



STOKE LACY PARISH

Neighbourhood Development Plan

2021 - 2031

YOUR FEEDBACK IS NEEDED

- Progress so far
- Options for Sites
- Settlement Boundaries
- Draft Policies
- Questionnaire

Informal Public
Consultation
Document

We need your feedback so that the Stoke Lacy NDP reflects the views of the whole community on future development in the parish.

You can find a summary and the latest version of the NDP document in its entirety on the NDP website (www.stokelacy.co.uk). The NDP document is very much a working draft, and it will continue to be amended and updated as we move forward. All feedback will be considered carefully, and where possible, incorporated into the final draft plan and circulated for a formal 6 week consultation later in 2021.

The Core Strategy refers to the Landscape Character Assessment (LCA) 2009 . This shows that Stoke Lacy falls within Timbered Plateau Farmlands Landscape type. The LCA notes this is one of the best preserved of the type in the County and in order to retain its character, it is recommended that densities remain low and development takes the form of modest additions to existing settlements or individual dwellings. This reflects many opinions expressed both at the public meeting and in the feedback from the survey therefore it is essential that it drives the content of our plan and that any development proposals

To reflect community opinion express in the Issues & Options survey, the settlement boundaries in both Stoke Lacy and Stoke Cross have been revised and drawn tightly around bricks and mortar, excluding the church and grounds and known flood areas.

The Steering Group and the Parish Council urge local residents and stakeholders to continue to share their views on the emerging policies together with all aspects covered by this consultation. This is your opportunity to have a say on future development. Going forward we will be consulting with you further on individual aspects, including the Design Codes, which you will see reference to in the policies.

It has been frustrating that current restrictions have meant that we could not have the public meetings that were planned. However, in case Covid-19 restrictions are not lifted in time, we are currently looking at how we can hold a public Zoom meeting. Please be assured that the Steering Group and Parish Council are absolutely committed to engaging with and listening to as many residents and stakeholders as possible. We will continue to work hard to give everyone the opportunity to be involved at all stages.

A Summary and the full emerging Draft Plan is on the NDP website (www.stokelacy.co.uk) together with the full reports of the Issues and Options Consultation, AECOM Site Options and Assessment Report, Herefordshire Landscape Character Assessment and other background evidence.

Options for Site Allocations

The following options for site allocations were assessed by AECOM as suitable for new housing or potentially suitable subject to the mitigation of minor constraints and/or consultation with Herefordshire Council. The site numbering (Sites 3, 4, 5 and 6) refers to the site numbers in the AECOM Site Options and Assessment Draft Report, 2021.

It should be stressed that the results of the assessment is not a recommendation for development.

The Design Codes provide detailed design criteria for individual sites to help ensure high quality design in new development.

