



STOKE LACY PARISH

Neighbourhood Development Plan 2020 - 2031

**Issues and Options
Public Consultation**

Autumn 2020



Aerial view of Stoke Lacy and Stoke Cross

Prepared by the Stoke Lacy Neighbourhood Development Plan Steering Group

On behalf of the Parish Council

With assistance from  Kirkwells
The Planning People

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Contents

Stoke Lacy NDP – Community Consultation	4
1.0 Introduction and Background	5
2.0 A Portrait of Stoke Lacy Parish	8
3.0 Draft Vision and Objectives.....	10
4.0 Housing	11
5.0 Natural Environment.....	18
6.0 Built Character	24
7.0 Community Facilities.....	30
8.0 Business and Tourism	36
9.0 Improving Accessibility for All.....	40
10.0 Next Steps	43
Appendix 1: NDP Process Diagram	44
Appendix 2: Listed Buildings	45
Appendix 3: Possible Open Spaces	49
Appendix 4: Public Footpaths in Stoke Lacy Parish.....	50

Stoke Lacy NDP – Community Consultation

Wednesday 18th November & Saturday 21st November

Welcome to the Issues and Options document for the Stoke Lacy Neighbourhood Development Plan (NDP), which is published for consultation until Monday 30th November 2020.

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

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

We need to know the following:

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

Please note that due to the Covid-19 Pandemic and current Government restrictions on social gatherings, the following public consultation events will be held in the Village Hall with a maximum number of 20 in the hall at any one time. Numbers entering and Corona Virus rules will be controlled at the entrance.

- Village Hall open NDP session – Wednesday 18th November 18:30 to 20:00
- Village Hall open NDP session – Saturday 23rd November 10:00 to 12:00
- Individual phone NDP session – phone 01885 448102 to book a call (if unable to attend Village Hall)

In addition to this complete version of the Issues and Options document, a summary version has been prepared and will be delivered to all households. All documents are published on the NDP pages of the Parish Council website: <https://stokelacyparishcouncil.org.uk/neighbourhood-development-plan-ndp/>. A full printed version of the Issues & Options document is available to borrow on request.

You can respond to this consultation in any of the following ways:

- By completing the Issues & Options questions and feedback form sent out in October and posting your responses through either of the NDP post boxes at the Village Hall or the Church, or by downloading the form from the website and emailing it - see below;
- By attending the community meetings in the Village Hall (details above);
- By commenting on the NDP Website forum comments@stokelacy.co.uk ;
- By emailing the NDP Lead Coordinator Bill Morgan (morgg@aol.com);
- By emailing the Parish Clerk Alma Westwood (parishclerk@stokelacyparishcouncil.org.uk);
- Or, by telephoning and arranging to talk to a member of the NDP Steering Group (either by phone, Zoom call or socially distanced face to face) 01885 448102.

1.0 Introduction and Background



Map 1 Stoke Lacy Parish Council and Neighbourhood Area

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

What are NDPs?

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

planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.

- 1.4 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy. This document has been prepared as a first step in setting out the possible scope and range of planning issues the Stoke Lacy NDP could cover and potential policy options for addressing these issues. A diagram setting out the key steps for preparing NDPs is provided in **Appendix 1**.
- 1.5 The NDP cannot be prepared in isolation. It has to have regard to national planning policies, which are set out in the National Planning Policy Framework¹ and explained in Planning Practice Guidance², and it has to be in general conformity with the adopted Herefordshire Local Plan Core Strategy 2011 - 2031³. Policies should not duplicate or conflict with those set out in national or local planning policies. The NDP has to be supported by a robust technical evidence base and the process will include several further phases of informal and formal public consultation, an examination and eventually a local referendum. Therefore local people can vote whether, at the end of the day, the NDP should be used by Herefordshire Council to help determine planning applications in their parish.

NDP Process So Far

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

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

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

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

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

What are the Issues and Options?

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

2.0 A Portrait of Stoke Lacy Parish



Church of St Peter & St Paul, Stoke Lacy

- 2.1 Stoke Lacy Parish is in the north-east of Herefordshire, about 4 miles south-west of Bromyard, 18 miles west of Worcester and 10 miles north-east of Hereford. The parish is rural in character, with an agricultural landscape of orchards, hedged fields, scattered farms, woods and wooded valleys. The River Loddon meanders through pastures in the south-west corner.
- 2.2 Development is concentrated in the two settlements of Stoke Cross and Stoke Lacy on the A465 which runs through the parish approximately north-east / south-west. From the main road a network of single track lanes lead to scattered farms, hamlets and individual houses in the wider rural area.
- 2.3 The neighbourhood development plan area covers 1,094 hectares. The population of the parish was recorded as 364 in the 2011 Census. It fell to 339 in mid-2018, and of these 95 were aged over 65 years, echoing the ageing population trend in much of rural Herefordshire.
- 2.4 In recent years the community has come together to support three major local projects, the building of a village hall, the planting of Netherwood to celebrate the Millennium and the repair of the church spire with its ongoing 'Harvesting our Heritage' project - see <https://www.stokelacyheritage.co.uk/>.
- 2.5 There are two memorial stain glass windows in the church porch featuring Morgan cars. In the early 1900s Henry Morgan built his first car in The Rectory opposite the church where his father was vicar. The company has always supported village activities. The Morgan family is buried in the churchyard.

- 2.6 There is a daily bus service connecting Stoke Lacy to Worcester via Bromyard and Hereford. As this service has declined in frequency it has become less convenient and so is less well used. Traffic on the A465 has greatly increased in recent years, and to reverse this trend options should be considered to reduce our dependency on private cars.
- 2.7 The community is mixed, made up of families who have lived in the area for generations as well as people who have settled more recently. Employment and working patterns include commuting, working locally or from home with increasing numbers retired. Despite this diversity there is a strong sense of community; in times of trouble such as recent flooding or the Covid-19 pandemic, people have come together for mutual support. With no school or shop the three main places where people can gather are the village hall, the church and the pub - these are the places where activities and events take place, and they are appreciated and well supported by local people.



Local Field – Stoke Lacy

3.0 Draft Vision and Objectives

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

Draft Vision for Stoke Lacy NDP

Stoke Lacy is a rural community which wishes to retain its distinctive character of historic and heritage assets while allowing the community to flourish and develop. By 2031, residents of Stoke Lacy will continue to enjoy a high quality of life with good access to local facilities and to the exceptional countryside around the parish.

Draft Objectives for Stoke Lacy NDP

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

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

4.0 Housing



Aerial view of Newlands Development (in progress)

Introduction and Context

- 4.1 Stoke Lacy has a particular character of scattered dwellings amid hedged fields and wooded areas. A few buildings dominate but most nestle into the surrounding landscape. There is slightly greater density of development on either side of the A465. Houses have been built in ones and twos over the centuries to meet the needs of an ever changing community; this diverse mix of style, materials and size gives Stoke Lacy an informal character facilitating good integration with the existing mixed community.
- 4.2 There are 33 Grade II listed properties within the Stoke Lacy Parish boundaries, the majority of which are barns and hop kilns along with farm houses and other farm buildings reflecting the character and dominant occupation of the parish. Farming has changed over the years with more mechanisation and demands for different crops, and this is reflected in changes to the built environment. Some farm buildings have been converted and sold for domestic dwellings as the need for labourers has dwindled and farm sizes have increased. Cottages and rooms are increasingly being used as holiday lets.
- 4.3 Small groups of council houses were built at Westbury, Stoke Cross and Cricks Green, but most are now in private ownership. There are 24 properties within the parish which are described as 'social housing' in the 2011 Census.
- 4.4 An estate of a 28 houses in Stoke Cross was completed in 2019. These houses have been very slow to sell indicating that they were not built to match the needs of local people who require homes in the area.
- 4.5 Another estate of 10 houses, also in Stoke Cross, has been approved by Herefordshire Council and construction is due to commence shortly. At an open meeting in February 2020,

parishioners expressed no objection to new people moving into the area - their objection was to larger estates with questionable environmental standards and inappropriate specifications. Young people who wish to remain in the area and an increasing ageing population have had difficulty finding appropriately sized homes in the area and so have had to move away.



Newlands development and Stoke Cross

- 4.6 The parish is located in the Bromyard rural Housing Market Area (HMA) which has an indicative growth target of 15% in the Herefordshire Local Plan Core Strategy - see **Policy RA1**. Figure 4.14 in the Core Strategy identifies Stoke Cross/Stoke Lacy as settlements which will be the main focus of proportionate housing development. The target housing growth figure for the parish up to 2031 is 24 dwellings, based on the 15% indicative growth target. Recent planning applications and developments have meant this figure has been exceeded by 21 units already. We hope having an NDP should ensure that any future development will provide the types of homes needed by people living or wanting to live in the area.



Newlands Development Recently Completed – Stoke Cross

- 4.7 It is understood that work will be underway shortly to review the Herefordshire Core Strategy and the parish may experience further pressure for growth and development in future years. The NPPF sets out that there is a presumption of sustainable development and there is an emphasis on housing growth. The NDP provides an opportunity to set out an approach to new housing development to guide decisions on planning applications; an up to date NDP with one or more site allocations would help the parish to plan positively for some growth and to resist further additional or inappropriate growth (see paragraph 14 of the NPPF).



