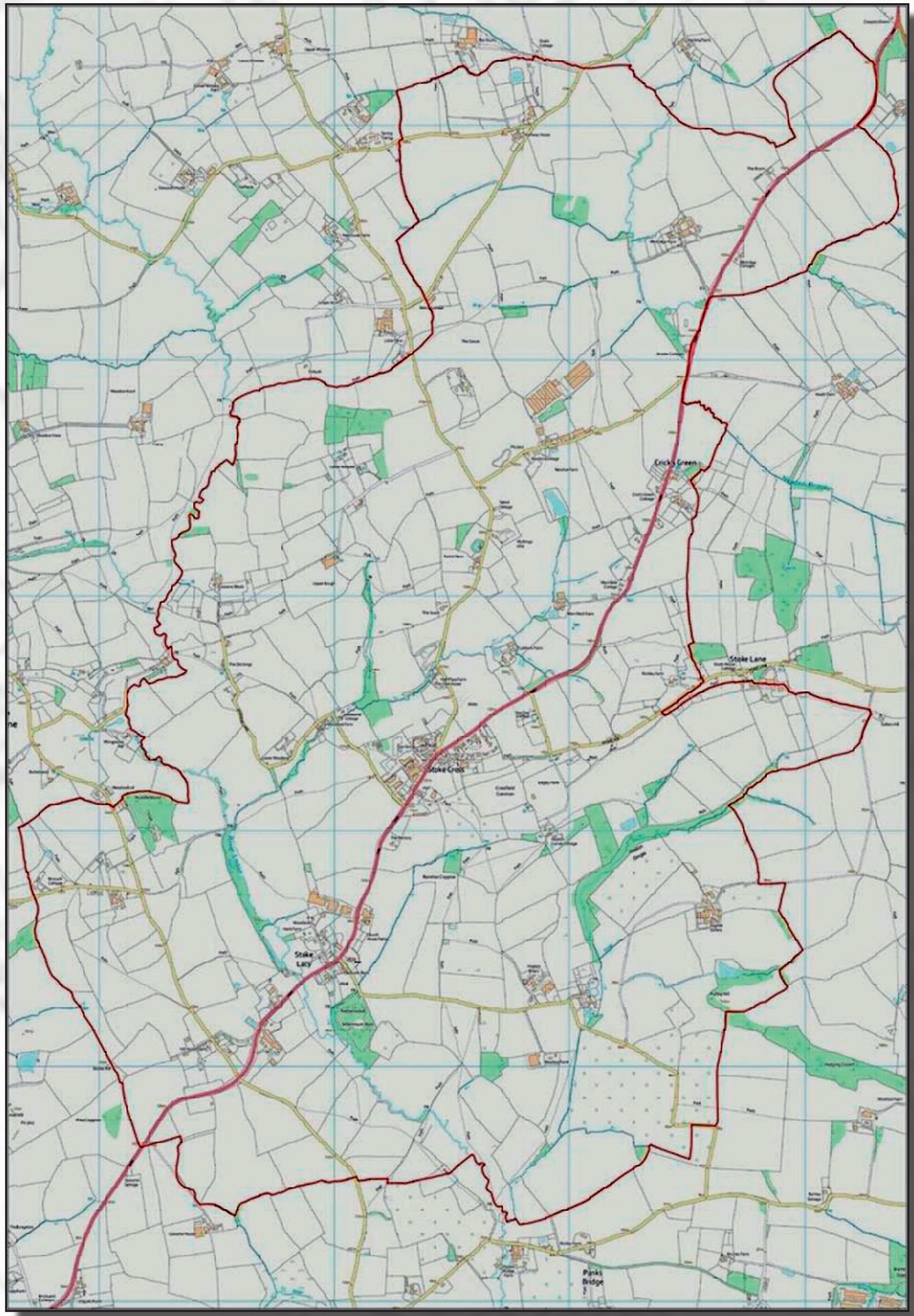


Welcome to the Stoke Lacy Neighbourhood Development Plan

DRAFT VISION AND OBJECTIVES

The Draft Vision and Objectives for the NDP have been prepared by the Steering Group, taking into account comments made during the consultations. The Vision sets out how the Parish should look in the future and the Objectives provide the framework for preparing the NDP planning policies and proposals to achieve the Vision.



Stoke Lacy Parish and Neighbourhood Area

Objective 3: To support and enhance existing local facilities including the Village Hall, Church and Plough Inn Public House, and to actively encourage community involvement and engagement in Parish activities. (Through the preparation of the NDP and other Parish Council activities).

Objective 4: To ensure all new buildings make a positive contribution to local character and distinction whilst embracing innovative and contemporary design, with resource efficiency very much in the foreground. Design codes should be used to ensure land is used efficiently while also creating beautiful and sustainable places which maintain the area's prevailing character and setting including rural gardens. (See NDP Policies SL4: Protecting Heritage and Local Built Character and SL5: Promoting Innovative and Sustainable Design).

Objective 5: To provide a supportive framework for all appropriate local, rural economic development. (See NDP Policy SL6: Tourism and Rural Enterprise and Site Allocation SL7/1: Barn Conversion for Employment Use at Hopton Court Farm).

Objective 6: To improve accessibility for all so that roads and footpaths, and particularly the A465 will be safer, well maintained and have good signage. (See NDP Policy SL8: Improving Accessibility and Sustainable Travel).

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.

Development should be sustainable thereby meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Emphasis should be on Climate Smart Choices and resource efficiency.

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 protect and enhance valued landscapes and views and the intrinsic character and beauty of our countryside; to recognise the wider benefits including those of the best and most versatile agricultural land and of the trees and woodlands; to protect our dark skies, wildlife habitats and biodiversity; to protect the countryside from inappropriate development. (See NDP Policies SL1: Protecting and Enhancing Local Landscape Character and Biodiversity and SL2: Local Green Space).

Objective 2: To develop a greater sense of community and identity and improve the cohesion between the several separate communities that make up Stoke Lacy Parish ensuring new residents feel welcome, and everyone feels safe and valued. (See NDP Policy SL3: Public Open Space)

Objective 7: To sustain age diversity in the community by ensuring the availability of affordable property for the younger generation and suitable property for an ageing population. This will enable them to remain in the community that they know and by which they are supported as their housing needs change. New housing should be located where it will enhance or maintain the vitality of our community. (See NDP Policy SL9: Development within the Settlement Boundaries, Site Allocation SL9/1: Crossfield House, Stoke Cross and Policy SL10: Housing Mix).



Stoke Lacy NDP – Why is it important?

Planning approvals across Hereford are ultimately decided by Herefordshire Council Planning Department.

There are ways in which residents can object to proposed planning:

- Send an objection to the Council
- Write to the local Councilor (in our case Three Crosses, Jonathan Lester)

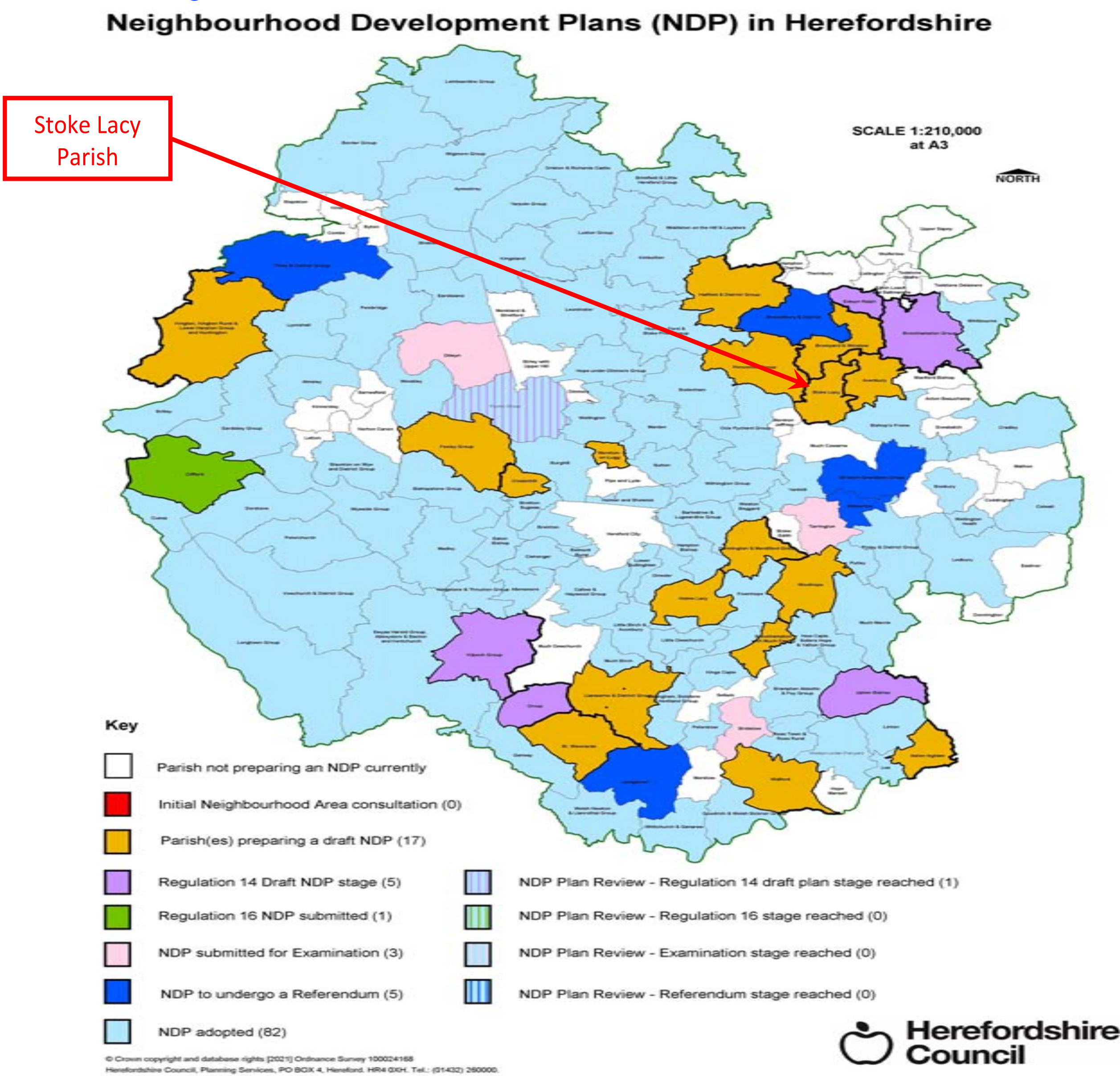
As a parish collectively, the only influence we have over planning applications before they are approved or rejected is through the NDP.

The NDP, once approved by Herefordshire Council and residents, is a legal document that developers and the council are obliged to take notice of before passing plans.

Therefore, the Stoke Lacy NDP is vitally important to all of us who live in the Parish and who care about what happens to our surroundings.

Stoke Lacy NDP – How many other Parishes have NDP's?

- The Map opposite shows all the parishes across Herefordshire and gives the status of their NDP's.
- In theory, if Developers or Herefordshire Council were looking for places to develop, those parishes without an NDP present the easiest opportunity and those in the process of developing an NDP, the next easiest.
- In Parishes with a 'made' NDP, developers and Herefordshire Council must take note of the contents of the NDP.



Stoke Lacy NDP – What do we need from you?

We need you to look at the NDP documentation that is on display and make comments. (If you like)

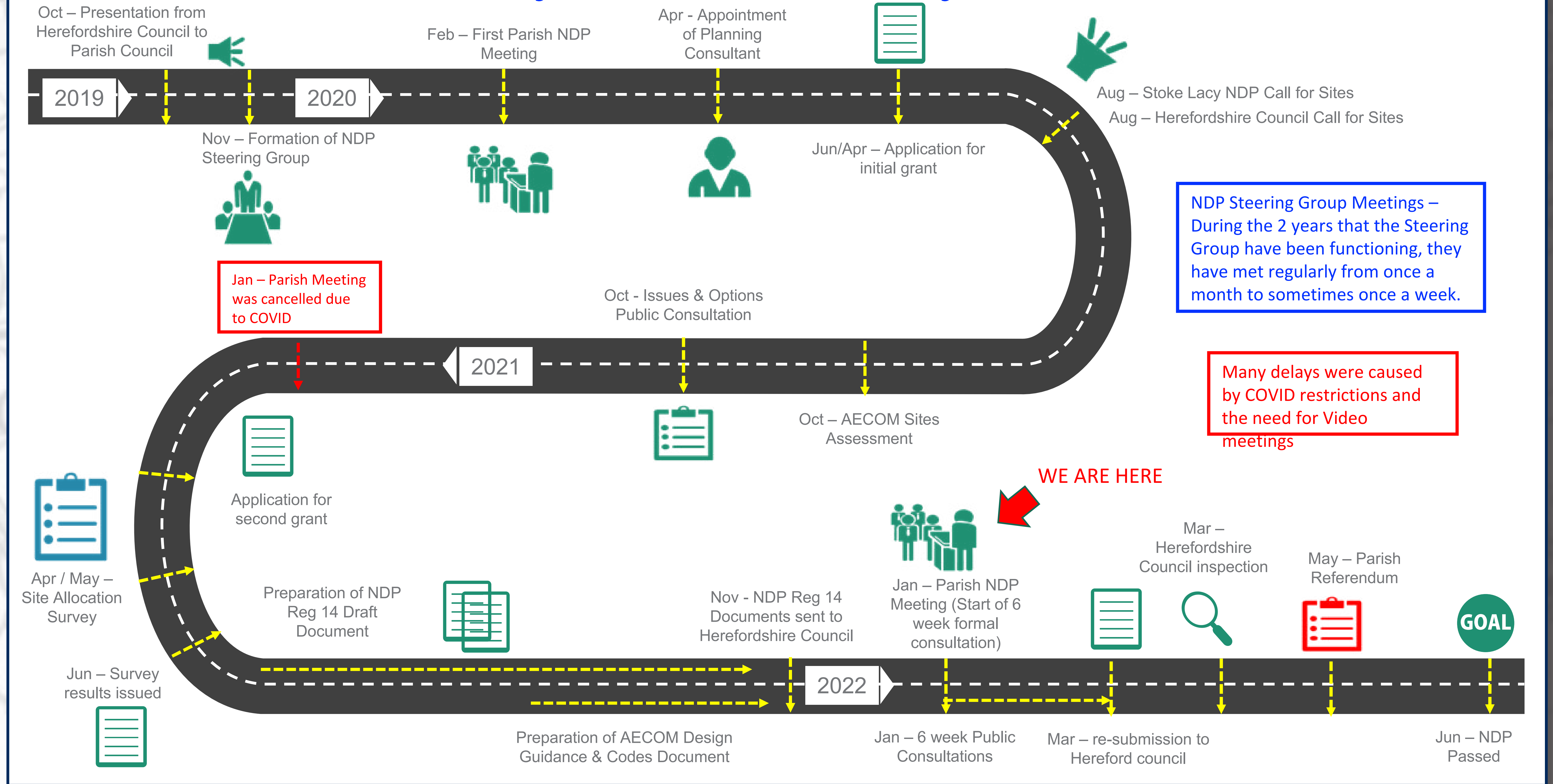
We are not looking for you to help us re-write the NDP document, this is a Legal Document and has been drafted with the assistance of a professional Planning Consultancy. And, don't feel that you are obliged to make any comments. If you have none, that is fine as the Steering Group and Parish Council have spent the last 2 years preparing and developing the NDP on your behalf.

Please make a note of any questions and comments on the feedback pages provided. The Steering Group members are here to guide you around the displays, otherwise feel free to read then sit down and write down your questions or comments.

All your questions and comments will be reviewed by the Steering Group after the 6 week Consultation Period. Where appropriate, these will then be incorporated into the final version of the NDP Documentation which will be published before the referendum.

We hope that you will approve of the considerable efforts of the Parish Council and NDP Steering Group and that you will support and approve the NDP when we hold the referendum later in the year.