Potential Sites submitted by landowners for New Housing

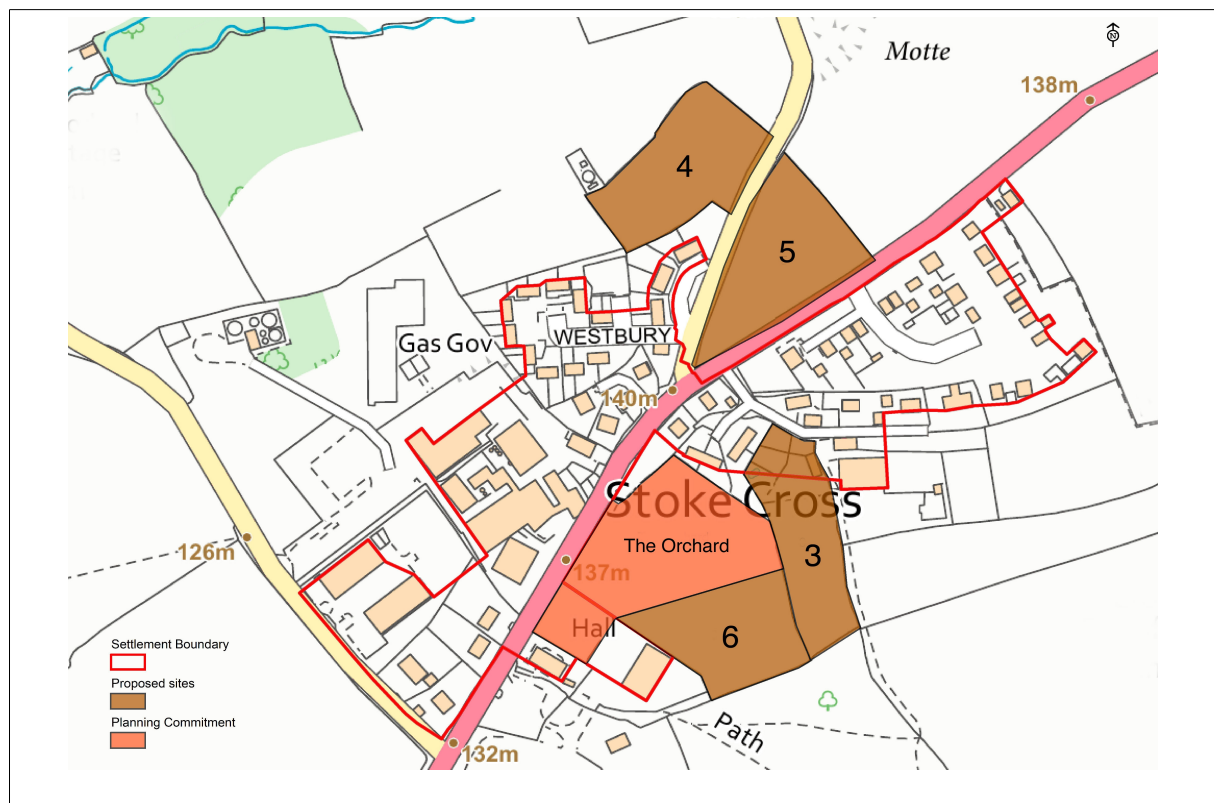
To see more detail about each site go to the full AECOM report which is posted on the website. **The Map below shows the location of these sites.**

Option 1 - Site 3 Crossfield House, Stoke Cross could be allocated for housing development for up to **8 houses**. (AECOM Report page 30.)

Option 2 - Site 4 to the north of Westbury Road, Stoke Cross could be allocated for housing development for up to **7 houses**. (AECOM Report page 30.)

Option 3 - Site 5 OS 5041 to the east of Westbury Road and north of A465, Stoke Cross could be allocated for housing development for up to **10 houses**. (AECOM Report page 31.)

Option 4 - Site 6 OS 4420, Site to the east of the Parish Hall, Stoke Cross could be allocated for housing development for up to **6 houses**. (AECOM Report page 32.)



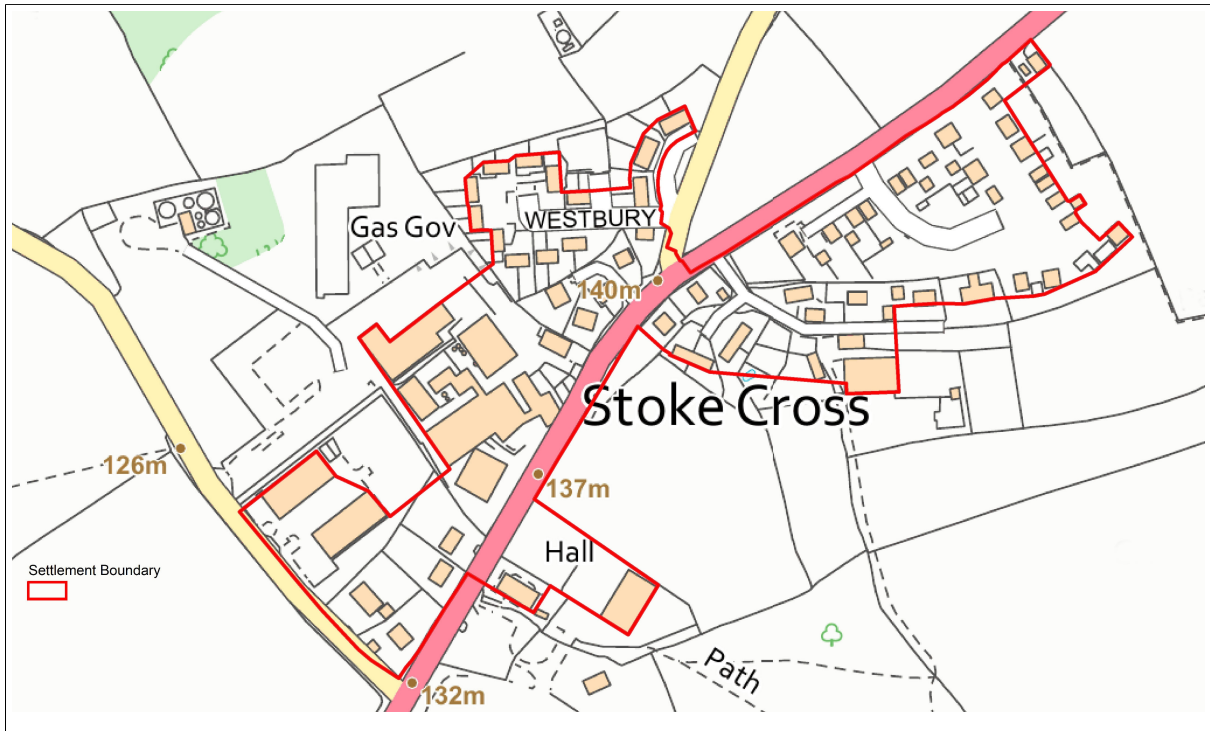
Potential Site submitted by landowner for business use.