View through Stoke Lacy towards church



The Plough Inn – Stoke Cross

Settlement Boundaries

- 4.8 Settlement boundaries show the extent of the built up area of settlements on a map and are used to show where development such as market housing would be acceptable in principal. The settlements of Stoke Cross/Stoke Lacy will be the focus for new development and outside these villages, the parish falls into the wider Rural Area where Core Strategy countryside policies such as **RA3, RA4, RA5 and RA6** would apply.
- 4.9 For the public consultation, the Steering Group has prepared two options for settlement boundaries, for each of the two settlements. If the NDP includes site allocations for new housing (or other) development, then these also would have to be included within the settlement boundaries (ie the settlement boundaries will include any new site allocations).

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

Please provide any comments.

Stoke Cross

Option A

This provides a relatively 'tight' settlement boundary and opportunities for new development would be more limited.



Option B

This provides a more 'loose' settlement boundary and therefore there would be more opportunities for new development.



Stoke Lacy

Option A

This provides a relatively 'tight' settlement boundary and opportunities for new development would be more limited.



Option B

This provides a more 'loose' settlement boundary and therefore there would be more opportunities for new development.



Site Allocations for New Housing

- 4.10 The Parish Council has already undertaken a Call for Sites and 12 proposed sites have been put forward. In addition further sites may be submitted to Herefordshire Council. All submitted sites will be subjected to a technical assessment undertaken by consultants AECOM and then suitable sites will be published for informal public consultation - hopefully later in 2020 or in early 2021.

Question 3: How many new houses do you think should be provided in the parish up to 2031?

Please provide any comments.

House Types and Sizes



Newton Farm Grade II Listed Building, late 15th Century



Newlands Estate, completed 2019

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

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

younger, unable to buy or rent without support is however considerably higher at 69% of households aged under 45.'

- 4.15 Figure 1 (Tables 94 and 95) give the estimated size and type of dwellings required.

Figure 1

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

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

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

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

Source: Housing Market Model

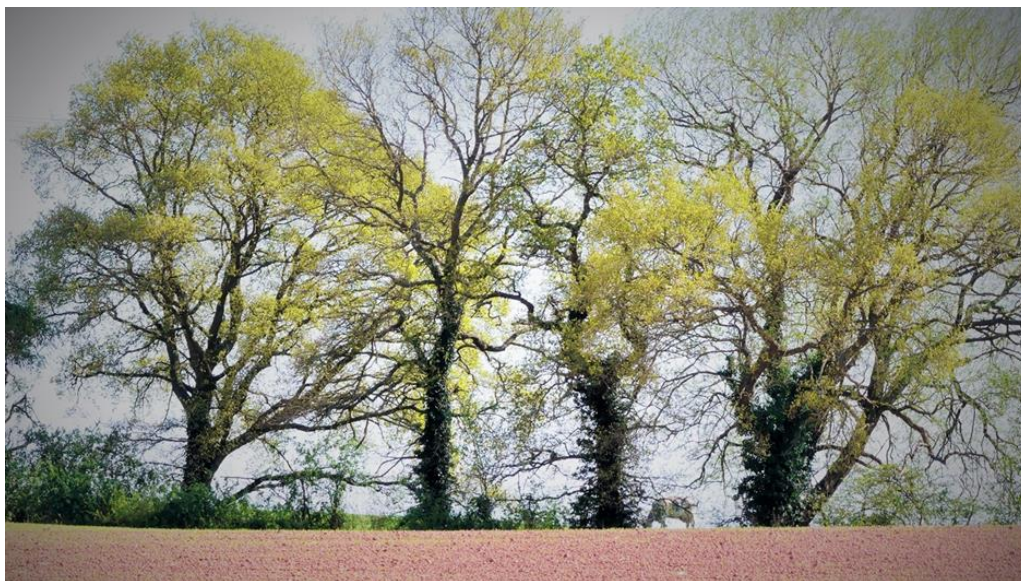
- 4.16 The study also notes that '*within the Bromyard (and Kington) HMAs in particular there is a stronger requirement for delivery of intermediate affordable housing. The housing needs analysis indicates that around 40% of additional provision should be intermediate housing with about 24% requiring social rent and 36% affordable rent.*'
- 4.17 In terms of the ageing population, the study sets out that '*projecting forward we see that the older person population is expected to increase significantly with 27% more people aged 55 and over expected to be living in the HMA in 2031 when compared with 2011. The population*

aged 85 and over is expected to more than double whilst the population aged under 55 is expected to see a small decrease in population (the population aged 55 to 64 is also expected to drop noticeably).'

- 4.18 Core Strategy **Policy H1 Affordable housing** – thresholds and targets sets out that *'all new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000m² will be expected to contribute towards meeting affordable housing needs. The amount and mix of affordable housing including those on strategic housing sites will vary depending on evidence of housing need as identified through the latest housing market assessment, and, an assessment of the viability of the development.'* An indicative target of 40% affordable housing provision is given for sites in the Northern Rural housing value areas (which includes Bromyard). There is therefore no need for the NDP to duplicate the Core Strategy in relation to Affordable Housing requirements.
- 4.19 **In order to provide a contribution towards affordable housing provision as part of local housing developments, Stoke Lacy NDP would have to support larger schemes of 11 or more houses, for example through site allocations. Otherwise affordable housing schemes ('exception housing') outside the settlement boundaries in the countryside may be acceptable under rural area policies in the Core Strategy - although access to local services and facilities would be more limited in these areas. This will be an important consideration when decisions are made about site allocations.**
- 4.20 The NDP could, however, in a local housing policy set out the preferred house types and sizes for Stoke Lacy Parish.

Question 4: Which house types and sizes do you think are needed in Stoke Lacy Parish?

5.0 Natural Environment



Woodland and fields near Stoke Lacy

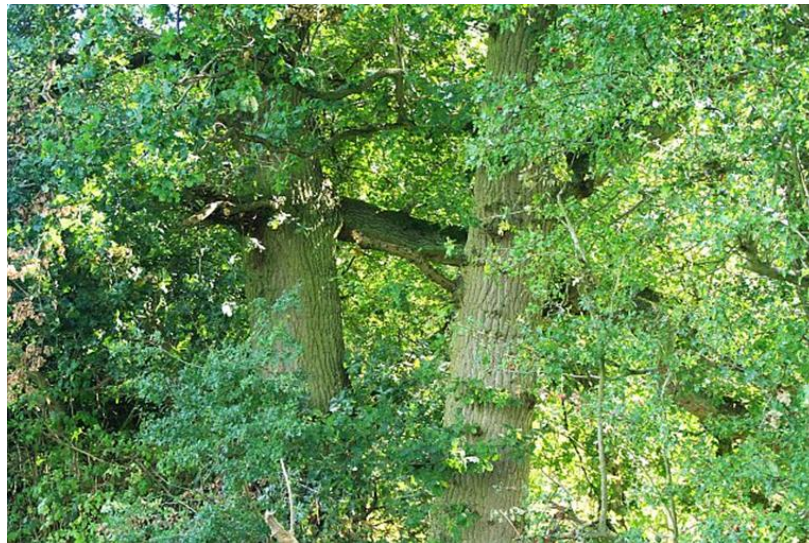
Landscape Character and Wildlife

- 5.1 Stoke Lacy Parish lies on the border of National Character Area 100 Herefordshire Lowlands and 101 Herefordshire Plateau⁶. Detailed descriptions of Sub-Regional Landscape Areas and Local Landscape Types are given in the 'Herefordshire Landscape Character Assessment SPG, 2004'⁷ and the landscape character type for Stoke Lacy is Timbered Plateau Farmlands, described as *'varied, agricultural landscapes of hedged fields, scattered farms, woods and wooded valleys associated with undulating relief. The dominant landform is one of the most prominent characteristics and tends to override the patterns of tree cover and field shape. Variations in topography within this landscape create a changing sequence of visual perspectives, ranging from open vistas on plateau summits to more secluded scenes along valley bottoms.'*
- 5.2 The parish has a very rural character but there are few places where a house is not within sight. The hilly nature of the landscape means it is best suited for mixed farming, cattle, sheep and arable farming. Scattered throughout are paddocks with horses for private use. The majority of fields are enclosed by ancient hedges: some of these have been removed to enlarge the fields, leaving individual trees marking the line where the hedge used to run. The rolling terrain provides small pockets of wild spaces and wooded corners where wildlife flourishes. The soil structure is predominantly of strong clay with a limestone subsoil. There are many areas of oak woodland, some of which have been established for over a

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

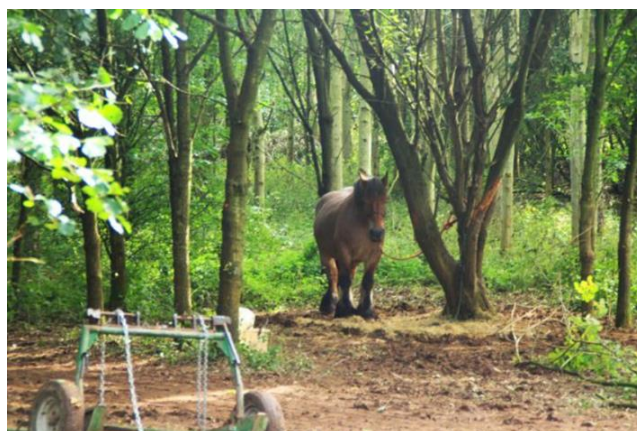
⁷ https://www.herefordshire.gov.uk/download/downloads/id/2069/landscape_character_assessment_for_herefordshire.pdf

hundred years or more. There are two areas of ancient woodland at Hopton Dingle and Huddle Wood and other areas of woodland include Netherwood and Huddle Mill.