Stoke Lacy NDP – Journey 2019 - 2022



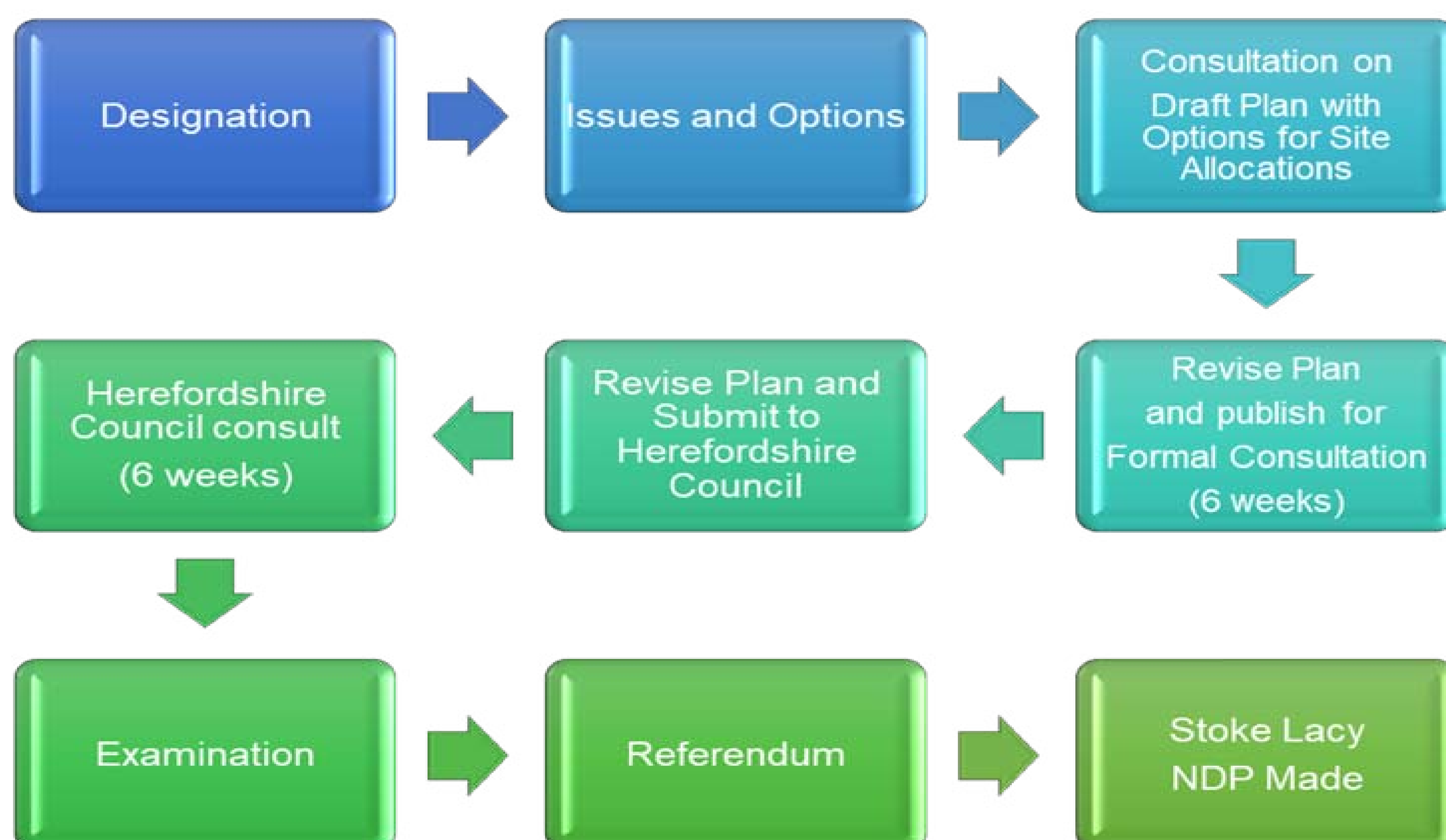
*Everyone
have your say
it's your NDP*

www.stokelacy.co.uk
phone.01885 448102

**Information available online at
<https://www.stokelacy.co.uk>**

**If you have any questions, please ring 01885 448102
or email comments@stokelacy.co.uk**

Stoke Lacy NDP – The formal processes



NATURAL ENVIRONMENT

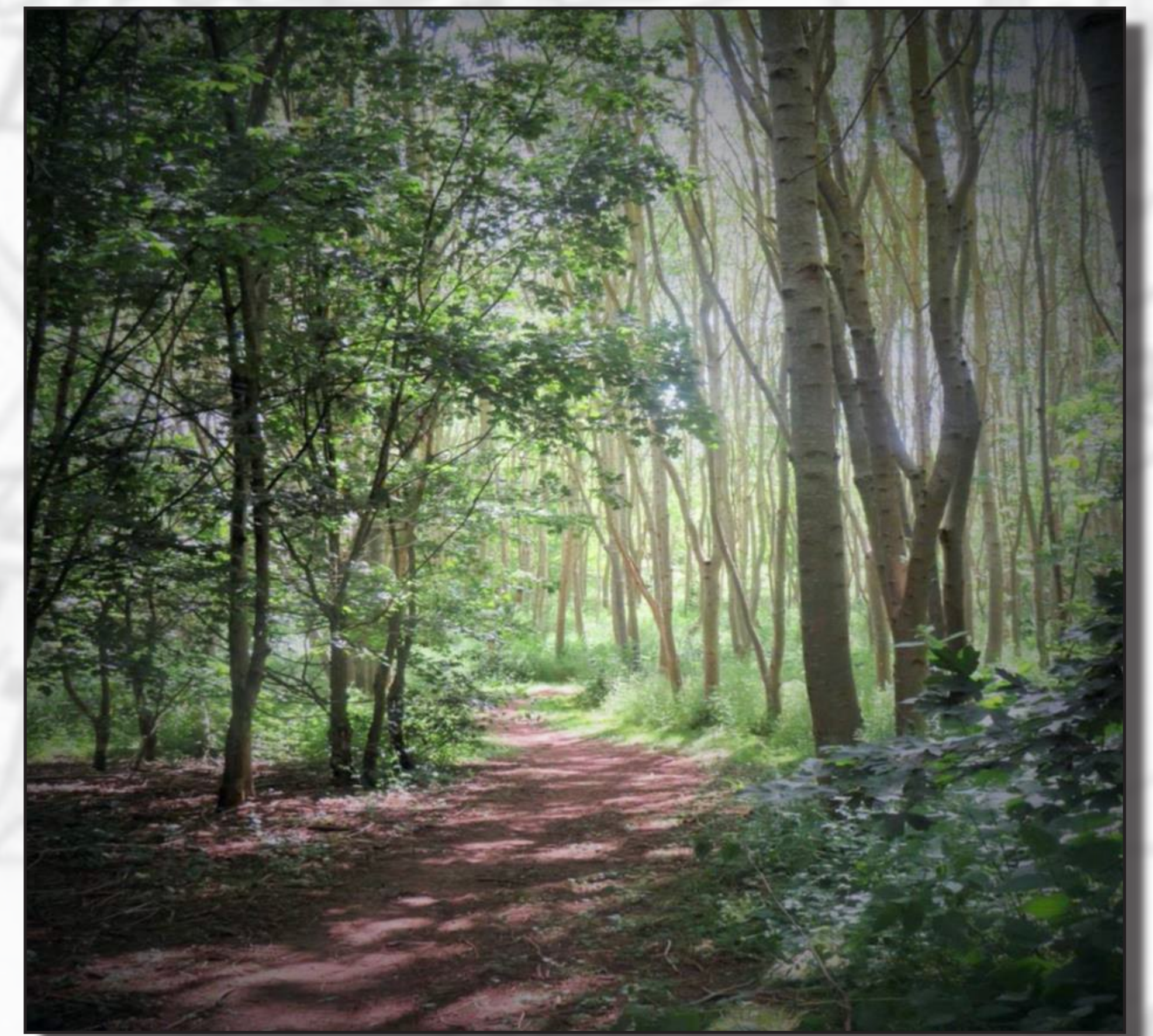
Planning Policy 4.10

The NPPF (National Planning Policy Framework) advises in paragraph 174 that ‘Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes ...
- 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.’

4.11 Herefordshire 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.’



PROTECTING AND ENHANCING LOCAL LANDSCAPE CHARACTER AND BIODIVERSITY

Draft Policy SL1, Protecting and Enhancing Local Landscape Character and Biodiversity, below, has been prepared to encourage development to protect and enhance those key features which contribute to local landscape character and biodiversity and to protect the area’s nationally significant dark skies and important Key Public Views.

The Policy draws on Design Code 02 Green infrastructure, active travel and open space which provides advice on providing enhancements to buildings to support wildlife, and Design Code 03 Views and landmarks which considers landscape character, views and natural environment assets.

It also includes wording to help ensure development will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance.



DRAFT POLICY SL1:

Protecting and Enhancing Local Landscape Character and Biodiversity. Proposals should demonstrate consideration of Design Code 02 Green infrastructure, active travel and open space and Design Code 03 Views and landmarks, and the area wide and character area specific design principles. The design of any new build should minimise any adverse visual impacts on the local landscape character of Stoke Lacy Parish, and incorporate the following landscape design and biodiversity principles where they are applicable to the site concerned:

- Any new building within the settlements of Stoke Lacy and Stoke Cross should protect important local landscape features which enhance the character of the built-up area and link it to the open countryside. These include the following: watercourses, ponds, veteran / ancient trees, traditional hedgerows, woodland and traditional orchards. These features should be incorporated into landscaping designs.

- Landscaping schemes should incorporate the planting of native broadleaved woodland species where possible, and plant new traditional species hedgerows in boundary schemes.
- Landscaping schemes should be used to enhance local wildlife, providing new and restored habitats and contributing to biodiversity net gain.
- Buildings should incorporate features to enhance biodiversity including bat bricks, bird boxes and hedgehog gravel boards;
- Lighting schemes should be designed to minimise light pollution and protect the area’s dark skies. Security lighting should be operated by intruder switching, be appropriate to the setting, be unobtrusive and energy efficient and have consideration for neighbouring amenity.
- Existing public rights of way should be protected, and schemes should provide safe and accessible linkages to nearby walking routes and bridleways wherever possible.
- Key Public Views are identified in Figure 1 and proposals should respect these views in accordance with Design Code 03. Where a proposal impacts on an identified Key Public View, a Landscape and Visual Impact Assessment or similar study should be carried out to ensure that the scheme is designed and sited sensitively and appropriately to mitigate any adverse impacts.

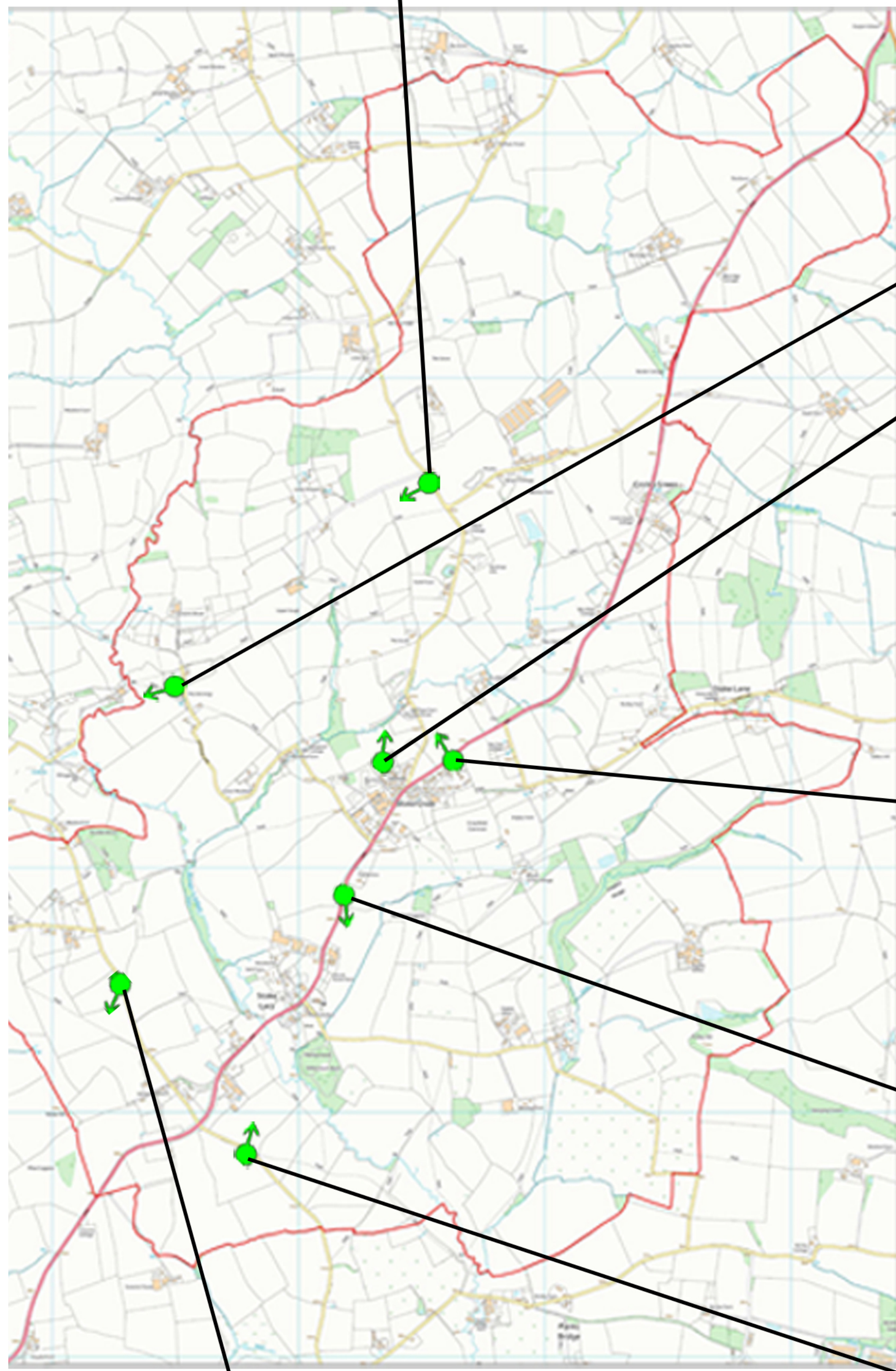
All proposals must demonstrate that they protect, conserve, and enhance the natural environment in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3.

This includes demonstrating to a high standard, so that the competent authority may be sure, that the proposal will not have an adverse effect on the conservation objectives of the River Wye Special Area of Conservation (SAC) and to species of European importance.

Planning permission will only be granted if it is shown so that the planning authority can be certain that the proposal, with mitigation, will not increase nutrient inputs to the SAC.



