade: II

Location: BARN AND HOP KILN SOUTH OF UPPER WOODEND, Stoke Lacy, County of Herefordshire

THE FOLLY

List Entry Number: 1276016

Heritage Category: Listing

Grade: II

Location: THE FOLLY, Stoke Lacy, County of Herefordshire

WALL SOUTH EAST OF HALL PLACE

List Entry Number: 1276017

Heritage Category: Listing

Grade: II

Location: WALL SOUTH EAST OF HALL PLACE, Stoke Lacy, County of Herefordshire

BARN AND HOP KILN SOUTH WEST OF HALL PLACE

List Entry Number: 1276018

Heritage Category: Listing

Grade: II

Location: BARN AND HOP KILN SOUTH WEST OF HALL PLACE, Stoke Lacy, County of Herefordshire

BARN NORTH EAST OF NETHER COURT

List Entry Number: 1276120

Heritage Category: Listing

Grade: II

Location: BARN NORTH EAST OF NETHER COURT, STOKE LACEY, Stoke Lacy, County of Herefordshire

BARN NORTH OF CHURCH HOUSE FARMHOUSE

List Entry Number: 1276121

Heritage Category: Listing

Grade: II

Location: BARN NORTH OF CHURCH HOUSE FARMHOUSE, STOKE LACY, Stoke Lacy, County of Herefordshire

BARN WEST OF UPPER WOODEND

List Entry Number: 1276122

Heritage Category: Listing

Grade: II

Location: BARN WEST OF UPPER WOODEND, Stoke Lacy, County of Herefordshire

HUDDLE MILL AND ADJOINING HOP KILN

List Entry Number: 1276123

Heritage Category: Listing

Grade: II

Location: HUDDLE MILL AND ADJOINING HOP KILN, Stoke Lacy, County of Herefordshire

BARN ADJOINING HALL PLACE ON NORTH

List Entry Number: 1276124

Heritage Category: Listing

Grade: II

Location: BARN ADJOINING HALL PLACE ON NORTH, Stoke Lacy, County of Herefordshire

CHURCH OF ST PETER AND ST PAUL

List Entry Number: 1276172

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST PETER AND ST PAUL, STOKE LACEY, Stoke Lacy, County of Herefordshire

5.0 Conclusions

This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plans for Stoke Lacy. The Assessment is used to assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.

The Assessment should be considered as a “live”, working document, and Kirkwells will continue to review and amend the information at key stages in the preparation of the Plans. It is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies in Stoke Lacy.

Kirkwells

The Planning People

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