Oaks at Hopton Dingle

- 5.3 Several streams and waterways flow within the area and the stream from Hopton Dingle flows through the village to the River Lodon.
- 5.4 The roads are bordered by mixed hedges rich in wild flowers and plants of interest throughout the year, framing the ever changing views around each corner.
- 5.5 Hops are being reintroduced into the area to supply the Wye Valley Brewery at Stoke Cross. Old cider orchards are gradually being rooted out to make way for development. New cider apple orchards have been planted which are better suited for mechanical picking and apples are sold to Bulmers in Hereford. There are a few old, traditional orchards in the area and the apples from these are sold to a local cider maker. Damson trees were originally planted around orchards to attract bees for fertilising the apple crop. In the early part of the year their delicate froth of white blossom can still be enjoyed. In the autumn the fruit is picked to make jam, preserves and wine.



Woodland maintenance at Netherwood using traditional methods

- 5.6 The settlement pattern of Timbered Plateau Farmlands is described as '*a dispersed settlement pattern of individual farms and hamlets. There are also occasional wayside dwellings and villages, which contribute to a rather varied settlement character, but always of a dispersed nature. New housing could therefore be accommodated as modest additions to existing village or hamlet clusters or as individual dwellings. The density of development must remain low if the dispersed nature of the settlement pattern is to be respected.*
- 5.7 Management guidelines suggest conservation and enhancement of existing hedgerows and woodland is important, including replacing the lost hedgerow oaks and using broadleaved native species. The linear pattern of woodland, following steeply incised stream dingles is a particular feature that should be protected.
- 5.8 The openness of the terrain surrounding Stoke Lacy is a haven for wildlife and the many ponds in gardens and farms support a myriad of species including frogs, toads, newts and especially Great Crested Newts, a protected species. Most of these species will migrate from pond to pond and hibernate during the winter months away from these ponds. Therefore consideration must be given to these habitats when considering development needs.
- 5.9 The woods, forests and open farmland provide a wide variety of habitats for much of our wildlife. Birds such as raptors require these open spaces for hunting and nesting. Owls such as the Tawny, which sometimes nest on the ground, require the protection of dense wood to hide their nests. The Red Kite once extinct in Britain is now making a comeback in our area. Streams that flow through the village to the River Lodon supports Kingfishers who require clear flowing water to survive.



Pond on Netherwoods estate, Stoke Lacy

- 5.10 The **NPPF advises in paragraph 170** that '*Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes b) recognising the intrinsic character and beauty of the countryside*'. **Core Strategy Policy LD1 – Landscape and townscape** sets out that '*Development proposals*

should: • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; • conserve and enhance the natural, historic and scenic beauty of important landscapes and features ... incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and • maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.'

- 5.11 The NDP could include a planning policy which encourages development to protect and enhance local landscape character, for instance by supporting planting of native broadleaved woodland species in landscaping schemes, planting new hedgerows in boundary schemes and responding to local low densities in housing schemes. Landscaping schemes should be used to enhance local wildlife, providing new and restored habitats and contributing to biodiversity net gain.

Question 5: Should the NDP include a policy to protect and enhance local landscape character?

Which important local landscape features should be protected?

(Please describe any local landscape features which you think are important and should be protected. This could include for instance veteran trees, areas of woodland, ancient hedgerows, ponds etc.)

Key Public Views

- 5.12 NDP Policies can identify important local views from public view points which should be respected in development proposals. These can include for instance, long distance views towards key landmarks, such from public footpaths and seats towards a church tower, and shorter distance views, for instance, within settlements towards significant local buildings. There is no protection in planning for a private view, for instance from someone's kitchen window.
- 5.13 The Steering Group have identified the following important local views:
- View 1: From Stoke Cross down onto Stoke Lacy;



- View 2: From Little Cowarne road down to Stoke Lacy church and conservation area;

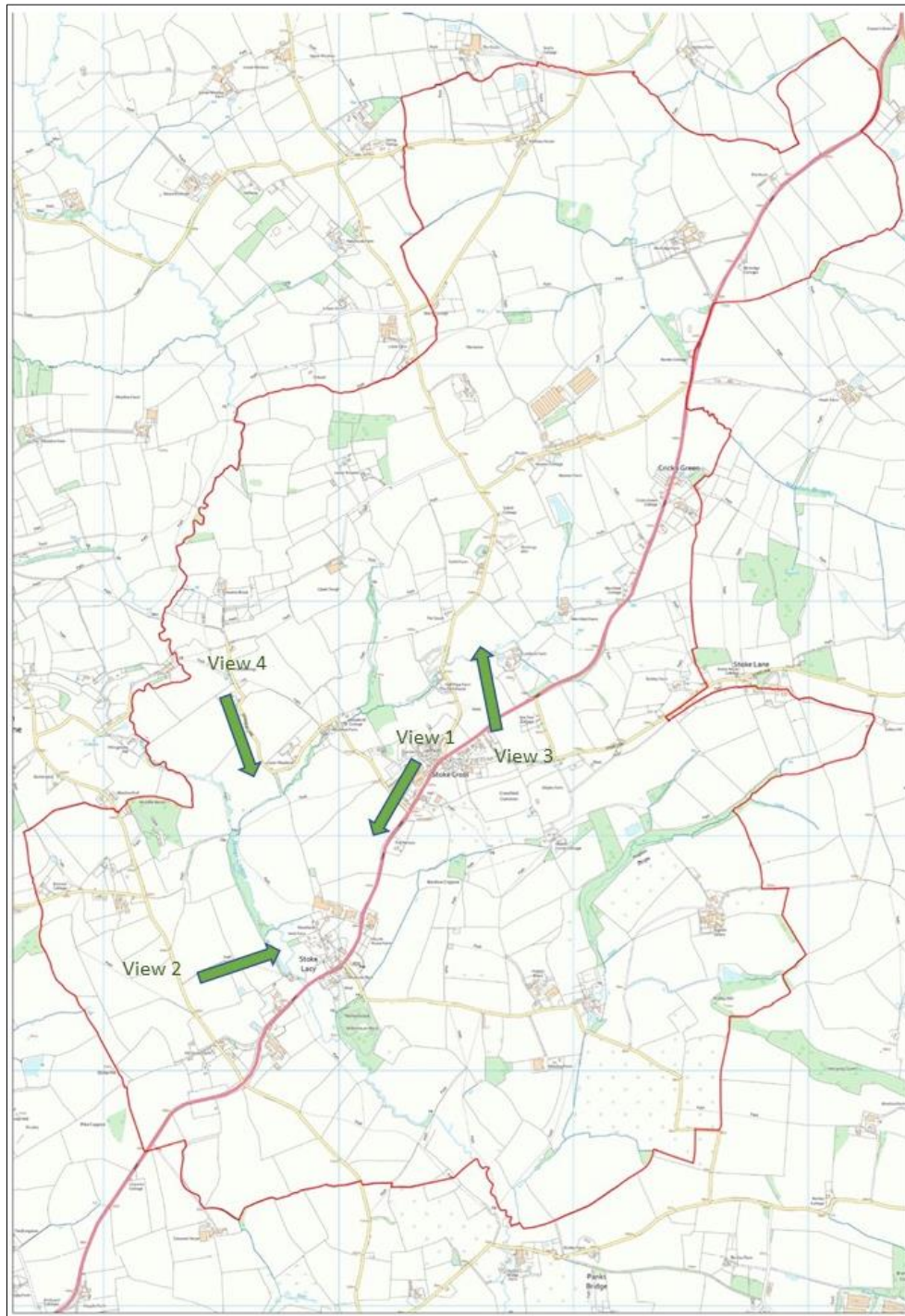


- View 3: From Newlands down towards the Bredenbury road taking in Hall Place and the Hop Kiln and across the valley towards Pencombe; and
- View 4: Of the Loddon Valley down from its source towards Stoke Cross from the Woodend Lane and particularly near the barn conversion.



5.14 These are shown on Map 2 Key Views.

Map 2 Key Views



Question 6: Do you support the key public views identified by the Steering Group?

Are there any other important public views? Please explain.

6.0 Built Character



The Folly, Woodend Lane, Stoke Cross

Introduction

- 6.1 Development in the parish of Stoke Lacy is concentrated in the two small villages of Stoke Cross almost in the centre of the parish, and Stoke Lacy just to the south. The two main settlements are linked by the A465 and are separated by open fields and wooded areas / hedgerows. Other smaller settlements and hamlets include Cricks Green, Woodend Lane, and Stokes Lane and a few farmsteads.
- 6.2 The settlement of Stoke Lacy is nestled at the bottom of the hill on the A465 and includes the parish church of St Peters & St Pauls, the Rectory where the first Morgan cars were built and several converted Hop Kilns and farming buildings which are now residential.
- 6.3 Stoke Cross at the top of the hill, comprises the Plough Inn (the local pub), Wye Valley Brewery (the main employer of the area) and several other small manufacturing and business units. From 1938, Symonds Cider and English Wine Company was based in Stoke Lacy. This company operated as a family firm until it was taken over by Greenall & Whitley in 1984, and then Bulmers in 1989. The plant in Stoke Lacy closed in 2000. Wye Valley Brewery is now located in the village on the Symonds site and produces real ale. Housing at Stoke Cross includes a mix of houses along Woodend Lane, including the Grade II Listed Folly. There is a current planning application for a 6 berth log cabin near the end of Woodend Lane. There are also several housing developments including some former council housing and the more recent Newlands estate. The proposal for additional development at the Orchard is still in progress.
- 6.4 The parish also includes a small hamlet of 12 houses at Cricks Green with a farm, farming land and small holdings and other scattered outlying farms and small holdings.