1. From Roxpole looking SW across a newly planted potato field to the Brecon Beacons.



2. Looking W/SW from Woodend Lane across hedged undulating pasture land and mature trees.



3. From Westbury car park looking North over mixed agricultural land with hedgeline trees.



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



5. Looking down the road from Stoke Cross south to Stoke Lacy, across the fields the church is visible



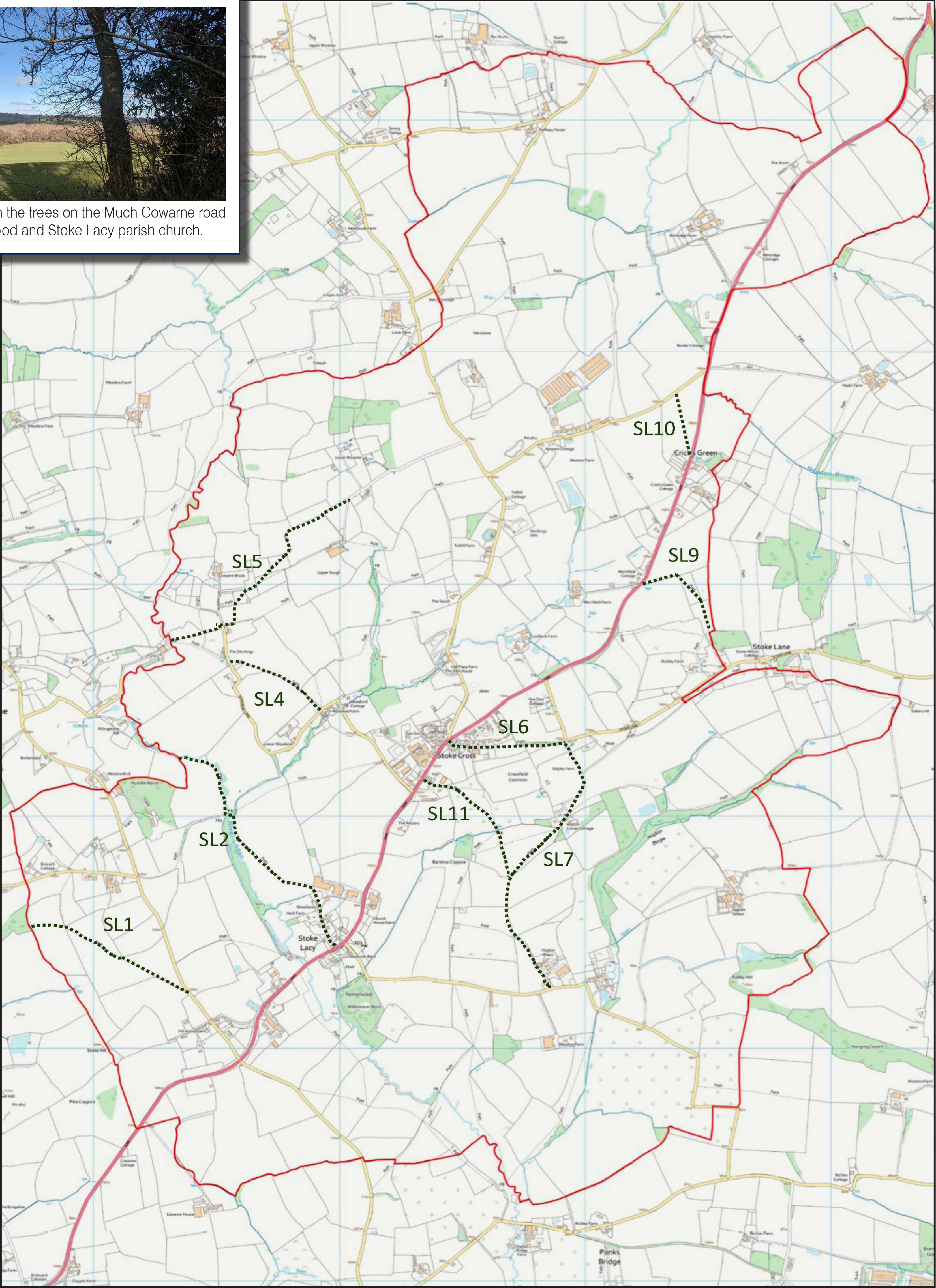
6. The view from Little Cowarne road S/W across a landscape where farms and cottages nestle amongst fields and woods with the Malvern Hills looming in the background.



7. Looking through the trees on the Much Cowarne road North to Netherwood and Stoke Lacy parish church.

Figure 1 : Key Views

Map 6: Public Footpaths



LOCAL GREEN SPACE

5.16 It is a characteristic of the Parish of Stoke Lacy that dwellings are interspersed with agricultural land, woods and green spaces.

5.17 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 101 to 103. Paragraph 102 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.'



5.20 The Local Green Spaces which meet the criteria in the NPPF are identified on the Policies Map for Stoke Lacy (Map 3A) and protected in Policy SL2 below.



DRAFT POLICY SL2: LOCAL GREEN SPACE

The following areas as identified on the Stoke Lacy Policies Map (Map 3A) are protected as Local Green Spaces:

- Netherwood
- Churchyard.

Proposals for inappropriate development will only be allowed in very special circumstances.

PUBLIC OPEN SPACE

Draft Policy SL3 below, supports the provision of a new public open space in the Parish and encourages developers to include contributions to help provide a suitable new space for the benefit of local people. When recreational green spaces are considered, it is important that ongoing maintenance is taken into account.

DRAFT POLICY SL3: PUBLIC OPEN SPACE

Proposals for new public open spaces to meet local recreational and community needs or improvements to existing spaces will be supported where they include one or more of the following:

- Areas of woodland, trees and wildflower planting to support local biodiversity;
- Planting of herbs and local traditional fruit trees and bushes;
- Seating and picnic areas;
- A play area for young children;
- Facilities for teenagers; and
- Accessible and safe provision for older people and those with mobility problems.

Designs should ensure accessibility for all through provision of adequate car and cycle parking and safe pedestrian and cycle access and paths. Preferably proposals should be centrally located, within walking distance of residential areas but sited and designed to minimise disturbance and protect residential amenity.

All schemes should be designed to minimise future maintenance costs and be designed in consultation with the local community.

BUILT CHARACTER

The Stoke Lacy Design Guidance and Codes document was produced to inform new pocket development proposed in the area. It presents a summary of the key characteristics as a ‘character assessment’ of the Stoke Lacy Neighbourhood Plan Area which make the neighbourhood area a special place to live in and visit.

This information was then used to inform a specific Design Guide to promote sustainable, representable development and guide best practice across the Neighbourhood Plan Area. The document has been used to inform NDP Policies SL4 Protecting Heritage and Local Built Character and SL5 Promoting Innovative and Sustainable Design and other policies where relevant.

The identified Character Area boundaries, CA1 Stoke Lacy Conservation Area and Village, CA2 Stoke Cross and CA3 the Outer Neighbourhood Plan Area refer to local character assessment and are not the same as the settlement boundaries identified on the Policies Maps in the NDP

DRAFT POLICY SL4: PROTECTING HERITAGE AND LOCAL BUILT CHARACTER.

1. Development proposals should demonstrate how they have incorporated Design Code 01 Pattern and layout of buildings. In particular designs for development across the neighbourhood area should:

- Reflect local spatial character by adopting similar development layouts;
- Have a density and scale which respond to the local character of low density and small-scale developments;
- Be designed to be permeable, providing vehicular and non-vehicular connections to the existing settlement;
- Provide street connections to enhance connectivity within and through the development and parish, particularly by improving pedestrian connectivity along the A465, to existing Public Rights of Way, and to the countryside;
- Integrate opportunities for contextual views, habitat corridors, and active travel;
- Use layouts which respond to site specific micro-climates to increase the environmental comfort for building users, both internally and externally; and
- Support passive surveillance for enhanced security, particularly relating to streets, pedestrian/bicycle access, play and parking areas.

2. Development proposals should demonstrate how they have incorporated Design Code 02 Green infrastructure, active travel and open space. In particular designs for development across the neighbourhood area should:

- Retain mature trees and hedges and ensure new planting is appropriate to the local microclimate and soil type, and species are climate resilient;
- Include orchards and hopyards where possible;
- Incorporate green infrastructure to provide interconnectivity between existing green infrastructure networks;
- Use SuDS (Sustainable Drainage Systems) where appropriate; and
- Include active travel infrastructure where development is close to bus stops.

3. Designs should demonstrate how they have incorporated the neighbourhood area-wide Design Principles set out in Design Code 04 Architecture and details.

In particular schemes should:

- Maintain the traditional vernacular of two story pitched roofed houses, although bungalows may be acceptable to provide variation in house types particularly where the local context includes single storey conversions of former farm buildings;
- Use perpendicular sited buildings to mark boundaries and create a sense of enclosure;
- Include detailing such as pitched porches, dormers and chimneys. Decorative bricks such as Flemish Bond and contrasting lintels and string courses are encouraged where they accord with settlement character;
- Incorporate generous eave and verge overhangs and traditional, natural or sustainably sourced innovative materials in soffits or verge cappings; and
- Include innovation such as green/brown roofs or standing seam where appropriate to the local context. Flat roofs for buildings, extensions, garages and dormer windows should be avoided.

4. Designs should demonstrate how they have incorporated the neighbourhood area-wide Design Principles set out in Design Code 05 Materials.

In particular schemes should:

- Use suitable materials and façade treatments where building elevations are exposed and subject to prevailing winds and rain, taking into account sustainability and longevity. The preference is for locally sourced materials such as Herefordshire brick and stone which is aligned with local geological character;
- Give careful attention to matching the tonal attributes and variation across facades;
- Consider timber frame construction sourced from local suppliers;



- Use slate or terracotta tiles in roofs. Standing-seam and timber shingles roofs may offer an innovative alternative to slate or terracotta;
- Avoid low quality concrete tiles; and
- Use brick or stone walls or native planted hedge in boundary treatments.

5. Designs should demonstrate how they have incorporated the neighbourhood area-wide Design Principles set out in Design Code 06 Building modifications, extension, conversion and plot infill.

In particular extension schemes should:

- Use suitable bricks of similar appearance and size to the host building.
- Be subordinate to the existing building: the original building should remain the dominant element of the property regardless of the number of extensions;
- Not cause unacceptable detriment to the privacy of neighbouring dwellings;
- Incorporate an architectural style which accords with the host building, by using the same or innovative complimentary design language, character and fenestration rhythm;
- Consider modern designs with contrasting high-quality materials for extensions to listed or heritage buildings of significance, with clear definition between old and new;
- Be thermally efficient, secure and provide enough natural light, where external office spaces are provided for working from home;

6. Infill plot development should respect the scale, massing and architectural details of the character area within which it sits.

7. Proposals should demonstrate how they have incorporated Character Specific Design Codes.

In particular: In CA1 - Stoke Lacy Conservation Area and Village:

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

In CA2 - Stoke Cross:

- The number of dwellings in a scheme should be restricted to five or less;
- Centrally located new development could support sensitive mixed-uses; and
- New developments should have not more than two dwellings facing the A465 with a primary elevation.

In CA3 - Outer Neighbourhood Plan Area, subject to Herefordshire Local Plan Core Strategy 2011 – 2031 Policy RA3 – Herefordshire's countryside:

- Small-scale farm conversions which respect the original farm building layouts are supported; and
- High-quality, sensitively sited and appropriate new houses on single plots may be suitable.

DRAFT POLICY SL5:

PROMOTING INNOVATIVE AND SUSTAINABLE DESIGN

All development proposals should demonstrate how designs have incorporated high standards of resource and energy efficiency as recommended in the guidance set out in Design Code 07 Waste, recycling and utilities and Design Code 08 Sustainability and building performance.

1. Waste, Recycling and Utilities Developments should integrate the following into designs:

- a. Appropriately designed storage for waste and recycling;
- b. Renewable energy technologies;
- c. Simple rainwater harvesting facilities such as water butts to reduce water consumption and provide opportunities for water storage and re-use of grey water;
- d. Sensitive lighting design in accordance with NDP Policy SL1. Lighting design should incorporate ambient lighting levels and identify sensitive receptors to artificial lighting; and
- e. Electric vehicle charging, mobility vehicle charging, cycle charging and secure storage.



2. Sustainability and building performance Developments should include the following:

- a. High levels of air tightness through insulation, draught proofing and glazing;
- b. Use of low carbon heating and energy technologies;
- c. Consideration of increased occurrence of future adverse weather events such as extreme heat, cold and storm events which increase flood risk; buildings should be designed to be well ventilated and cool in summer, warm in winter, and flood resilient; and
- d. Landscaping of gardens and green spaces to reduce flood risk and provide shading and shelter.

3. Renewable technologies should be well integrated to protect the existing character of the building in accordance with Design Code 06. PV, solar thermal or other building mounted services should be located discretely. Where new technologies are proposed for listed buildings or other heritage assets, installation should respect the key elevations.

4. Developments which aim to renovate, upgrade and enhance derelict or degrading properties should be encouraged as re-use is more sustainable.

5. Overall developers should aim to go above and beyond current building regulations to future proof development.



TOURISM AND RURAL ENTERPRISE DEVELOPMENT

Draft Policy SL6 below, has been prepared to support appropriate and small-scale tourism and local business related development in Stoke Lacy:

DRAFT POLICY SL6:

Tourism and Rural Enterprise Development proposals for small scale tourism and rural enterprise will be supported in Stoke Lacy Parish where they conform to the relevant Design Codes and:

- 

1. Development comprises the sensitive conversion of former agricultural buildings or where new development is proposed, development is of a high design quality which is sensitive to the character of the surrounding rural area;
 2. Schemes provide visitor accommodation or small business units to support local rural diversification and employment opportunities;
 3. Suitable and safe access is provided, and there is adequate on-site car and cycle parking for visitors and occupants;
 4. Applicants can demonstrate that the local highway network is adequate in terms of design and capacity to cater for any increases in traffic generation; and...
 5. The amenity of any neighbouring residential areas is protected, and noise and light pollution are minimised. Proposals for farm/village shops and cafes will be encouraged.

SITE ALLOCATION:

BARN CONVERSION FOR EMPLOYMENT USE AT HOPTON COURT FARM: SITE 9

7.15 Site Allocation. In response to the Call for Sites, a site at Hopton Court Farm was put forward for consideration for employment uses. The Technical Site Assessment Report set out that Site 9 (Barn Conversion at Hopton Court Farm) is potentially suitable, subject to the mitigation of minor constraints. Therefore, this site was included in the consultation on the emerging draft plan as an option for a site allocation for rural employment.

7.16 The responses from residents to the proposal were mixed: 29% strongly supported or supported the proposal, 43% were neutral, 21% objected or strongly objected and 8% did not answer.

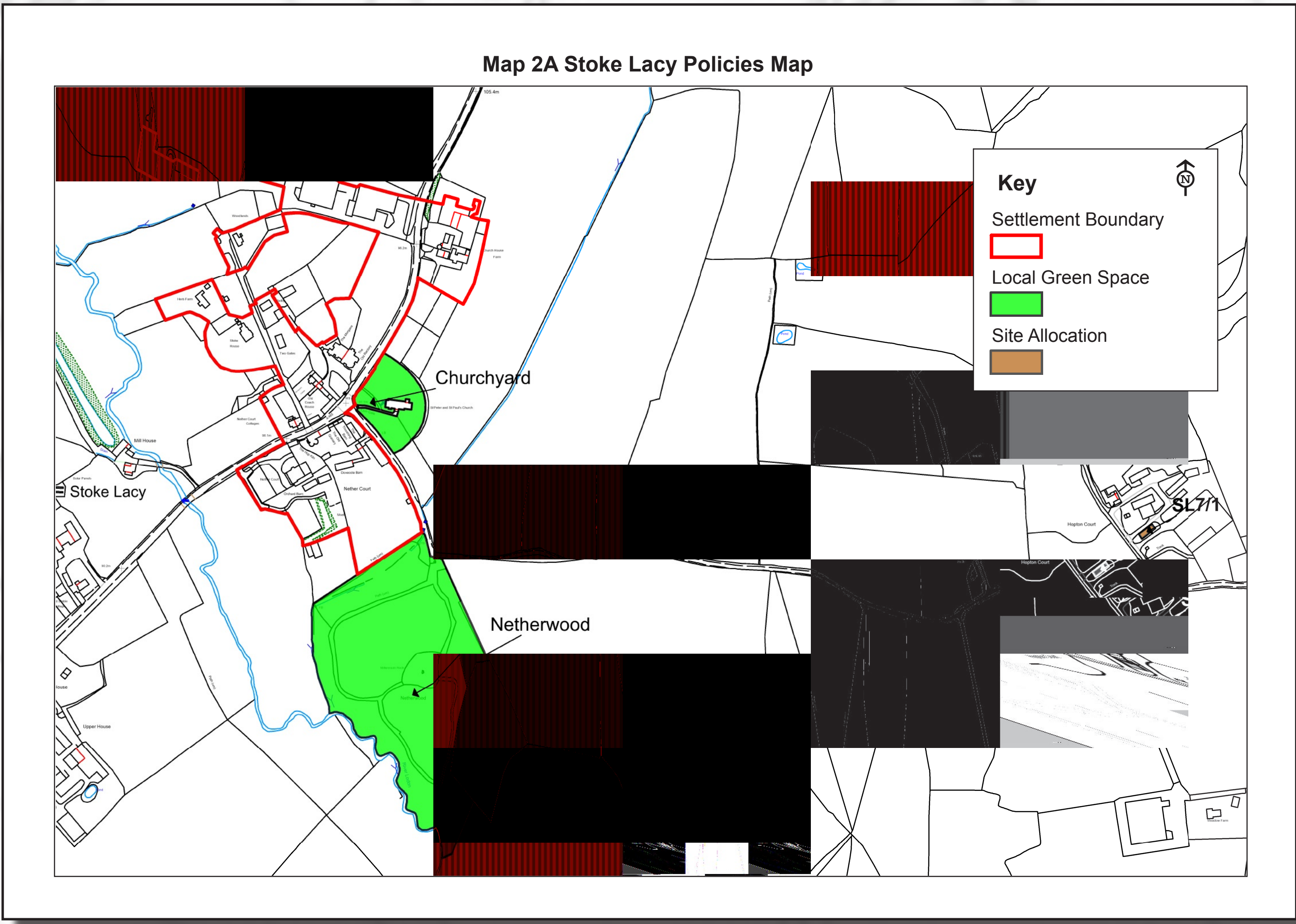
7.17 The comments set out a number of concerns, particularly about the unsuitability of rural, single-track roads such as Hopton Lane to accommodate more traffic, noise and disturbance. However, comments in support of the proposal included that the scheme would provide opportunities for business and employment in the area, give new uses for existing, redundant buildings and bring old buildings back into use. There was also support for business ventures, small business start- ups and employment in the area.