Option 5 - Site 9 (Barn Conversion at Hopton Court Farm) could be allocated for employment uses. (AECOM Report page 33.)

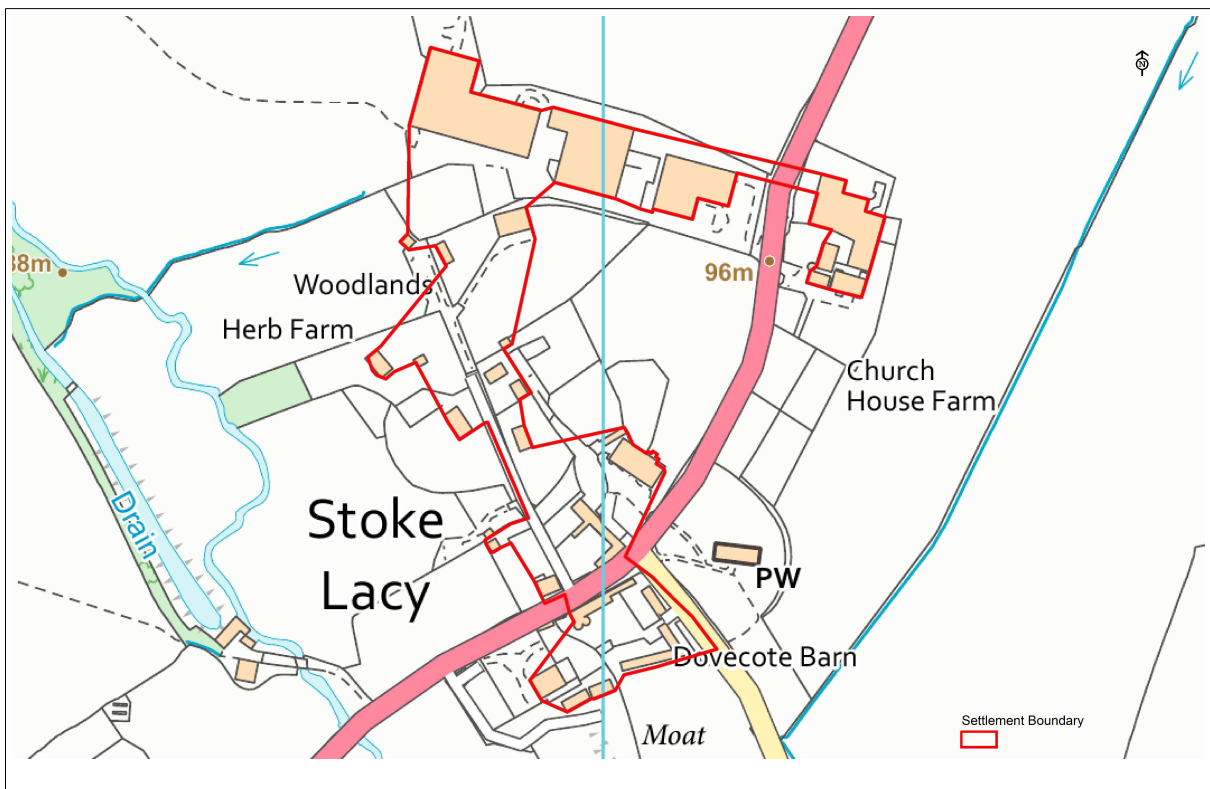
Settlement Boundaries

For the purpose of this consultation, the boundaries in both Stoke Lacy and Stoke Cross have been revised and drawn tight around bricks and mortar and excluded the church and grounds and known flood areas. If the Parish Council decides to include any possible options for housing sites in the NDP then the settlement boundary will go around and include the site(s).

