



STOKE LACY PARISH

Neighbourhood Development Plan

2020-2031

Issues and Options
Public Consultation
Autumn 2020

cover image
Colin Simmonds

Introduction

Stoke Lacy Parish Council is preparing a Neighbourhood Development Plan (NDP) to guide future development in the Parish up to 2031. An NDP is a planning policy document and once finished, Stoke Lacy NDP will be used to help Herefordshire Council determine planning applications in the Parish. The NDP has to sit within the strategic planning framework of Herefordshire Council (set out in the Herefordshire Local Plan Core Strategy 2011-2031) and the National Planning Policy Framework or NPPF. The process also has to follow a set of legal regulations.

A Steering Group of local people and parish councillors has been meeting regularly since late 2019 to progress work on the Stoke Lacy NDP. As a first step, an Issues and Options document has been prepared for public consultation.

This is a summary of the full Issues and Options document. Also included is a short questionnaire with a number of key questions and boxes for comments. We would like to know what you think about the draft vision, objectives and key planning themes we have identified so far.

Public Consultation

WEDNESDAY 18th. & SATURDAY 21st. NOVEMBER

This consultation is an important opportunity for you to find out more and have your say at an early stage. There will be several more public consultations on the NDP over the coming months (including on possible housing sites) and at each stage we will consider all responses very carefully and use them to shape the Plan's policies and proposals. We are committed to keeping everyone informed at all stages and making sure all points of view are listened to. At the very end of the process there will be a local referendum and everyone on the electoral register will be invited to vote on whether the NDP should be used to determine planning applications.

Stoke Lacy Parish

The two villages of Stoke Cross and Stoke Lacy are the main settlements and new development such as housing and employment will continue to be concentrated here. The parish population is around 340 and it has an ageing profile. The wider parish has a very rural character of scattered farms, hamlets and individual houses set within an attractive undulating landscape of pasture, woodland and orchards. There are numerous listed buildings, a conservation area and a range of habitats including ancient woodland which support diverse wildlife. The parish has a strong sense of community and social activities are focussed on the village hall, church and pub. The NDP provides an opportunity to describe the distinctive character of the parish and to protect those features and facilities which are important to local people, whilst accommodating some sympathetic change.

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.

Housing

The NDP is required to plan positively for growth, and although the minimum housing target set out in the Herefordshire Local Plan Core Strategy (15% growth or 24 new houses) has been achieved, the NDP provides an opportunity for local people to have more say in future housing. A Call for Sites has been undertaken and the 12 submitted sites will be subjected to a technical assessment and then consulted upon shortly. The Steering Group would like to understand the scale of new development which would be supported by local residents up to 2031, and residents' preferred house types and sizes.

Settlement Boundaries

Settlement boundaries are used to set out where new development is acceptable in principle. New development outside the settlement boundaries of Stoke Lacy and Stoke Cross will be guided by rural area policies which only support development in a very limited range of circumstances. The Issues and Options document includes the following options for settlement boundaries as shown below. If housing sites are included in the NDP these will be within the settlement boundaries.

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.



The Natural Environment

Stoke Lacy parish has a distinctive rural landscape character, with cattle, sheep and arable farming as well as hops and orchards. The majority of fields are enclosed by ancient hedges: some of these have been removed to enlarge the fields, leaving individual trees. The rolling terrain provides small pockets of wild spaces and wooded corners where wildlife flourishes. There are two areas of ancient woodland at Hopton Dingle and Huddle Wood and other woodlands include Netherwood and Huddle Mill. Several streams and waterways flow within the area and the stream from Hopton Dingle flows through the village to the River Lodon. Local wildlife includes frogs, toads, newts and owls. 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 support kingfishers.

Key Public Views

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 looking down towards Stoke Lacy from Woodend Lane.

Built Character

Buildings in the parish are of a mix of materials and styles. Important built heritage includes the parish church of St Peter & St Paul and Stoke Lacy Conservation Area which is located in the centre of the settlement around the church and includes buildings linked to the Morgan family. Stoke Lacy parish has 33 Grade II Listed Buildings including the church, houses, farm houses, barns, hop kilns, a wall and a churchyard cross.

Community Facilities

The village hall and the recently improved church provide a focus for community activities in the parish. 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. There are no schools or nurseries in Stoke Lacy and the parish currently lacks public open space such as a play / recreation area / informal seating area for residents. The NDP could identify Local Green Spaces for protection which are of particular significance to residents.