7.18 Site Allocation SL7/1 supports the conversion of a barn at Hopton Court Farm for employment uses subject to criteria.

The conversion of the barn at Hopton Court Farm as shown on the Policies Map (Map 3A) is supported where:

1. Proposals are for the conversion of the building to workshops and employment uses;

2. Suitable mitigation measures are provided to protect and enhance the area of Traditional Orchards (a Priority Habitat) which is adjacent to the site;
 3. The septic tank on the site is removed and any ground contamination is made safe;
 4. Development is of a suitable scale taking into account the location close to a dwelling and other farm buildings;
 5. Development does not have an unacceptable impact on the amenity of nearby residents, particularly in terms of noise and disturbance; and
 6. Traffic movements can be accommodated safely within the rural road network.



IMPROVING ACCESSIBILITY AND SUSTAINABLE TRAVEL

Draft Policy SL8 below, has been prepared to encourage new development to promote more sustainable travel and improved accessibility for all.

DRAFT POLICY SL8:
IMPROVING ACCESSIBILITY AND SUSTAINABLE TRAVEL.

Proposals for new development and conversions should promote walking and cycling and use of public transport. Wherever possible, schemes for new housing and employment related development should conform to Design Code 02 Green infrastructure, active travel and open space and:

- 1. Link to existing pedestrian and cycle routes and bus stops;
- 2. Provide suitable and secure storage provision for bicycles;
- 3. Include external electric charging points for vehicles and bicycles; and
- 4. Contribute towards improved pedestrian and cycle linkages between Stoke Lacy and Stoke Cross and enhancements to paths which provide access to the site.



DEVELOPMENT WITHIN THE SETTLEMENT BOUNDARIES

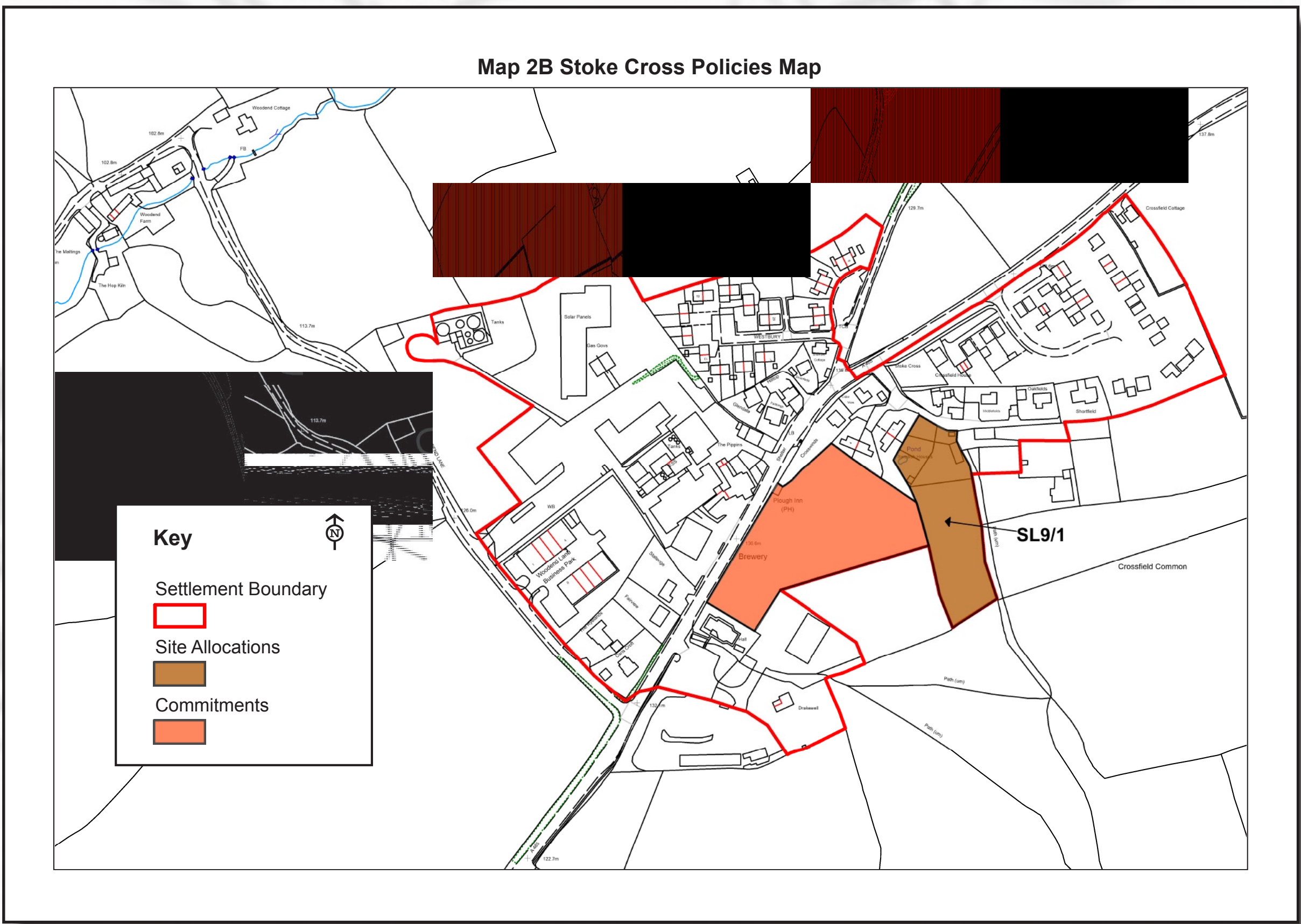
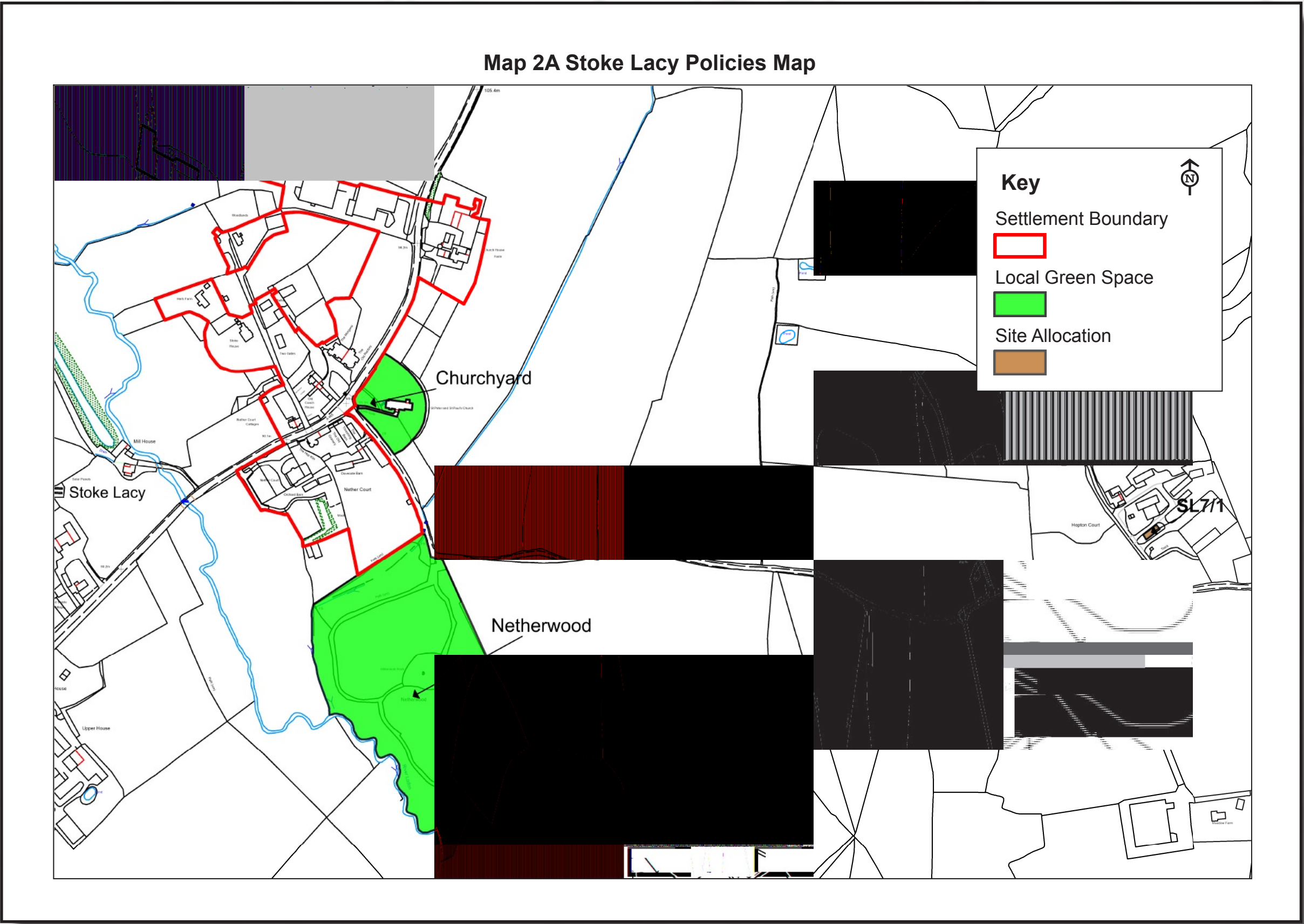
What is a settlement boundary? A settlement boundary is a line that is drawn on a plan around a village. It reflects the area where a set of plan policies, as in an NDP, are to be applied.

Policy SL9 below, has been prepared to guide new housing development within the settlement boundaries. The settlement boundaries are shown in Map 3A for Stoke Lacy and Map 3B for Stoke Cross.

DRAFT POLICY SL9:
DEVELOPMENT WITHIN THE SETTLEMENT BOUNDARIES.

Proposals for new housing and other development will be supported within the identified Settlement Boundaries of Stoke Cross and Stoke Lacy as shown on the Policies Maps (Maps 3A and 3B) where they conform to the relevant Design Codes and:

- 1. Proposals are small in scale to protect local landscape character and setting. ‘Small in scale’ comprises developments of 1-3 houses, or slightly more where the proposal can demonstrate high-quality design which responds positively to the local context, Design Codes and design policies in the NDP;
- 2. Development of infill and backland sites does not lead to unacceptably high densities which would have an adverse impact on local character;
- 3. Suitable and safe access is provided;
- 4. The amenity of neighbouring residents is protected;
- 5. Design is of a high quality, responding to local character and context whilst incorporating low carbon technologies, resource efficiency measures wherever possible;
- 6. Development does not exacerbate flood risk and where possible provides a betterment; and
- 7. Suitable drainage and wastewater treatment is provided in line with Herefordshire Local Plan Core Strategy Policy SD4 Wastewater treatment and river water quality.



CONCLUSIONS OF THE AECOM REPORTS ON THE ASSESSMENT OF SITES SUBMITTED BY LANDOWNERS FOR DEVELOPMENT



Stoke Lacy Parish Council is considering options for potential allocation in the Neighbourhood Plan for residential and employment use.

Following a call for sites in 2020 which resulted in 12 sites being promoted for allocation, a site assessment report was produced in January 2021 which provided recommendations on the suitability for development of those sites. Since the January 2021 report was published, a new site has become available and has been promoted to the Parish Council. All sites were appraised using the same methodology as the January 2021 report.

Site 6 is considered suitable for allocation in the Neighbourhood Plan, subject to the provision of suitable access through the adjacent land with planning permission, and to consideration of the landscape and habitats.

Sites 3, 4, 5 and 9 are considered to be potentially suitable for allocation in the Neighbourhood Plan subject to identified constraints being addressed, including the provision of suitable access (sites 3, 5 and 9), landscape consideration (site 4) and heritage/archaeological considerations (sites 4 and 5).

Sites 1, 2, 7, 8, 10, 11 and 12 are not considered suitable for allocation. Sites 1, 8, 10 and 11 would result in isolated development in rural locations, whilst site 2 is unsuitable due to flood risk. Furthermore, sites 7, 8, 10, 11 and 12 have significant access constraints.

Site 13 (currently the subject of a planning application to build 20 houses) is unsuitable for development due to the potential impact of development on the character of the settlement, the adverse impact on locally important views and landscape character, and the potential for harm to the setting of listed buildings.

Therefore, of all of the 13 sites assessed in the original report and the later addendum, one site is considered to be suitable for development (Site 6) and a further four sites (Sites 3, 4, 5 and 9) are considered to be potentially suitable, subject to identified constraints being addressed.

Of these five sites, four are being promoted for residential development and one (Site 9) is being promoted for employment use. The remaining 8 sites are considered unsuitable for development.

AFFORDABLE HOUSING.

Four of the 13 sites considered in the January 2021 report and the September Addendum are suitable or potentially suitable for allocation for housing or mixed-use development. One of these sites (Site 5) has the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area. It is therefore potentially suitable for Discounted Market Housing (e.g., First Homes), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

SITE ASSESSMENT SUMMARY.

In total, thirteen sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Stoke Lacy Neighbourhood Plan. Table 5.1 sets out a summary of the site assessments, which should be read alongside the full assessments available in Appendix A.

‘Traffic light’ rating: Red indicates the site is not appropriate for allocation through the Neighbourhood Plan and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. The traffic light rating for all the sites assessed in this report are shown on the maps at Figures 5.1 to 5.4.

The summary table shows that Site 6 is considered suitable for allocation in the Neighbourhood Plan, subject to the provision of suitable access through the adjacent land with planning permission, and to consideration of the landscape and habitats.

Sites 3, 4, 5 and 9 are considered to be potentially suitable for allocation in the Neighbourhood Plan subject to identified constraints being addressed, including the provision of suitable access (sites 3, 5 and 9), landscape consideration (site 4) and heritage/archaeological considerations (sites 4 and 5).

Sites 1, 2, 7, 8, 10, 11 and 12 are not considered suitable for allocation. Sites 1, 8, 10 and 11 would result in isolated development in rural locations, whilst site 2 is unsuitable due to flood risk. Furthermore, sites 7, 8, 10, 11 and 12 have significant access constraints.

Site 13 (currently subject to a planning application for 20 houses), is considered to be unsuitable for allocation due to the potential impact of development on the character of the settlement, the adverse impact on locally important views and landscape character, and the potential for harm to the setting of listed buildings.

The full assessments are available in the Appendix A of the first assessment report in February 2021 and the Addendum Report in September 2021.



DRAFT SITE ALLOCATION SL9/1: CROSSFIELD HOUSE, STOKE CROSS

The consultation on the emerging Draft Plan asked residents and stakeholders for their opinions on the sites identified in the AECOM Technical report as suitable for housing or suitable subject to constraints being overcome.