Stoke Cross Settlement Boundary



Stoke Lacy Settlement Boundary



Draft Policies

The policies have been written to reflect feedback wherever possible but are mindful that the NDP also needs to conform generally with Hereford Council's Core Strategy. You will see that some policies refer to design codes. AECOM will do a thorough assessment of existing properties and landscapes etc. they will then produce a detailed design document which we will publish for consultation and feedback and then use to inform our NDP policies on design.

Draft Policy SL1: Protecting and Enhancing Local Landscape Character

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 principles where they are applicable to the site concerned:

1. 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 wherever it is practicable to do so.
2. Landscaping schemes should incorporate the planting of native broadleaved woodland species where possible, and plant new traditional species hedgerows in boundary schemes.
3. Landscaping schemes should be used to enhance local wildlife, providing new and restored habitats and contributing to biodiversity net gain. Schemes which support 'rewilding' will be particularly encouraged.
4. 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 their setting, be unobtrusive and energy efficient and have consideration for neighbouring amenity.
5. Existing public rights of way should be protected, and schemes should provide safe and accessible linkages to nearby walking routes and bridleways;
6. Key Public Views are being identified and proposals should respect these views. 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.

Draft Policy SL2: Local Green Spaces

These are being identified, the policy written and it will be consulted upon at a later date.

Draft Policy SL3: Public Open Spaces

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.

All schemes should protect local residential amenity and be designed to minimise future maintenance costs.

Draft Policy SL4: Protecting Heritage and Local Built Character

This will be addressed in the Design Codes and consulted upon at a later date.

Draft Policy SL5: Promoting Innovative and Sustainable Design

This will be addressed in the Design Codes and consulted upon at a later date.

Draft Policy SL6: Tourism and Rural Enterprise

Development proposals for small scale tourism and rural enterprise will be supported in Stoke Lacy Parish where:

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; and
4. The amenity of any neighbouring residential areas is protected.

Proposals for farm/village shops and cafes will be encouraged.

Draft Policy SL7: 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:

1. Link to pedestrian, cycle routes and bus stops;
2. Provide suitable and secure storage provision for bicycles; and
3. Include external electric charging points for vehicles and bicycles.

The impact of additional traffic from development proposals on existing rural road networks should be carefully considered and suitable measures should be provided to encourage appropriate traffic speeds.

Developer contributions may be sought to support the provision of a safe and accessible walking route linking the two settlements of Stoke Lacy and Stoke Cross.

Draft Policy SL8: 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 where:

1. Proposals are small in scale to protect local landscape character and setting;
2. Development of infill and backland sites does not have an adverse impact on local character;
3. Suitable and safe access is provided;
4. The amenity of neighbouring residents is protected; and
5. Design is of a high quality, responding to local character and context whilst incorporating low carbon technologies, resource efficiency measures wherever possible.

Proposals for new housing will also be supported on sites identified as site allocations in the NDP.

Draft Policy SL9: 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.

**Please encourage every member of a household
living in Stoke Lacy to have their say,
an NDP should reflect the views
of the whole community.**

(extra response forms can be found near the NDP mail boxes)

Thank you very much for taking the time and interest to respond to this consultation. Your responses and comments will be used to inform decisions about :

- 1. potential site allocations**
- 2. where the settlement boundaries will be drawn and**
- 3. the draft policies**

other comments about the emerging Draft NDP will also be considered.

Return your response form and any additional comments to:

the **NDP mail boxes**: located at the **Village Hall**
or in the **Church porch**

by email: **parishclerk@stokelacyparishcouncil.org**

or online on the NDP website: **www.stokelacy.co.uk**

By: 30th. April 2021.

Note: All personal details will remain strictly confidential and will only be viewed by the NDP Steering Group and will not be distributed or published. All answers to the questions and comments will remain anonymous in any analysis of the completed results. Your contact details will be kept until 3 months after the final NDP referendum after which they will be destroyed.'