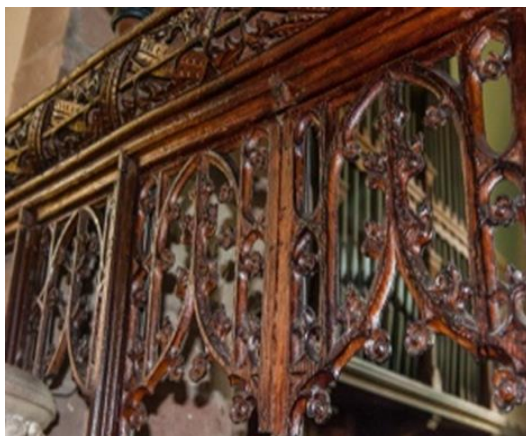
Church of St Peter & St Paul

- 6.5 The settlement of Stoke Lacy is focussed around the church of St Peter & St Paul (a Grade II Listed Building) which dates back to Norman times, on what is believed to be a much older Celtic/Saxon site. The list of rectors indicates the earliest incumbent was John of Bristol in 1279. The current building dates from 1863 when a major renovation took place designed by architect F R Kempson whose father had been Rector of the church 1839 -1858. The church was re-modelled and renovated, leaving only the Norman arch with a screen and leaf frieze on the cornice. It is constructed of stone with slate roofs and a shingle spire, and consists of a nave and chancel with a stone bell-tower. There are six bells, the oldest of which dates to 1350.



Parish Church of St Peter & St Paul, Stoke Lacy

- 6.6 The oldest part of the church is the chancel arch which dates from the 12th century when the manor was held by the De Lacy family. The church also boasts a 16th century carved oak screen and some well-carved Victorian choir stalls as well as a plain medieval font and a Victorian pulpit. The stained glass and memorials are largely 19th century.



Detail from the 16th century oak screen



The plain medieval font

- 6.7 The church porch contains stained glass windows dedicated to Peter Morgan whose father HFS Morgan was founder of the Morgan Motor Company. HFS Morgan's father and grandfather were Rectors of the church between 1887 and 1937, and it has been claimed that proto-types of the first Morgan three-wheeler car were made at the Old Rectory opposite the church, leading to the creation of the iconic, globally famous Morgan Motor Company's range of stylish sports cars. The family graves are in the grave yard.



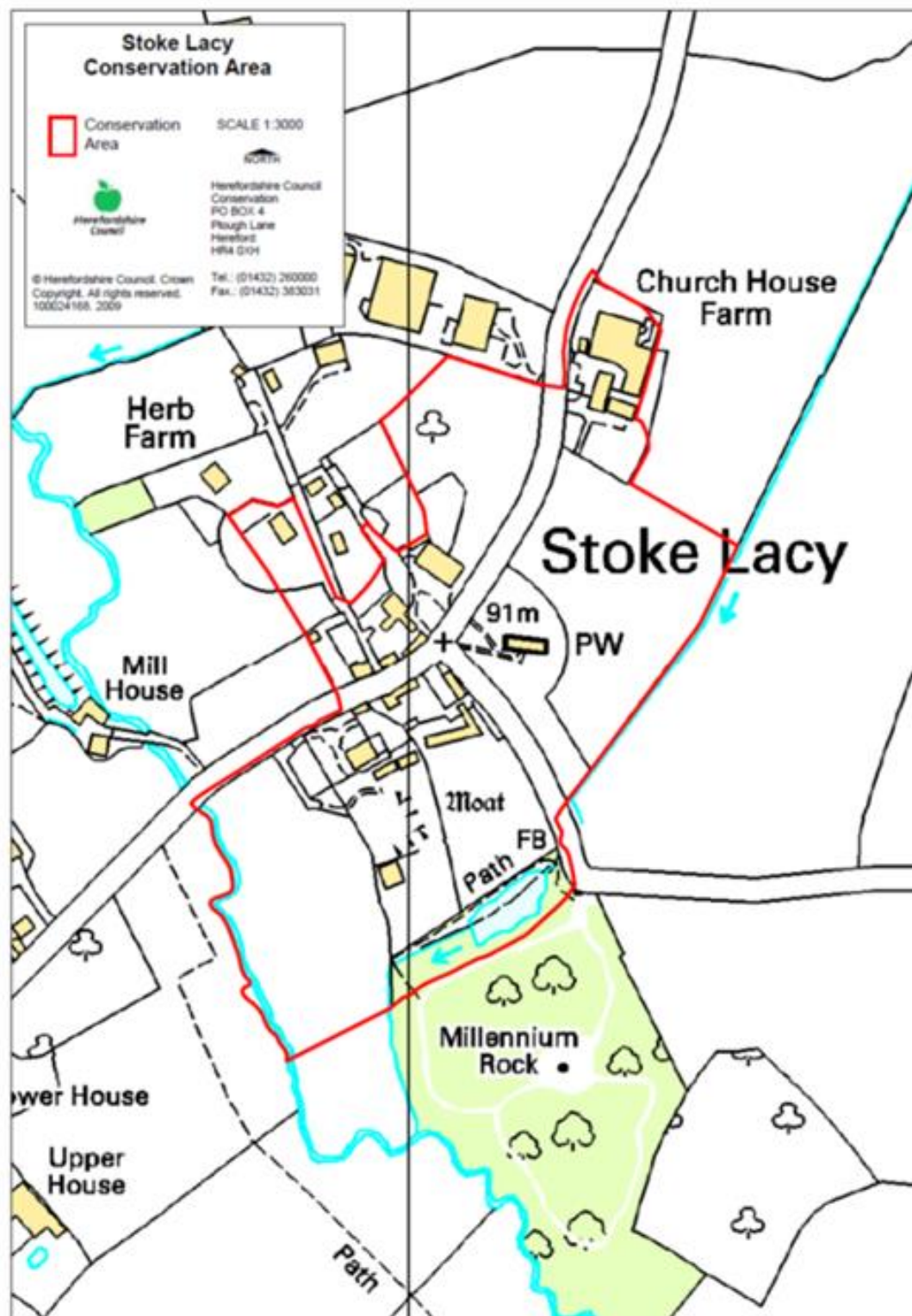
Detail from the Morgan window in the church porch

Stoke Lacy Conservation Area

- 6.8 Conservation areas are '*areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*'⁸. Conservation areas are designated by local planning authorities (here, Herefordshire Council) to protect the special architectural and historic interest of a place – in other words the features that make it unique and distinctive. Although conservation area designation may mean some additional planning controls and considerations, these exist to protect the elements which make the place special. Unsympathetic changes can erode the special character of the area over time.
- 6.9 Stoke Lacy conservation area was designated in 1993 and is located in the centre of the settlement, around the church and built heritage linked to the Morgan family. Also within this area is the Moat at Nether Court and the Motte at Stoke Cross. Both of these have had recent excavations and the existence of the moat is proven, whilst there is some doubt to the nature of the Motte. However Hall Place Farm, within the area of the Motte, may be of significant interest as it is believed to have been built over a medieval settlement once known as "la Halle". Also in recent times metal detectorists are said to have found clues to a site of a medieval settlement in a nearby field.
- 6.10 The area broadly consists of the church, two large farmhouses and their farm buildings and houses and buildings historically associated with the Morgan family.
- 6.11 The extent of the Conservation Area is shown on Map 3.

⁸ s69(1)(a) Planning (Listed Building and Conservation Areas) Act 1990

Map 3 Stoke Lacy Conservation Area⁹



⁹ https://www.herefordshire.gov.uk/downloads/download/50/conservation_areas_-_maps

6.12 The conservation area includes, on the eastern side of the A465: -

- The Victorian church of St Peter and St Paul and its churchyard
- The land between the church and the 18th Century Church House Farm and its barns.
- The substantial Victorian former farmhouse known as Nether Court and its six barns including two hop kilns, formerly agricultural buildings but since converted to dwellings in the late 1990s.
- Land leading down to the river on the south banks of the river Lodden and surrounding the Nether Court barns, running parallel with Hopton Lane including a pond adjacent to Nether Wood, the community woodland.
- In the grounds of what is now known as Orchard Barn is the remains of a moat construction.

On the western side of the A465: -

- Two Victorian red-brick farm cottages previously associated with Nether Court.
- The Old Rectory, including the large garden and grounds of this building which has now been divided into three separate dwellings.
- Stoke House and grounds, a large detached 1930s house, built by the Morgan family for their daughter Dorothy.
- The Old Coach House, converted stabling and garden buildings formerly associated with the Old Rectory.
- Old Rectory Cottage, the former dwelling of the coachman and later chauffeurs of the Morgan family when living at the Rectory.

6.13 Buildings within the conservation area, like others in the village, are of a mix of materials and styles; the church is built with stone and its nave and chancel roofs are of slate with the tower being roofed with oak shingles after a major renovation in 2019. The other buildings in the conservation area are variously built with brick, stone and painted render and are roofed with slate or tiles.

6.14 A number of buildings have been converted to dwellings within the conservation area, including the six barns at Nether Court and Hop Kilns as well as the former stabling now known as The Old Coach House.

Listed Buildings

6.15 Stoke Lacy parish has 33 Grade II Listed Buildings including the church, houses, farm houses, barns, hop kilns, a wall and a churchyard cross. A Grade II listing indicates buildings are '*of special interest warranting every effort to preserve them*'.¹⁰ Some of the individual listed buildings form part of a group of listed buildings, and if so are grouped together in the descriptions. **Appendix 2** provides excerpts are taken from the original listings and where possible detail of subsequent changes and conversions to buildings have been outlined.