These were:

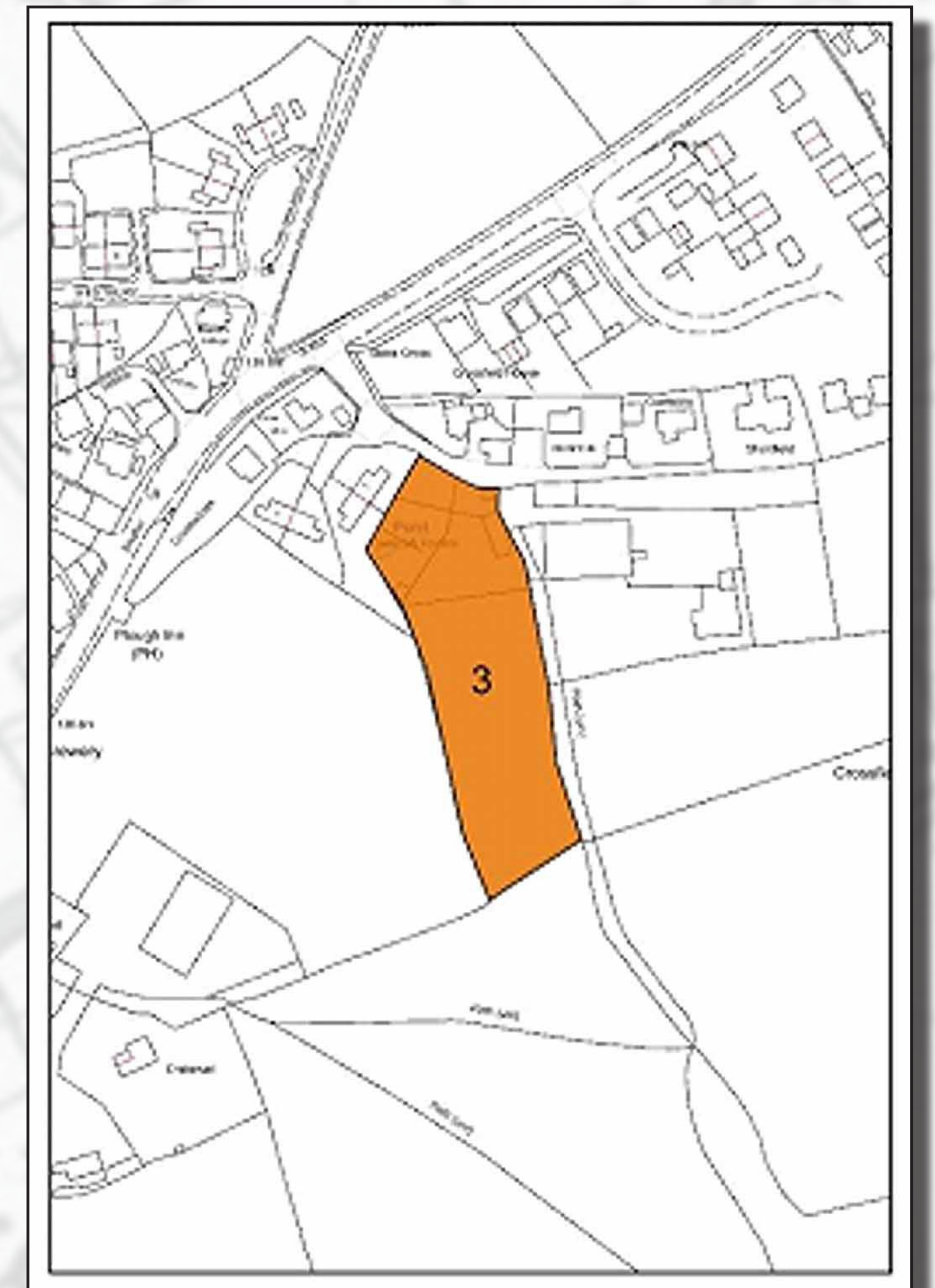
- Site 3 (Crossfield House) for 8 houses
- Site 4 (to the north of Westbury Road, Stoke Cross) for 7 houses
- Site 5 (to the east of Westbury Road, Stoke Cross) for 10 houses and
- Site 6 (to the east of the Parish Hall, Stoke Cross) for 6 houses.

A Table showing the responses is provided in Appendix 5. There were also a large number of comments, both in support of and objecting to each site. Overall, there were more objections than support for each site, although a significant proportion of respondents (ranging from 23% - 30%) were neutral or did not answer. Comments included concerns about the scale of development proposals, urban creep, traffic and access issues, negative impacts on local wildlife and other residents, and flooding and drainage / sewage issues. 9.21 The following site allocation is therefore identified in the Draft Plan.

The part of the garden at Crossfield House, Stoke Cross as shown on the Policies Map (Map 3B) is allocated for housing development for up to 2 dwellings.

DEVELOPMENT WILL BE SUPPORTED WHERE:

1. Suitable and safe access for all modes is provided to the A465 from the existing narrow road south of Woodland View;
2. Existing hedgerows and the pond on the site are retained where possible; and if removed mitigation measures include replacement / relocation and planting schemes use appropriate local native species; and
3. Suitable mitigation measures are provided to protect and enhance the Priority Habitat area of Traditional Orchards to the south of the site.



Map 3B

HOUSING MIX



Policy SL10 below, sets out the preferred house types in the Parish.

DRAFT POLICY SL10: HOUSING MIX

New residential development should demonstrate how it contributes to a suitable mix of tenure, type and size of dwelling across the Stoke Lacy Neighbourhood Area.

Proposals should demonstrate how they respond to local needs for medium sized family housing (up to three bedrooms) with gardens, starter homes of two bedrooms, and housing designed for older people.

Self-build schemes and schemes for larger housing which provide flexible space for homeworking will also be supported providing they conform to the Stoke Lacy Design Codes.

STOKE LACY DESIGN GUIDANCE AND CODES

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

Objectives:

The main objective of the document, which is available in full on the Parish Council website and on tables in the Village Hall is to establish principles to ensure new development is designed and planned according to existing character and the context of Stoke Lacy. It sets out a series of design guidelines related to residential development.

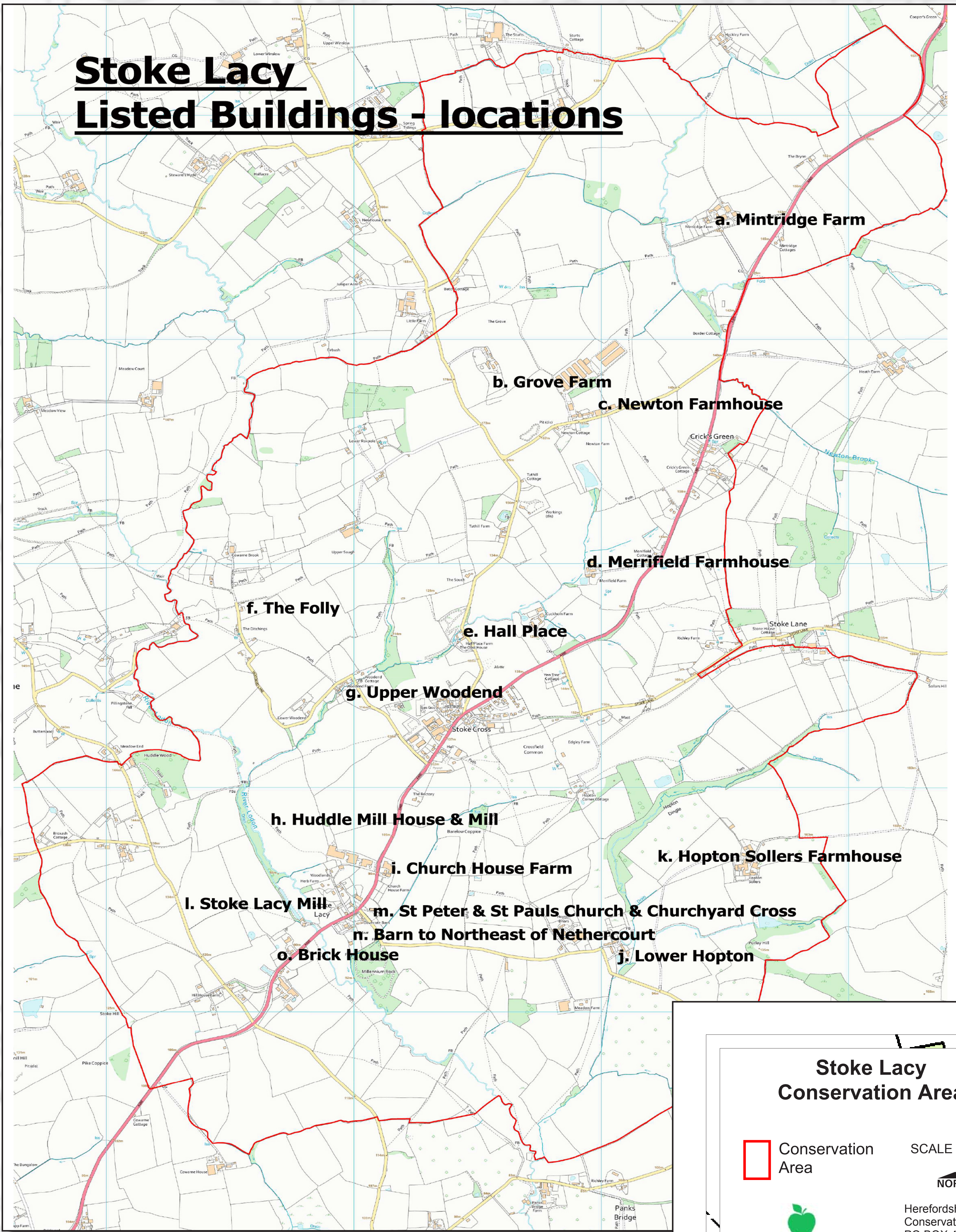
The document initially provides context 'character assessment' to the design guidelines including strategic issues identified by Neighbourhood Planning Group together with the aspirations of the community, as, although not strictly design issues, these must be considered in the context of any design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

The detailed design guidance and codes can be found on pages 60-79 in the **STOKE LACY DESIGN GUIDANCE AND CODES**.

- Design Code 01: Pattern and layout of buildings.
- Design Code 02: Green infrastructure, active travel and open space.
- Design Code 03: Views and landmarks.
- Design Code 04: Architecture and details.
- Design Code 05: Materials.
- Design Code 06: Building modifications, extension, conversion and plot infill.
- Design Code 07: Waste, recycling and utilities.
- Design Code 08: Sustainability and building performance.

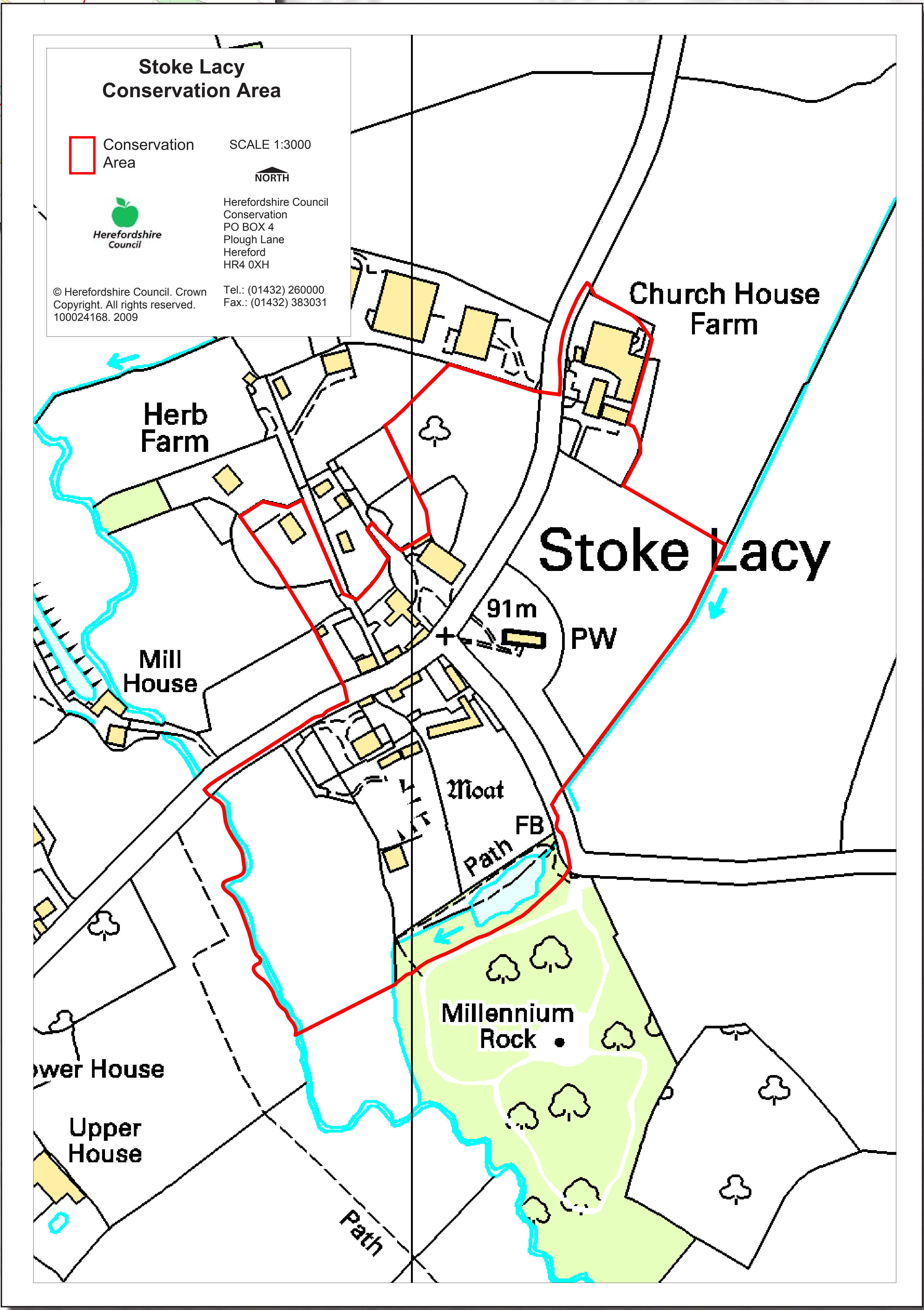
The full report is available online and also a summarised version containing only the 8 Design Codes.