¹⁰ <https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings>

Cricks Green



Cricks Green hamlet

- 6.16 Near Cricks Green there is an attractive period Grade II listed house farm called Mintridge Farm which has its origins dating back to 1600. It is a working farm with 130 acres of farmland with sheep, cattle and horses. It also includes 3 self-catering accommodation cottages for visitors to the area. Other local listed buildings include Newton Farmhouse and the two barns. Cricks Green used to have a post office and small shop but these closed some time ago, and today Burley Gate community shop is the nearest post office and shop.
- 6.17 The remainder of the parish mostly comprises small holdings and farms.
- 6.18 **Core Strategy Policy LD1 – Landscape and townscape** sets out that '*Development proposals should: • demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated area.*' **Core Strategy Policy LD4 – Historic environment and heritage assets** requires development proposals affecting heritage assets and the wider historic to: ' 1. *Protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design, in particular emphasising the original form and function where possible; 2. where opportunities exist, contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas.*' **Policy SD1 – Sustainable design and energy efficiency** sets out that '*Development proposals should create safe, sustainable, well integrated environments for all members of the community.*'
- 6.19 The Steering Group has commissioned the preparation of design codes through the Locality Technical Support programme for Neighbourhood Plans. These will be used to inform a policy on heritage and design in the NDP. The study will also consider detailed design codes for any housing sites that may come forward through the NDP and will provide more information about sustainable and energy efficient design to help ensure the parish contributes to reducing carbon emissions as part of climate change objectives.

Question 7: Do you agree that the NDP should include detailed policies on design?

Which local built character features are important and why?

7.0 Community Facilities



Stoke Lacy Village Hall

- 7.1 The relatively low population and rural character of the parish mean that community facilities are limited. Community facilities include the following:
- 7.2 A new **village hall** is situated on the A465 opposite the Plough Inn and Wye Valley Brewery. It was completed in 2000 with funds raised locally, through grant bodies and in particular a grant from the National Lottery. The current building was constructed on a parcel of land donated by a local benefactor, the late Bill Symonds, founder of Symonds Cider, and the new hall replaced the former school and village hall which used to be situated on the land where the tarmacked car park now stands. The hall supports a range of local activities and events including Pilates classes, a Friendship Group for over fifties, Women's Institute, Gardening club meetings and children's parties and social functions, and other fundraising and community activities like Village Breakfasts, quizzes and amateur dramatic productions.



Stoke Lacy Harvest Lunch – Village Hall

- 7.3 The hall is built from red brick and tiled roof with wooden windows. There is a large canopy over the main hall doors which lead into a small entrance hall. The hall is heated with an oil-fired boiler and it has its own septic tank. The hall facilities consist of one large multi-purpose room with a capacity to seat 80 people. There is a semi-permanent stage and a proscenium arch with curtains and permanent stage lighting in position. There are three large storage cupboards which contain 90 chairs and 24 large tables. The main room of the hall has a sprung central wooden floor and carpets to either side. The kitchen is well-equipped with electric hob, cooker and grill, microwave, fridge and hot cupboards, together with kettles, tea-urns and toasters. There is also sufficient crockery, cutlery and serving dishes for the 80- person capacity. The hall is served with male and female toilets and a disabled toilet and baby-changing facility. Two sets of double doors on either side of the hall open out onto a lawned area. The hall has both pedestrian steps (with a hand-rail) from the carpark and a sloped entrance for disabled access and deliveries to the premises. A public footpath crosses the ground between the car park and the village hall. The car park has 22 parking spaces.
- 7.4 Stoke Lacy Village Hall is a registered charity (1082078) and is administered by a board of trustees. The hall is used regularly by a number of interest groups. Monthly meetings take place there from the Parish Council, the Women's Institute, Friendship Club and Gardening Club and a Pilates group meets weekly. There are also private bookings for small business conferences and training days, children's parties, parties and funeral wakes. The hall has also been used by local artists for exhibitions and is used as a polling station for elections.



Coffee Morning in the Church

- 7.5 To supplement the hall's income the trustees hold a number of fundraising events in the hall during the year which are also a means of promoting community involvement. There are twice yearly village breakfasts held in the hall, an annual Burns Night, Drama productions such as pantomimes and murder mystery evenings have taken place in the hall as well as quizzes, Bingo and plant sales. In addition, the local parochial church council holds their Christmas Bazaar in the hall and their harvest lunch.
- 7.6 The village hall boasts a sign designed by noted local artist Colin Simmonds as well as a large ceramic field map of the village on the western side of the hall constructed by local ceramicist Mark de la Torre.



Ceramic Mural of field boundaries on side of Village Hall



Village hall sign

- 7.7 The **parish church of St Peter & St Paul** is located in Stoke Lacy. Improvements to the church were made at the beginning of the 21st century when a new kitchen and toilet facilities were installed in the church. Most recently with the help of a £100,000 grant from the Heritage Lottery Fund a major refurbishment of the shingle tower and the north nave roof was successfully undertaken. This was the first major work done to the fabric of the building since 1863. Along with the building work a number of related heritage projects took place including a large fete celebrating the Morgan connection to the church and village

which took place in July 2019 attended by over 1,000 people and with over 140 local volunteers who contributed towards the success of the event.

- 7.8 The church itself is administered by the parochial church council and church wardens. Church services take place on four Sundays each month in normal circumstances. The church forms part of the Bromyard benefice and is served by the vicar of St Peter's in Bromyard. Congregations are usually small consisting of fewer than twenty people but the major Christian festivals of Easter, Harvest festival and Christmas as well as Remembrance Sunday see congregations of fifty or more attendees.
- 7.9 In order to maintain the fabric of the building and to ensure enough funds to pay the parish share to the diocese of Hereford, the PCC hold a number of fundraising events throughout the year. These include an annual fete in the church and churchyard, concerts and lectures, flower and arts festivals and other events which sometimes take place in the village hall or in parishioners' homes.
- 7.10 Groups of volunteers help to maintain the building and churchyard with the Stoke Lacy Flower Fairies responsible for cleaning the church and maintaining floral displays. At least twice a year a major churchyard 'tidy-up' takes place and the churchyard is mown regularly.
- 7.11 The churchyard offers a quiet public place for contemplation and reflection and for relatives to tend the graves of their loved ones. There are a number of well-established trees in the churchyard, large conifers and some ancient yew trees. There is a stone lychgate erected in memory of the Reverend Henry Morgan and a cast iron kissing gate at the entrance to the graveyard which originally came from the old village hall.
- 7.12 There were also community projects to explore the oral history of the parish, the history of the church and its rectors as well as the revival of the Stoke Lacy Flower Show which had been established by the Morgan rectors. There is also an ongoing wildlife project to attract more species and manage 'God's Acre'.
- 7.13 A few hundred yards to the south of the church is a nine-acre area of woodland with full public access. The site, known as **Netherwood**, was acquired in 1999 and is managed by the Woodland Trust as one of the 'Woods on your doorstep' created to commemorate the millennium. Within the woodland is an open space for picnicking, play and recreation as well as pathways for woodland walkers.

Figure 2 Netherwood – Stoke Lacy



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



The Plough Inn

- 7.15 There are no schools or nurseries in Stoke Lacy; the primary school closed in 1967, which means that all children have to be transported by car or bus some distance. Primary aged children travel to school in various locations such as Burley Gate (2 miles), St Peters in Bromyard (4 miles), Pencombe (3.5 miles), Brockhampton (5 miles), Bredenbury (6 miles) and some travel as far as Hereford (10 miles) and beyond. Similarly, secondary age children must travel to Queen Elizabeth in Bromyard or to a number of schools in Hereford, for example Bishop's School, St Mary's, Lugwardine and Hereford Sixth Form College as well as other schools and colleges further afield.
- 7.16 The parish has very limited play areas and no playing pitches. There are two small areas of public space which have been incorporated into the Newlands development – see plan below. The Herefordshire Play Facilities Study 2012, in the Rural Action Plans notes that Burley Gate Primary School catchment includes Stoke Lacy (population under 500) which has no formal play provision. This lack of local facilities was noted at the NDP parish meeting on 5th February 2020 when a member of the public commented on the lack of accessible green space for youngsters and that given the number of family houses in the new development there should be a children's playground.
- 7.17 The **NPPF paragraph 91** advises that '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction,.... b) are safe and accessible and c) enable and support healthy lifestyles.*' **Core Strategy Policy OS1 - Requirement for open space, sports and recreation facilities** sets out that '*The provision of appropriate open space, sports and recreation facilities will arise in the following proposals for planning applications: 1. all new residential dwellings ...*'

- 7.18 The NDP could include a policy supporting the provision of a new play facility in the parish, where funding and a site could be secured. In addition developer contributions could be sought to support the provision of a new play facility. **Appendix 3** shows planning proposals which identify possible areas of public open space.

Question 8: Should the NDP support the provision of a new public open space?

If so, which facilities should be included? (Eg seating, play, provision for teenagers etc)

Local Green Space

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

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

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

Question 9: Do you agree that the NDP should identify any Local Green Spaces for protection?

If yes, please provide any suggestions and explain why they are so important.

8.0 Business and Tourism



Wye Valley Brewery and the Plough – Stoke Cross

8.1 The principle local employers in the parish are listed below:

- **Wye Valley Brewery** which produces real ale and on the small industrial estate – employs 60 approx. <https://www.wyevalleybrewery.co.uk>
- **wcm+a (West Country Marketing)** which produces name and promotional badges and merchandise – employs 60 approx. <https://www.wcma.co.uk>
- **The Plough Inn** which is the local Pub, Restaurant and functions facility – employs around 5 approx. <http://www.ploughinnstokelacy.co.uk> .
- **Local Hire Services Plant**, Machinery Hire, Tool, Plant, Access, Welfare and toilets. <https://www.localhireservices.co.uk>.
- **W J Fenn Electrical Services Ltd.**, electrical services including domestic, commercial, industrial, agricultural and testing – employs 6. <https://www.wjfennelectricalservices.co.uk>

8.2 Smaller operations include a range of businesses such as fireworks, carpentry and joinery, tyres, jewellery design and manufacture, a blacksmith, photography, artist, writer, garden machinery sales and service, and drone and video photography.

8.3 There is a growing tourist / visitor economy with accommodation provided at the Plough Inn (which also has a restaurant) and in several self-catering holiday cottages and houses that offer Air B&B including holiday accommodation at Mintridge, the Oast and Chaff House.

Farming in Stoke Lacy



Farm machinery – Stoke Lacy

- 8.4 Stoke Lacy is home to a number of different farm businesses, covering crops, livestock, dairy, poultry, apples and renewables. From smaller enterprises, to business passing the million-pound turnover mark, future housing developments should allow these well-established farms to continue the efficient production of high quality food.
- 8.5 There are a number of small holdings and highly efficient farms, some still run by families whose predecessors have worked the local soil for centuries. Four of the farming families in Stoke Lacy have farmed some part of their farm for the period of the Queen's reign, with the oldest farming family dating back to 1864. Throughout the sixties and seventies, hundreds of seasonal workers would descend on the parish to help with hop-picking or current picking, with some workers taking up permanent positions in the area where they remain today.



Harvesting potatoes – Newton Farm, Cricks Green

- 8.6 Although farming practices may have changed, many of the farms in Stoke Lacy run the same enterprises as they did many years ago, including beef, sheep, cereals and apples. The biggest changes have been the decline in top fruit, hops and dairy herds. However, as some of these traditional farming practices declined, the parish has embraced diversifications into more modern farming methods. As well as this, many farms have seen the addition of

renewable energy and more sustainable practices so that they can continue producing food to world leading standards while caring for the environment.

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



Apple orchard, Stoke Lacy

Homeworking

- 8.8 Home working has become more common in recent years, and the Covid-19 pandemic has led to increased pressures for many to work from home as much as possible. Access to high speed broadband and reliable mobile signals are essential for rural businesses and those working from home.
- 8.9 Although Stoke Lacy and the surrounding area has been part of the government led 'Fastershire' project, not all houses yet have access to high speed broadband and still rely on other service providers such as BT, 3 and Sky. Gradually, the old copper lines are being upgraded to optical technology and BT are planning to convert the PSTN Network to an IP Core by 2025. Mobile signals in the area of Stoke Lacy are poor and the most prominent signal is provided by EE.
- 8.10 The NPPF sets out in **paragraph 83** that in rural areas '*planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c)*

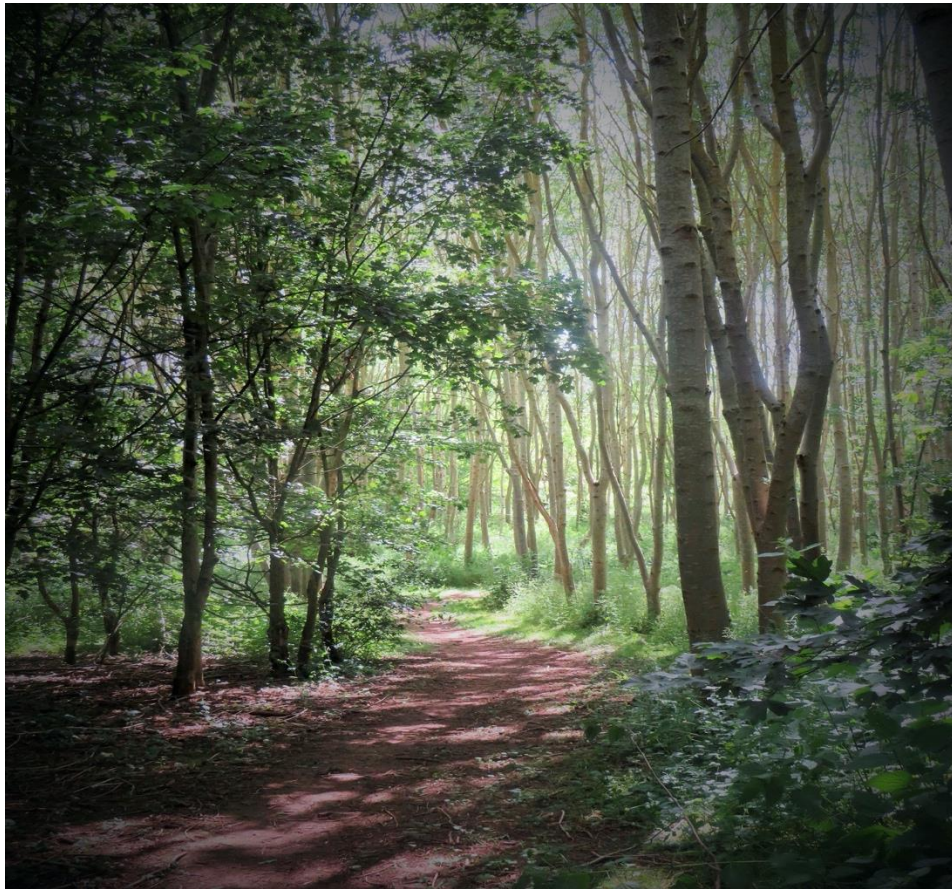
sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'

- 8.11 Core Strategy **Policy RA5 – Re-use of rural buildings** advises that '*the sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted*', subject to criteria. **Policy RA6 - Rural economy** sets out that '*employment generating proposals which help diversify the rural economy such as knowledge based creative industries, environmental technologies, business diversification projects and home working will be supported*' subject to criteria.
- 8.12 The Stoke Lacy NDP could include a locally relevant policy which supports appropriate economic development in the parish including rural diversification and tourism.

Question 10: Should the NDP support local business growth and tourism?

If yes, what would you like to see included?

9.0 Improving Accessibility for All



Netherwood – Stoke Lacy

- 9.1 Transport and accessibility are important issues for many local residents in the Stoke Lacy Neighbourhood Area. At the public meeting on 5th February 2020, residents advised they would like to see public rights of way well maintained and improved. Some paths are currently closed and obstructed and traditional stiles should be replaced by gates or dog-friendly stiles so that there is accessibility for the public to exercise their dogs and improved accessibility for the less abled, disabled and young children.
- 9.2 The A465 runs through the parish connecting the two main settlements of Stoke Cross and Stoke Lacy to Hereford, Bromyard and via the A44 to Worcester. There is a daily bus service to Hereford and Worcester via Bromyard that stops at Stoke Lacy, Stoke Cross and Cricks Green. The nearest rail station is Hereford.
- 9.3 Many residents are reliant on private cars to access employment opportunities and local facilities and the 2011 Census showed that car ownership was relatively high with 76.2% of households having access to 1 or 2 vehicles. It is likely that this figure has increased in recent years in line with national trends, and it may continue to do so, possibly with greater reliance on electric vehicles which require provision of suitable charging points.

- 9.4 The two main settlements are connected by the A465. But, unfortunately not by an official footpath. There is a track next to the A465 which has not been deemed wide enough by the highways department so is unmaintained. There are various other public footpaths linking the settlements to each other and the wider rural area (**see Appendix 4 Public Footpaths in Stoke Lacy Parish**) . A new parish council footpaths officer has provided a comprehensive review of the 9 public rights of way around the parish. It is hoped that repairs will be made to some of the bridges which are currently closed to public access.
- 9.5 The NPPF promotes more sustainable transport options such as walking and cycling and use of public transport wherever possible. **Paragraph 102** sets out that *'transport issues should be considered from the earliest stages of plan-making and development proposals, so that: c) opportunities to promote walking, cycling and public transport use are identified and pursued; and paragraph 104 sets out that planning policies should: d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking.*
- 9.6 Core Strategy **Policy MT1 – Traffic management, highway safety and promoting active travel** advises that *'Development proposals should incorporate the following principle requirements covering movement and transportation: 2. promote and, where possible, incorporate integrated transport connections and supporting infrastructure (depending on the nature and location of the site), including access to services by means other than private motorised transport; 3. encourage active travel behaviour to reduce numbers of short distance car journeys through the use of travel plans and other promotional and awareness raising activities; and 5. protect existing local and long distance footways, cycleways and bridleways unless an alternative route of at least equal utility value can be used, and facilitate improvements to existing or provide new connections to these routes.'*
- 9.7 Additional development in the area may lead to increased pressures on road networks and the NDP could include a policy which encourages development to support movement by means other than the private car and to link to existing walking and cycling networks and to support improvements wherever possible. Reduced reliance on the private car, particularly for short journeys would have a number of benefits for the parish including lower carbon emissions and improved air quality, reduced noise pollution and improved health and wellbeing. Support for electric vehicles (cars and cycles, and possibly scooters) could also form part of the measures to reduce carbon consumption and emissions locally.

Question 11: Should the NDP promote more sustainable travel?

Please explain.

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

Question 12: Are there any local transport and accessibility matters that you would like to see the Parish Council address (in partnership with other bodies such as Herefordshire Council)?

Please explain.

Question 13: Do you have any other comments about the NDP?