Stoke Lacy
Listed Buildings - locations



Listed Buldings:
Locations

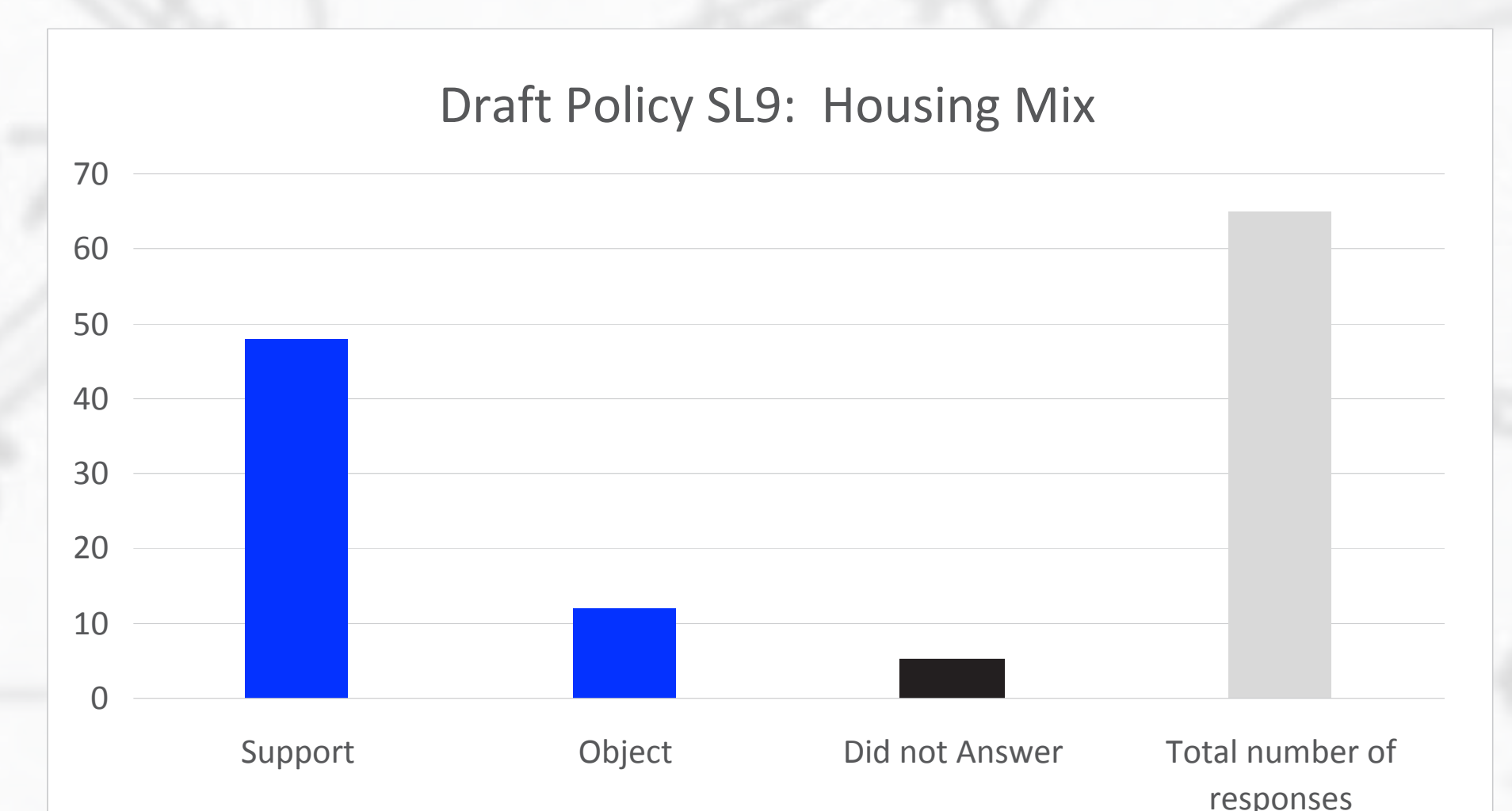
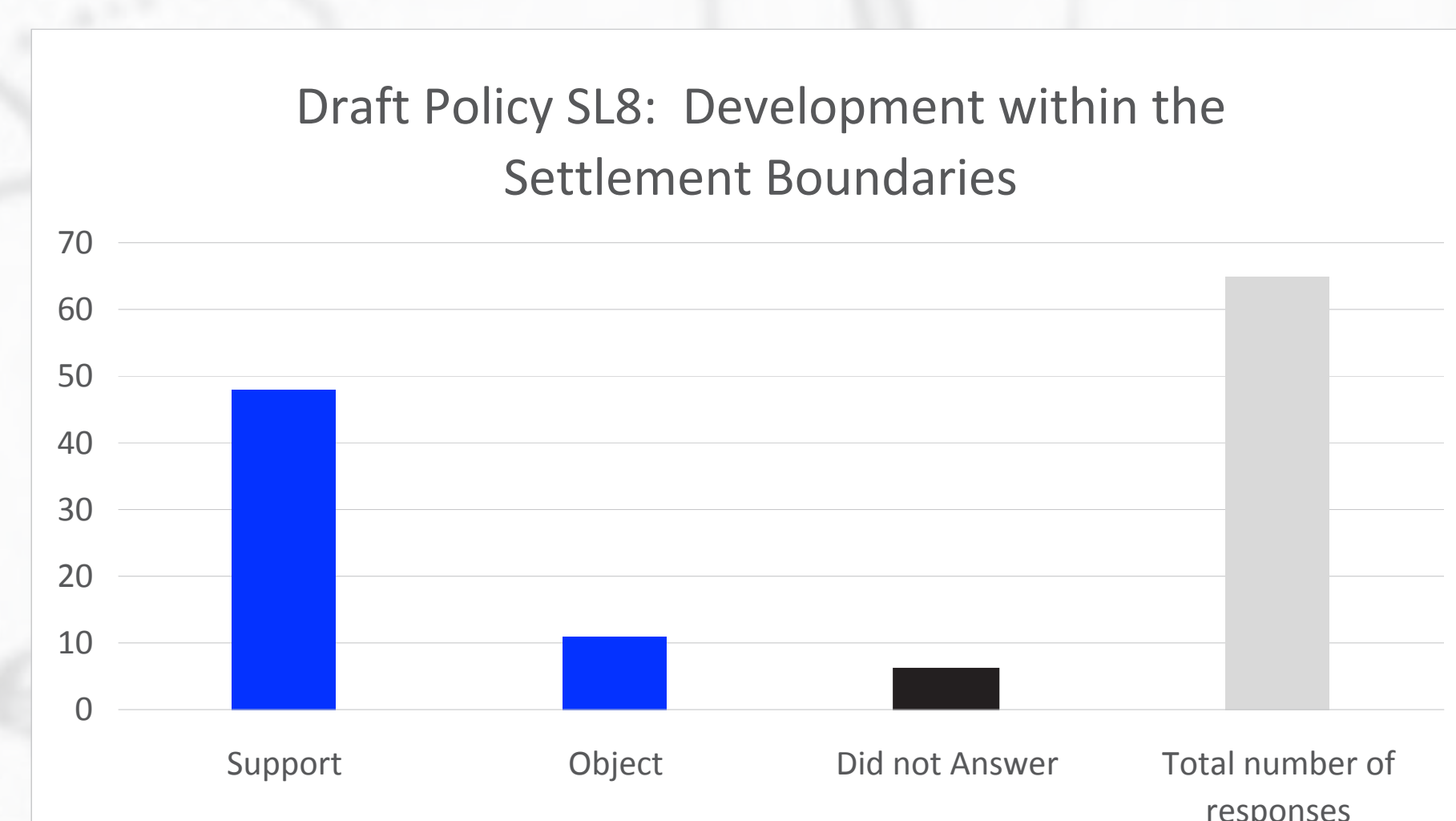
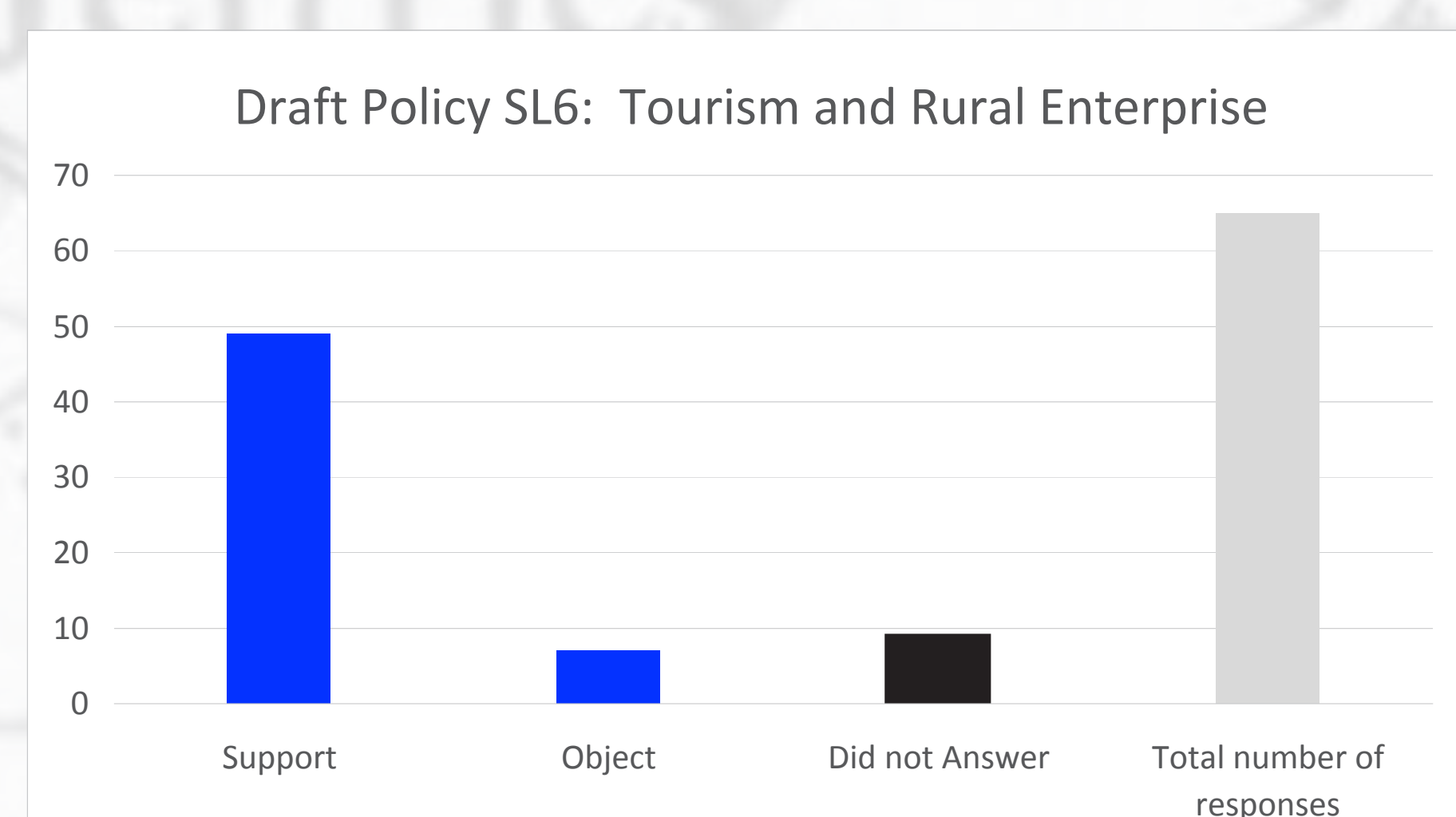
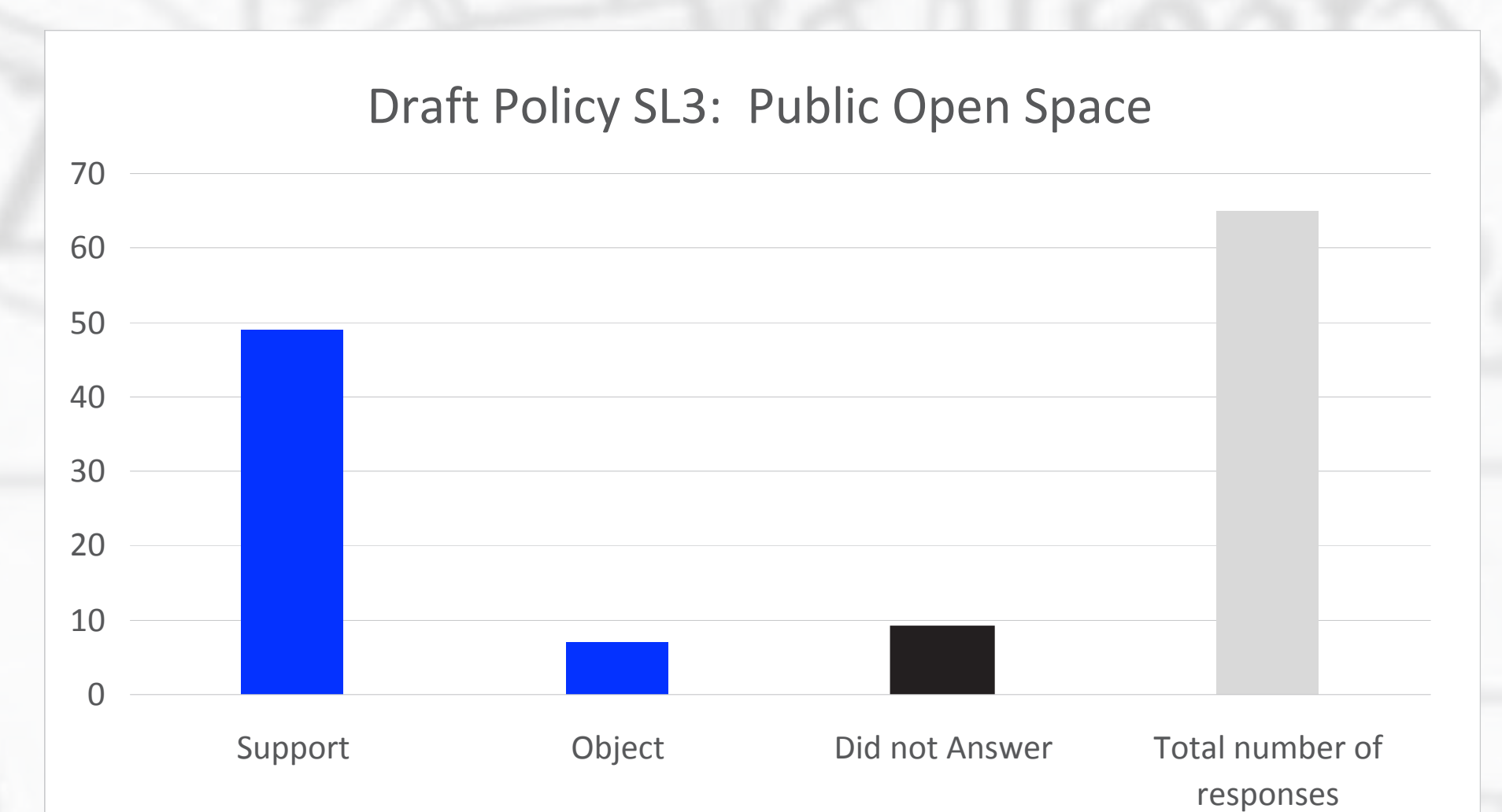
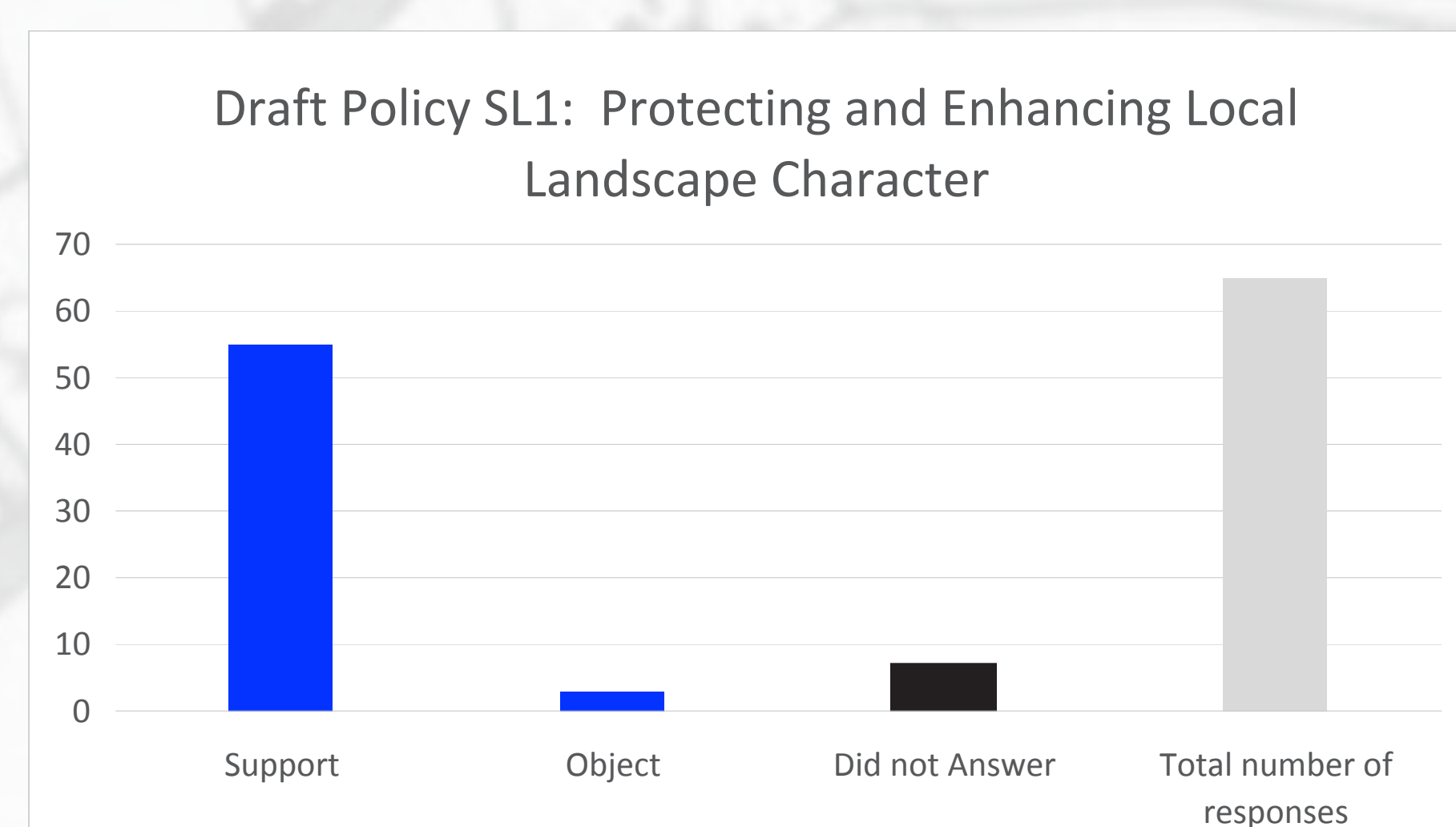