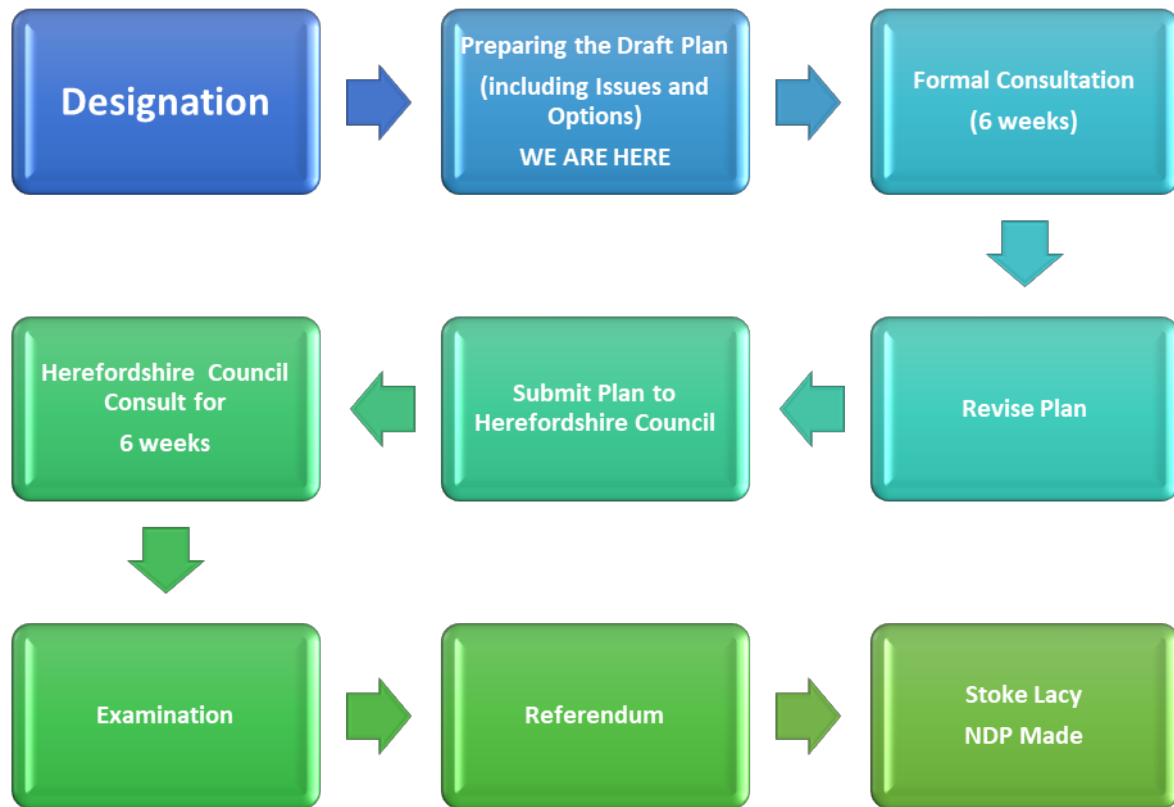


Potholes and aftermath of Storm Dennis!

10.0 Next Steps

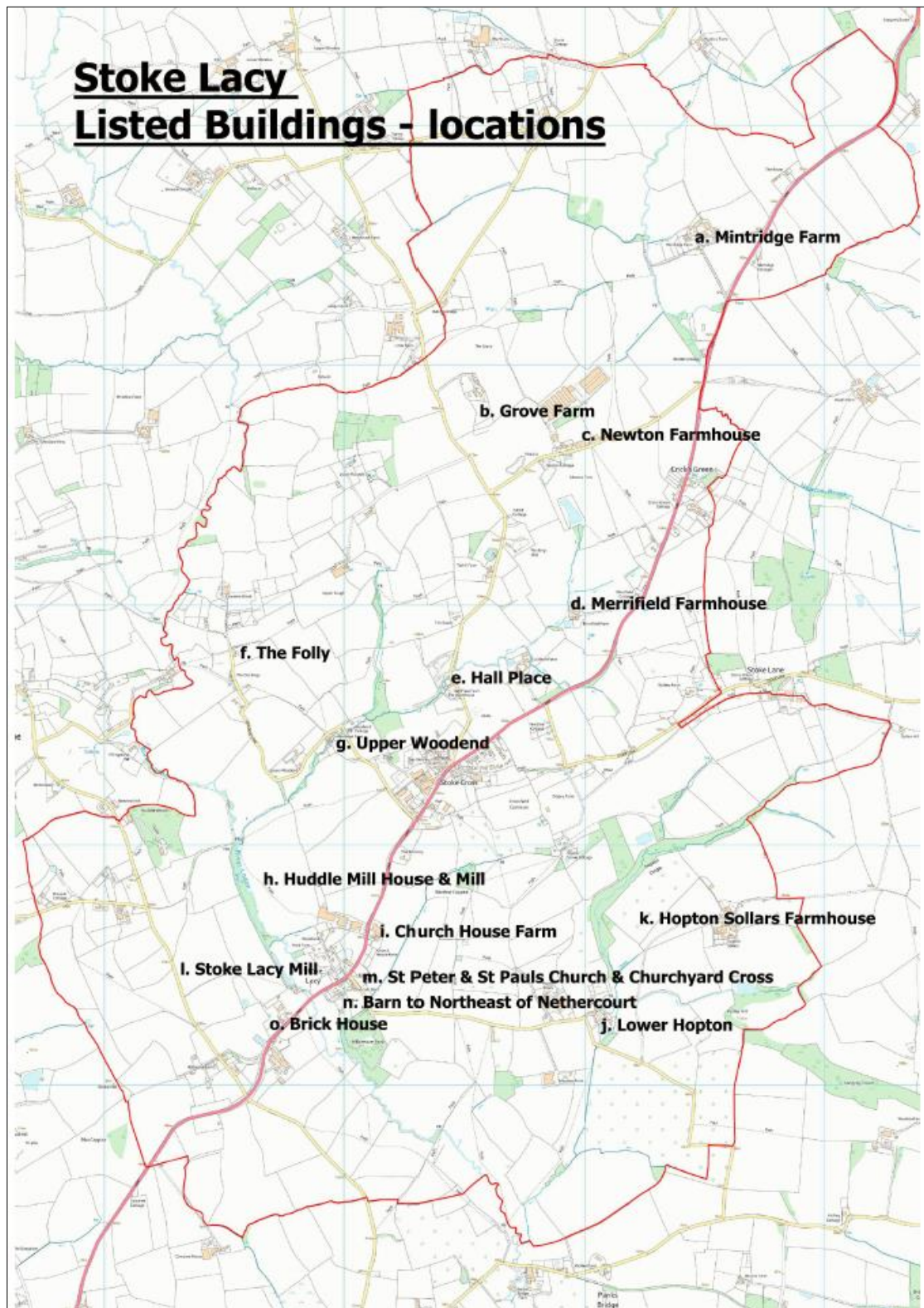
- 10.1 Following this consultation on the Issues and Options for Stoke Lacy NDP, the Steering Group will carefully consider all responses and start preparing the Draft Plan. During this time there is likely to be further public consultation on possible options for site allocations for new housing and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

Appendix 1: NDP Process Diagram



Appendix 2: Listed Buildings

Map 4 Location of Listed Buildings in Stoke Lacy Parish



Key to Map 4

a. Mintridge Farm (1234687) – 4 listings

Mintridge dates from the late 16th or early 17th century, the farm house is timber framed with painted noggin and a tile roof, together with barns, one to the north east of the farmhouse, a 17th century stone, timber frame with red brick noggin and weather boarded range on sloping ground with stone ramp up to doors in an L-shaped plan with vertical lights in the stone wall and a brick built early 18th century barn with steps up to the loft. Also, a late 17th century stable buildings of stone rubble and machine tiles.

b. Grove Farmhouse (1275981)- 1 listing

The Grove farmhouse is a late 16th century timber frame and red brick noggin house. Two storeys. Casements. Slate roof with gable ends. Stone foundations. Large early C20 red brick addition.

c. Newton Farmhouse (1234685) - 3 listings

Newton farmhouse is a late 15th century timber framed building with other parts dating from the 16th and 17th centuries. It is on a T shaped plan with a cross wing at the south. Associated with the farmhouse are two barns, to the east is a stone rubble 18th century barn with narrow window slits and a machine tiled roof. To the south east is a stone rubble 18th century barn with steps up to the loft.

d. Merrifield Farmhouse (1234682) – 2 listings

Merrifield Farmhouse is a mid-18th century house of stone rubble. Two storeys. Three windows, sashes with glazing bars. Two canted bays on ground floor with glazing bars. Central door with modern porch. Square plan. Hipped slate roof with steep pitch. Associated with this house are a 17th and 18th century stone rubble barn with timber frame and brick in gable end. Corrugated iron roof. Adjoining twin-roundel hop kilns without roofs.

e. Hall Place (1234679) – 5 listings

Situated in the Stoke Cross area Hall Place and dating from around 1600, it is a T-shaped plan with cross-wing at the west end. There is an exposed timber frame, partly rendered, painted brick noggin. Two storeys. Four windows, casements. Slate roof. Together with its barns it forms a group. There is one barn to the north and another to the north west of the house, both made of stone rubble and dating from the 17th and 18th centuries. There is a barn and hop kiln to the south west of the property, the hop kiln has since been converted to a dwelling. To the south west of the site is a wall built from stone rubble with stone coping dating from the 18th century.

f. The Folly (1276016) – 1 listing

The Folly is an early 17th century timber frame house. Two storeys. Three windows, casements. Tall gable end has barge boards moulded and enriched with dentials and finial.

g. Upper Woodend – 4 listings

Upper Woodend is a Late 16th century house with timber frame and plaster panels. It has slate roof with gable ends. One storey and attics. Three windows, casements. Gabled dormer. Diagonal rubble chimneys. Associated with this property are three barns and a hop kiln, one to the north is a 17th century timber frame barn, partly weather boarded, with a stone plinth and a stone rubble 17th century barn to the west. To the south there is a stone

barn and round brick built 17th or 18th century hop kiln. The barn and hop kiln are now converted into dwellings.

h. Huddle Mill house and mill (1234409) – 2 listings

This house and mill have largely fallen into disrepair but in 1962 the buildings were listed as 17th century cottage. Timber frame. One storey and attic. Casements. Slate roof with gable ends. Red brick and rubble. Slate roof with gable ends. Adjoining hop kiln, square with pyramid slate roof. Most of the slates have fallen.

i. Church House Farm (1234406) – 3 listings

Church House Farm is a brick built 18th century farm house with 19th century alterations and features. Stucco partly tile hung. Two storeys. Four windows. Gabled porch wing with shaped bargeboards. Tile roof with gable ends. In this group of buildings, a 17th or 18th century barn and hop kiln. Stone rubble barn. Machine tile roof with gable ends. Adjoining red. brick round hop kiln with slate conical roof and to the north a 17th century timber frame and wattle panelled barn, some panels are open, partly weather boarded. Tile roof with gable ends. Church House farmhouse is in the conservation area.

j. Lower Hopton (1234410) 1 listing

Lower Hopton is a Late 18th century roughcast house. Three storeys. Three windows, sashes with glazing bars. Central panelled door, porch with slender columns. Slate hipped roof.

k. Hopton Sollars Farmhouse (1176353) – 2 listings

Hopton Sollars is a 18th century painted stone rubble house with slate hipped roof. 2 storeys casements. C17 timber frame cross-wing with painted brick noggin, slate roof with gable ends, easements. There is also to the north an 18th century long stone range barn with tile roof and gable-ends.

l. Stoke Lacy Mill (1234407) – 1 listing

The mill is an 18th century red brick building with stone plinth. Casements with segmental heads. Brick dentil eaves. Tile roof with gable ends.

m. St Peter & St Paul Church Stoke Lacy and Churchyard Cross (1276172) – 2 listings

Parish church of 1863 by F.R. Kempson, incorporating some fittings from a previous church.

MATERIALS: Rock-faced red-grey sandstone with buff dressings and quoins; different grey sandstone for the chancel. Slate roofs

PLAN: Nave, lower and narrower chancel, south porch, west tower and spire, north vestry.

EXTERIOR: An Early-English style parish church of which the heavy 3-stage tower is prominent. It has clasping buttresses and semi-circular north-east turret that turns polygonal in the second stage. The west window is a single cusped light. Paired bell-stage windows have a central column and are superimposed by an arch with solid tympanum. An arcaded frieze at eaves level is below the splay-foot shingled spire. The nave has 2-light windows and corbel table to cast-iron rainwater goods. A stack on the east verge has a round shaft. The porch has a simple pointed entrance and the south nave doorway is similar. The chancel has a single-light south window and east window of 3 stepped lancets.

INTERIOR: The broad tower arch has a continuous chamfer. The chancel arch, a reconstruction of the arch in the old church, is Norman in style with semi-circular responds, scalloped capitals and stepped arch. The nave has a trussed rafter roof, the chancel a plastered barrel ceiling on corbelled shafts, and an elaborate cinquefoil piscina. Walls are plastered. Floors are C19 tiles, with wood floors beneath pews.

PRINCIPAL FIXTURES: A chancel screen is made up from parts of a C16 screen, and includes delicate openwork tracery and foliage cornice. The octagonal tapering tub font is medieval. Other fittings are 1863 or later. The round stone pulpit has rich diaper work. Benches are simple but the choir stalls have Gothic panels to ends and fronts. There are several stained-glass windows, of different dates. They include the east window, showing the life of Christ, post 1886, and in the nave Christ preaching, post 1887, and the marriage at Cana by Kempe & Co, post 1929. There are several wall monuments of the late C18 and C19, including a sarcophagus to John Lilly (d 1825) in the nave and, in the chancel, an oval tablet with an awkward-looking mourning putto leaning on an urn, to Thomas Griffith (d 1800). In the tower base is a benefaction board of 1837.

HISTORY: Parish church built in 1863 by F.R. Kempson (1837/8-1923), whose father had been rector of the church. Kempson started his career in London but moved his practice to Hereford in 1861 and received many commissions in the county. Kempson reconstructed the chancel arch of the previous church, from which some of the fittings (screen, font, wall monuments) were reinstated in the new church.

SOURCES: N. Pevsner, *The Buildings of England: Herefordshire*, 1963, p 293.

REASONS FOR DESIGNATION: The church of St Peter and St Paul, Stoke Lacy, is listed Grade II for the following principal reasons: * It is a C19 Gothic-revival church retaining original character and detail. * It retains its medieval font and parts of a medieval screen, and C19 detail including some good stained-glass windows.

To the south of the church is 14th century base of churchyard cross.

The church and churchyard cross are in the conservation area.

n. Barn to North East of Nethercourt (1276120) – 1 listing

A 17th century timber framed barn with wattle panels. Some panels are open. Partly weather-boarded. Tile roof with gable ends. This barn is in the Stoke Lacy conservation area and is one of several there which have been converted to a dwelling.

o. Brick House (1276011) – 1 listing

Brick House is an 18th century red brick house. Two storeys. Three windows, sashes without glazing bars, ground floor right French window. Central door with moulded case. Band on first floor level. Brick dentil eaves. Modern tile roof with cope gable ends. Modern porch.

Appendix 3: Possible Open Spaces

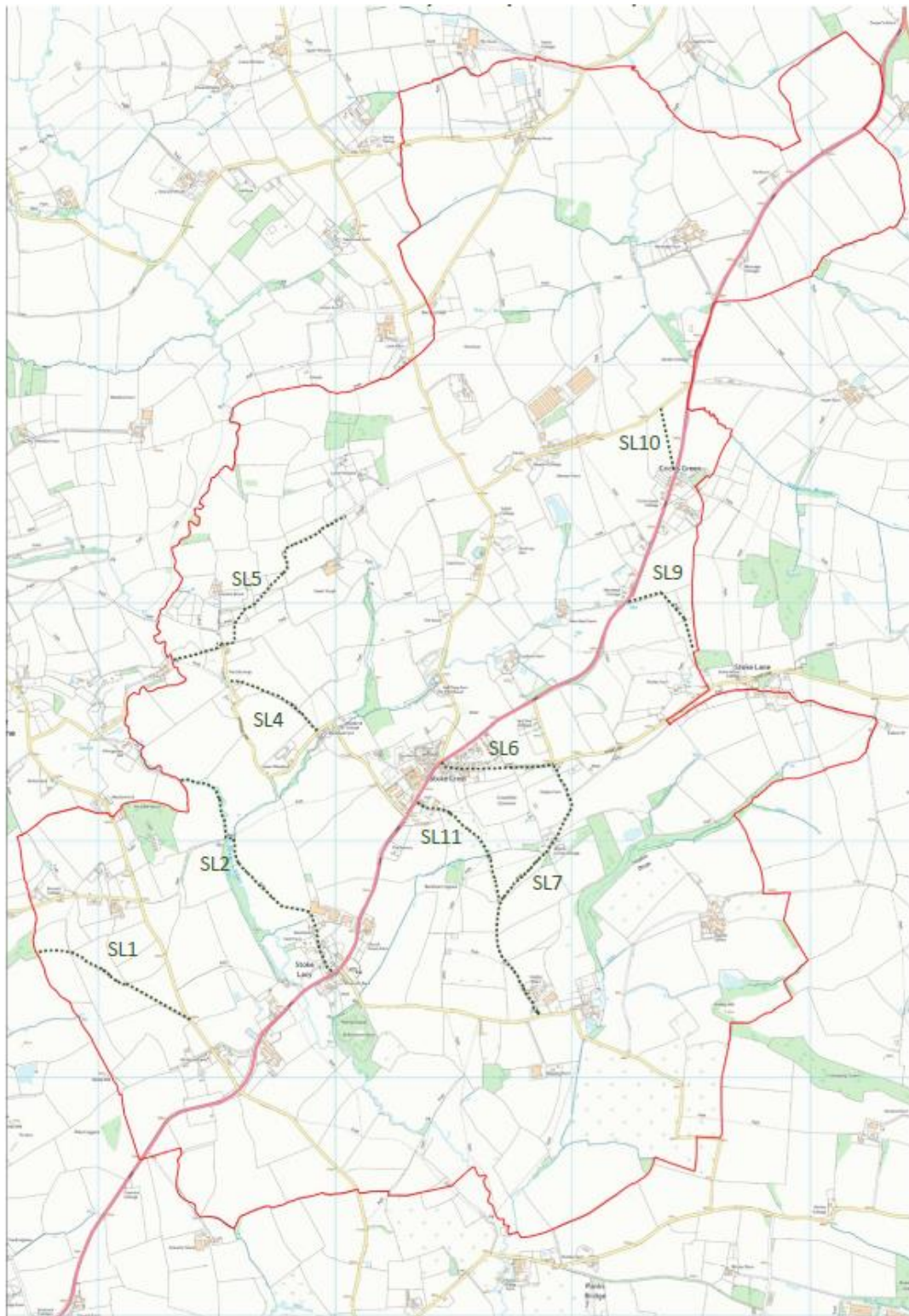
Newlands Plan with public space marked



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



Appendix 4: Public Footpaths in Stoke Lacy Parish





Kirkwells
The Planning People

cover image - Colin Simmonds