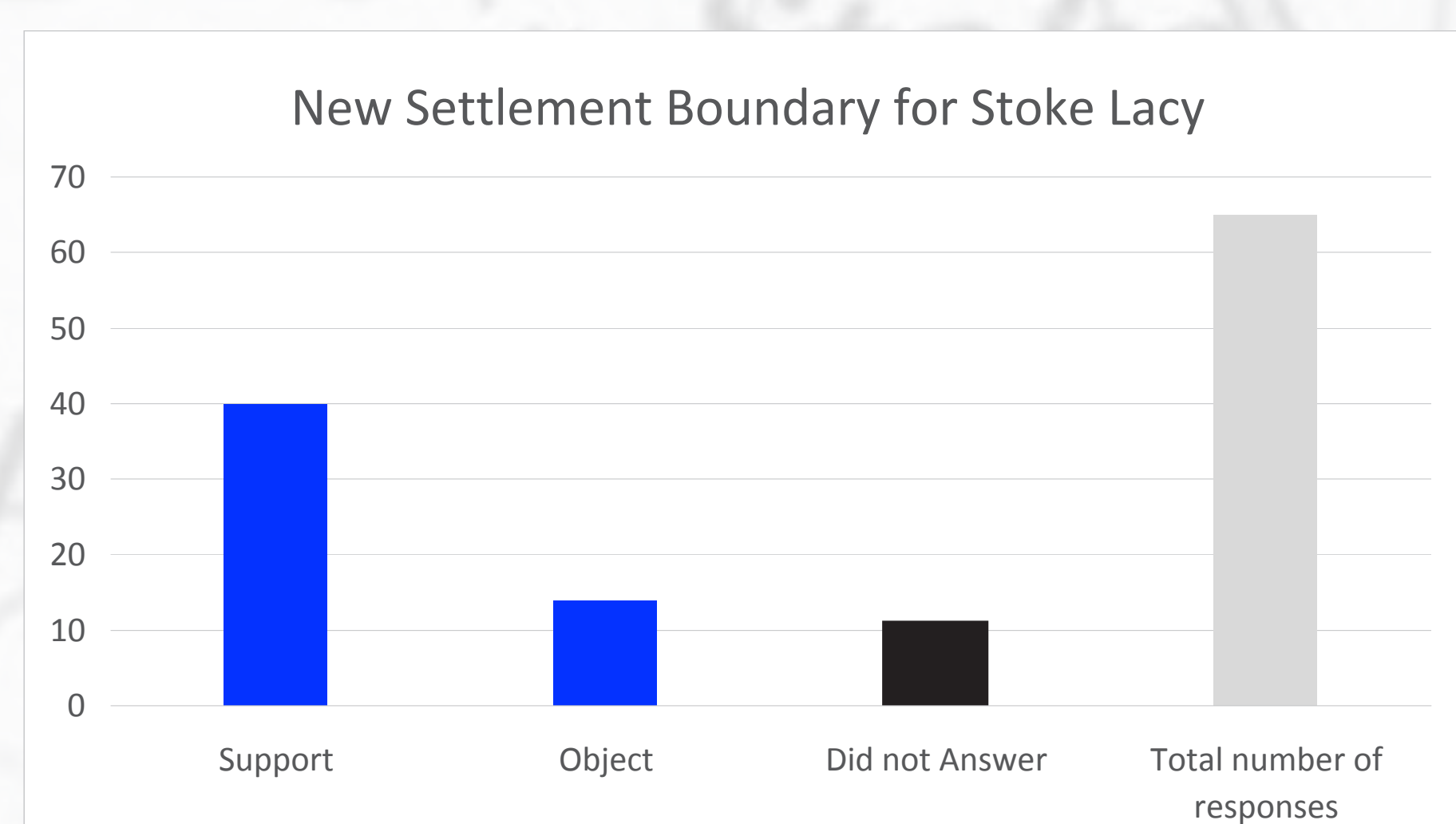
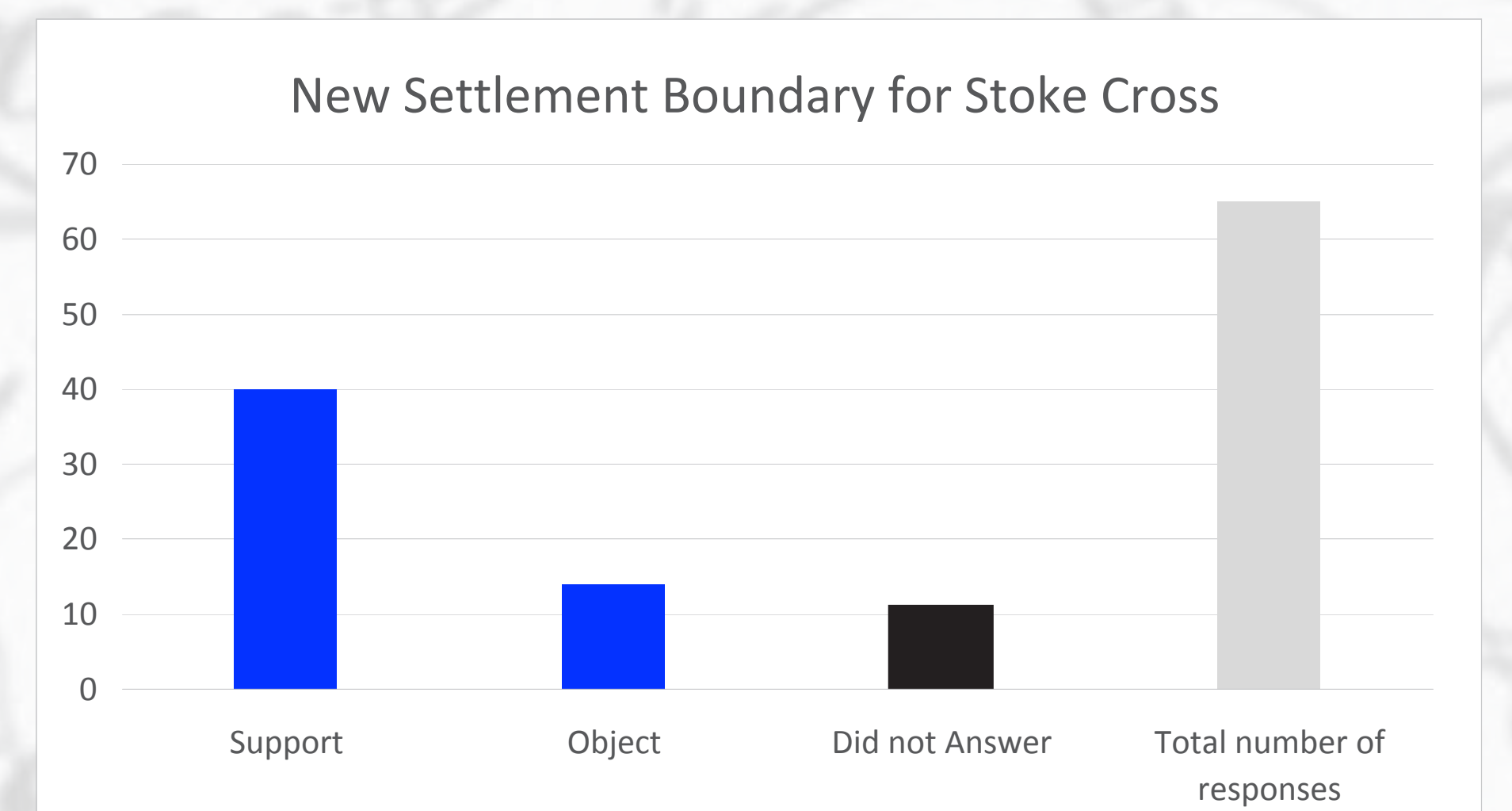
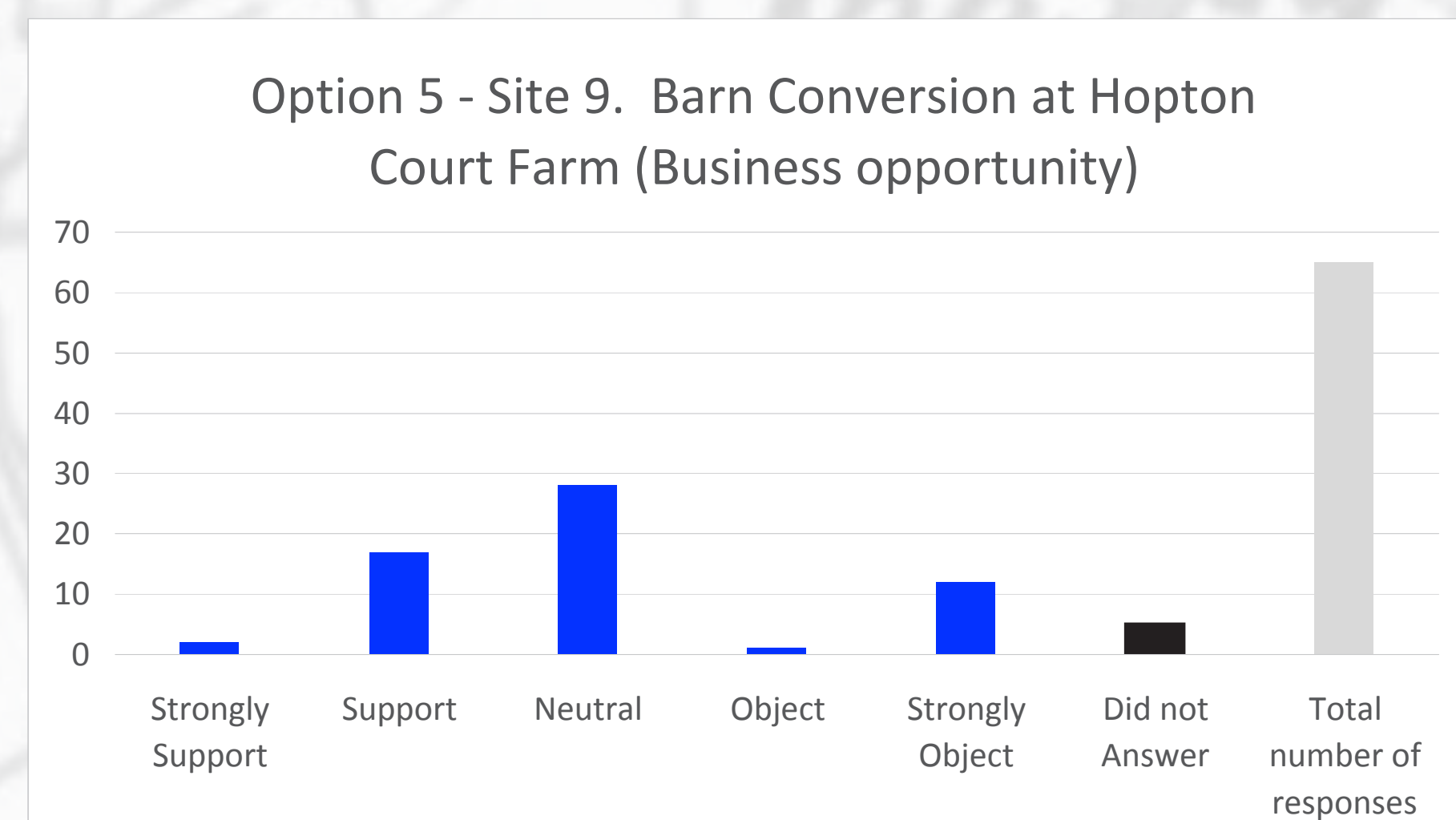
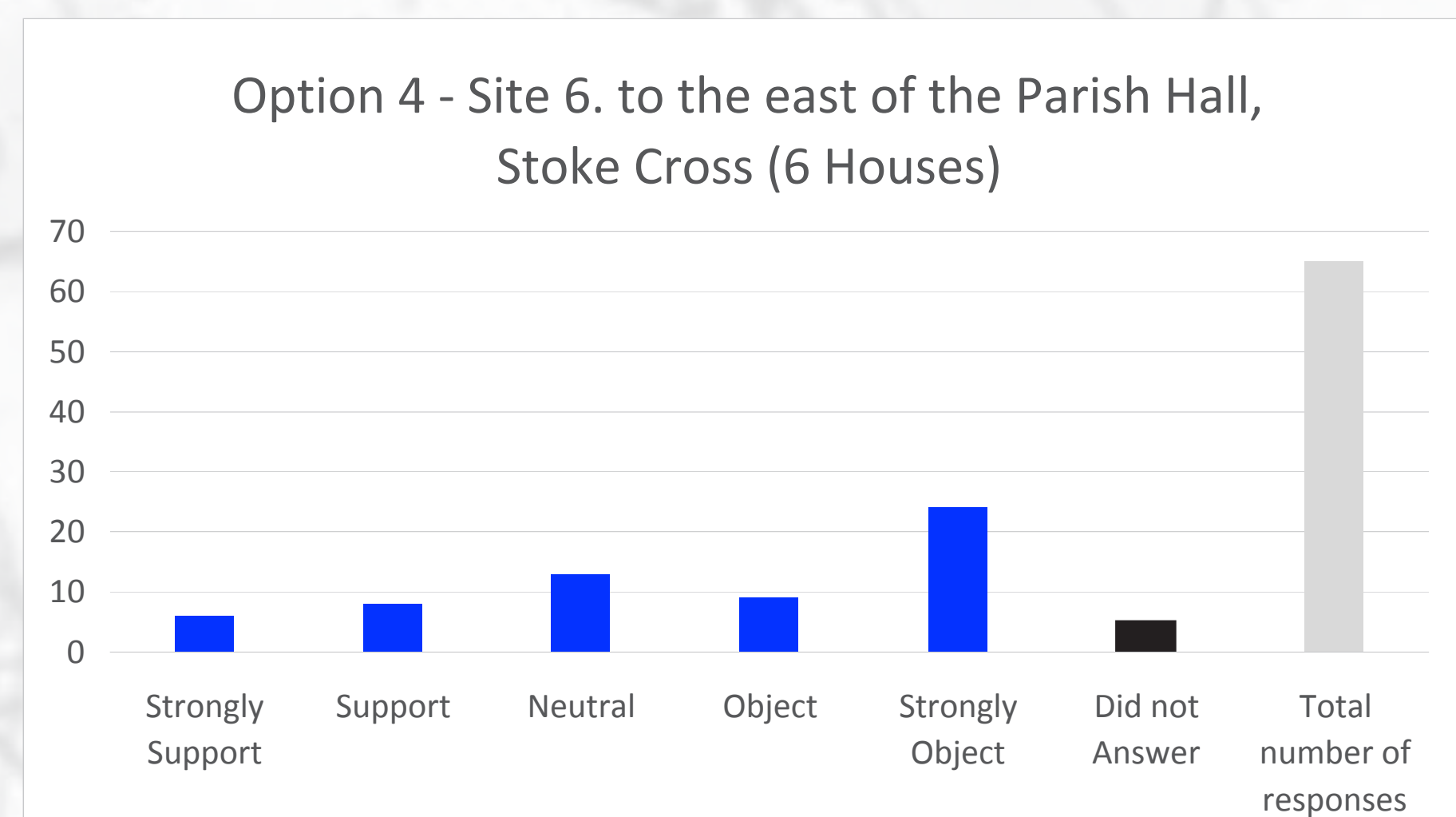
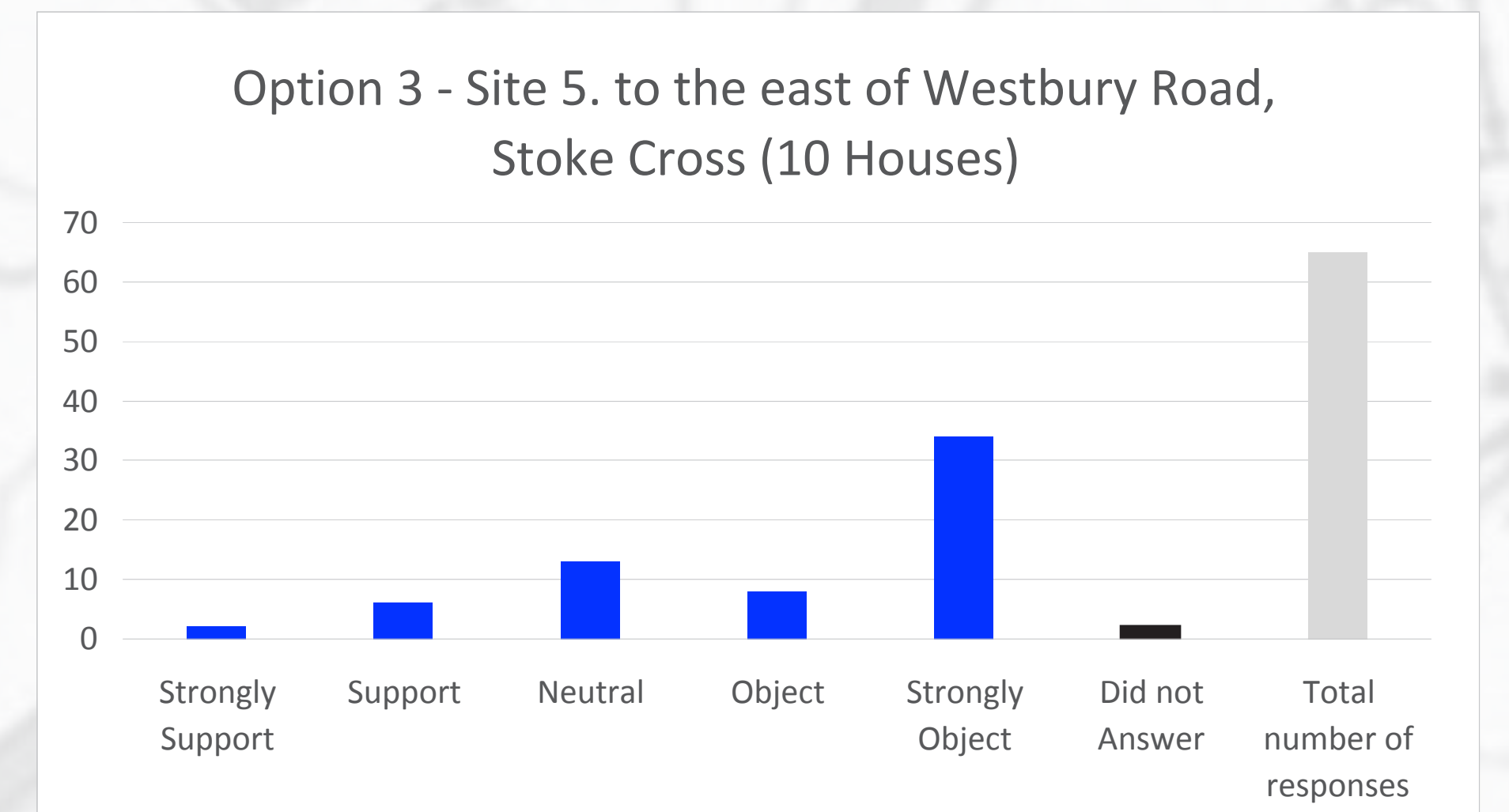
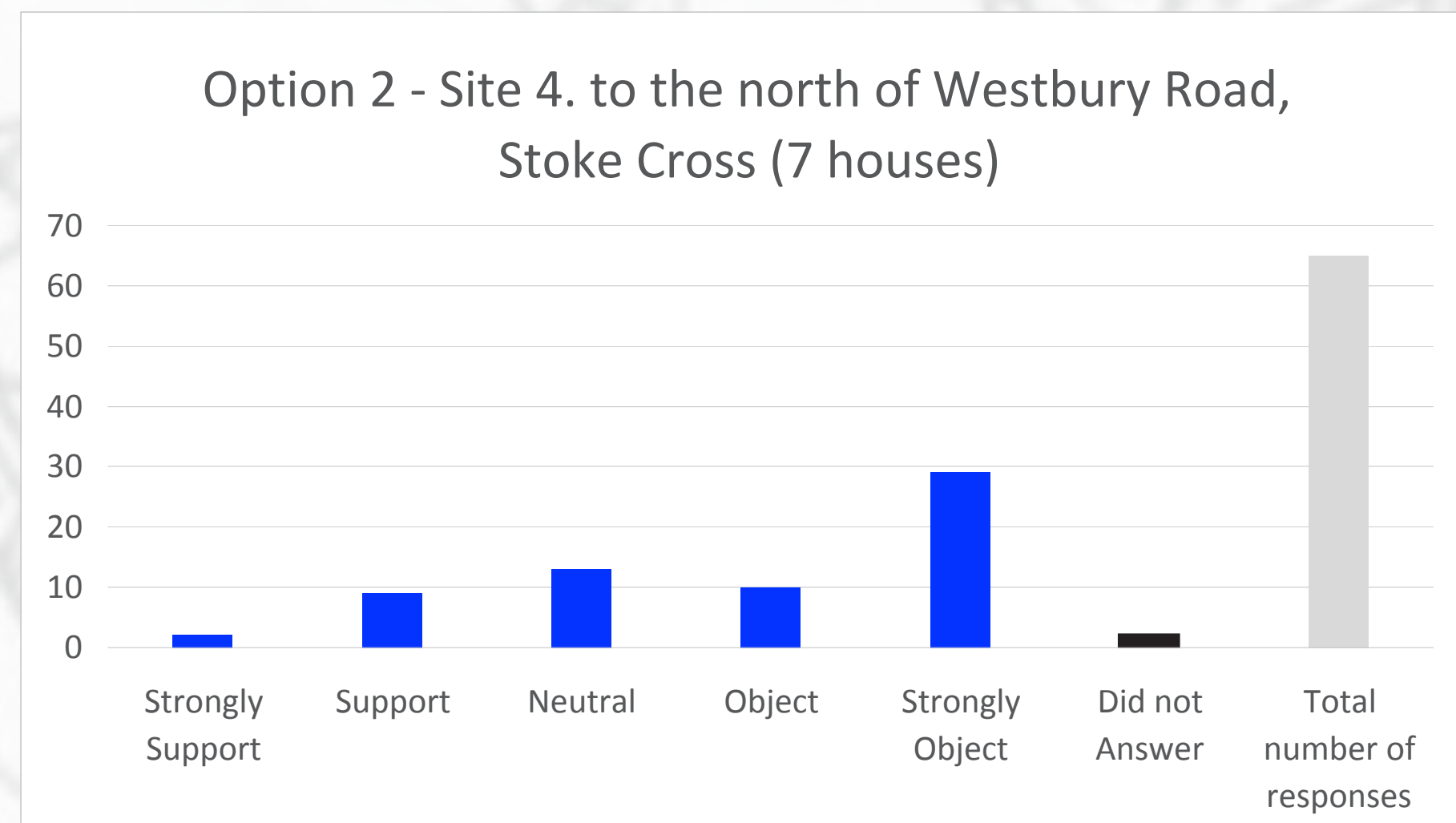
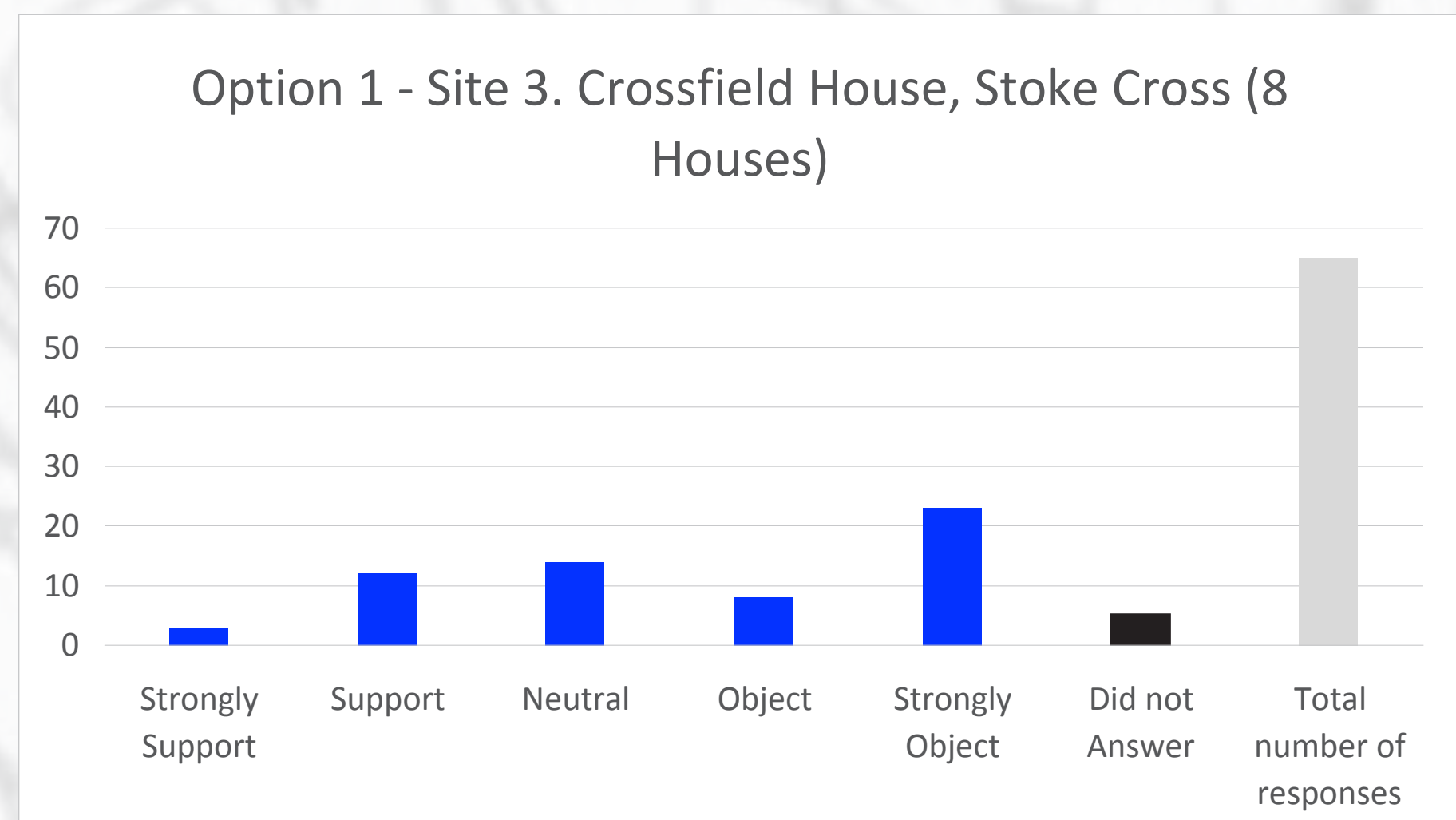
Conservation
Area



2021

Parish Questionnaire Responses

The charts below show the proportion of responses to individual elements included in the Stoke Lacy Neighbourhood Development Plan



NDP SG – Recommendations to Parish Council

NDP Site Call for Sites
Recommendations from the NDP Steering Group to the Parish Council

(Comments from the Stoke Lacy NDP Community Consultation April / May 2021.)

In general, the residents of Stoke Lacy Community are not keen for any further development and there is a strong feeling that the Parish has already met its Herefordshire Council target for housing with the development of Woodland View.

“I feel we have sufficient new houses in the Stoke Lacy/Cross area. Over the past few years we’ve had an increase, assuming that the Orchard will be developed, of 38 new houses. We are a small country village, dependant on nearby Bromyard for shops, surgery, hospital, dentist and schools. Bromyard is struggling to accommodate its increase in population. Increasing the size of Stoke Lacy/Cross is just going to add to the traffic and parking problems. Let’s leave it as it is!”

“Stoke Lacy is now up to the housing levels that are required of us. We have a good development at Newlands, and I feel strongly that development now ought to be odd conversions (granny annexe), a new home here and there.....More business opportunities (small workshops attached to homes) Site options 1-4 bunch up housing/make problems/overcrowd rural area/overstretch sewage”



Information available online at

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

NDP SG – Recommendations to Parish Council

However, if development is absolutely necessary, there is a bias towards small developments, garden developments and housing that ensures local people stay in the area.

“We have exceeded Hereford’s wishes in developing Newlands estate. This is a village with no amenities other than hall and church. We want to prevent extra cars and road use. No footpaths up and down hill. Infill of one or two houses acceptable in a village. Large development absolutely inappropriate”

“Any further development should be homes for people not estates for profit. Only build in one’s and twos at any one time-in the tradition of the way houses have been built in the area in the past. Drainage must be properly designed to not have detrimental impact on neighbours and wildlife.”

“Developments reflective of local need-downsizing to enable people to stay in their area and supportive friends. Starter homes to allow young people to stay local.”

“Object to any ‘mass’ development on any site but aware that we have to offer something to be compliant with NPPF. Also know that we cannot be an “island” and will be expected to contribute to a general shortfall across Herefordshire, unfair as that may seem. I could accept 1-2 houses on the most appropriate site that meets the requirements of access, safety, drainage, lack of impingement on views etc. I strongly object to the inevitable fallout that a greater density of development would have by increasing traffic on our narrow and already abused lanes.”

NDP SG – Recommendations to Parish Council

It was also clear from the comments that people feel that the community is separated partly because there is no footpath between Stoke Lacy and Stoke Cross.

“Some improvements to the footpath between Stoke Cross and the church will enable better access on foot to the wood and churchyard.”

“Stoke Cross has enough development. To help bring both parts of Stoke Lacy together, the footpath should be investigated. Maybe look for funding?”

“Putting in some pavements would be good. My blind daughter is unable to walk her guide dog as no safe routes.”

“The provision of safe pedestrian pathway between ‘up’ and ‘down’ areas of the village is a high priority.”

Bringing the two parts of Stoke Lacy Village together would have benefits not just for the social aspects of the community but it may also increase the size of the congregation at the Church and increase the use of the Plough Inn.

If you have any questions, please ring
01885 448102
or email comments@stokelacy.co.uk

NDP SG – Recommendations to Parish Council

The NDP Steering Group recommend that if any further development is required to meet the needs of the Stoke Lacy NDP and Herefordshire Council housing strategies, they should be small developments of houses, utilizing garden infills and housing that would support the local community.

With this in mind, the sites identified that we feel would be supported by the community are:

Site 3 – Crossfield House, Stoke Cross – Since submitting the AECOM figures of 8 houses, Sally Horsnett has re-stated her intention of two self-builds on this site.

Site 9 – Barn Conversion at Hopton Court Farm (Business opportunity)

Finally, another consideration for the Parish Council is to investigate the possibility of implementing a footpath between Stoke Lacy and Stoke Cross to bring the community closer together and diminish the feeling of “two separate communities” that currently exists. It is appreciated that this may be a complex task and has been investigated before, but it would be worth investigation grant funding to initiate a project looking at the feasibility.