Business and Tourism

There are several major employers in the area including Wye Valley Brewery and West Country Marketing as well as a wide range of other smaller businesses. An increasing number of people work from home. Whilst some traditional farming practices have declined, there has been diversification into more modern farming methods, renewable energy schemes and tourism.

Improving Accessibility for All

The parish has an extensive network of footpaths. The A465 connects the two main settlements. There is a limited bus service and many residents rely on private cars. The NDP could encourage development to support more sustainable transport and to link to existing walking and cycling networks.

This is **your** parish and **your** plan so have **your** say

Everyone over the age of 18 living in the parish can have their say.
Please fill in a questionnaire and return it to the boxes
in the entrance of the Village Hall or the Church Porch.

(There you will find extra copies of the questionnaire should you need them)

*The questionnaire is on the NDP website which you can fill in and email to
comments@stokelacy.co.uk*

This is a short summary of the first draft of Stoke Lacy's NDP for more information
go to website [**www.stokelacy.co.uk**](http://www.stokelacy.co.uk)

The NDP boxes will be available for questionnaires and comments until the end of November.

Community Consultation

Wednesday 18th November 18.30 to 20.00
& Saturday 21st November 10.00 to 12.00
in the Village Hall

*Please note that due to the Covid-19 Pandemic and current Government restrictions on social gatherings, a maximum number of 20 people will be allowed in the hall at any one time.
Numbers entering and Corona Virus rules will be controlled at the entrance.*

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

- *By completing the Issues & Options questions and feedback form and posting your responses through either of the NDP post boxes at the Village Hall or the Church Porch*
- *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 **01885 448102** and arranging to talk to a member of the NDP Steering Group (either by phone, Zoom call or socially distanced face to face)*

Issues and Options Questionnaire

Questions	Comments	
Question 1: Do you support the NDP Draft Vision and Objectives? (Please tick) ✓	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Question 2: Which of the options for settlement boundaries do you support? (Please tick) ✓	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Stoke Lacy </div> <div style="border: 1px solid black; padding: 5px;"> Stoke Cross </div>	
Question 3: How many new houses do you think should be provided in the parish up to 2031? (Please tick) ✓	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">0 - 5</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">6 – 10</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">11 - 15</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">16 - 20</div> <div style="border: 1px solid black; padding: 5px;">20 +</div>	
Question 4: Which house types and sizes do you think are needed in Stoke Lacy Parish? (Please tick all that apply) ✓	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Family houses</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Starter homes</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Housing for Older people</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Affordable homes</div> <div style="border: 1px solid black; padding: 5px;">Other (Please explain)</div>	
Question 5: Should the NDP include a policy to protect and enhance local landscape character? (Please tick) ✓	<input type="checkbox"/> Yes <input type="checkbox"/> No	Which important local landscape features should be protected?
Question 6: Do you support the key views identified by the Steering Group? (Please tick) ✓	<input type="checkbox"/> Yes <input type="checkbox"/> No	Are there any other important public views? Please explain.
Question 7: Do you agree that the NDP should include detailed policies on design? (Please tick) ✓	<input type="checkbox"/> Yes <input type="checkbox"/> No	Which local built character features are important and why?

Question 8: Should the NDP support the provision of a new public open space? (Please tick) ✓	<table border="1"> <tr> <td>Yes</td> <td></td> </tr> <tr> <td>No</td> <td></td> </tr> </table>	Yes		No		If so, which facilities should be included? (Eg seating, play, provision for teenagers etc)
Yes						
No						
Question 9: Should the NDP identify any Local Green Spaces for protection? (Please tick) ✓	<table border="1"> <tr> <td>Yes</td> <td></td> </tr> <tr> <td>No</td> <td></td> </tr> </table>	Yes		No		If yes, please provide any suggestions and explain why they are so important.
Yes						
No						
Question 10: Should the NDP support local business growth and tourism? (Please tick) ✓	<table border="1"> <tr> <td>Yes</td> <td></td> </tr> <tr> <td>No</td> <td></td> </tr> </table>	Yes		No		If yes, what would you like to see included?
Yes						
No						
Question 11: Should the NDP promote more sustainable travel? (Please tick) ✓	<table border="1"> <tr> <td>Yes</td> <td></td> </tr> <tr> <td>No</td> <td></td> </tr> </table>	Yes		No		Please explain.
Yes						
No						
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 tick) ✓	<table border="1"> <tr> <td>Yes</td> <td></td> </tr> <tr> <td>No</td> <td></td> </tr> </table>	Yes		No		Please explain.
Yes						
No						
Question 13: Do you have any other comments about the NDP?						

Name:	
Address:	
Email:	

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.'

Return completed questionnaires to the boxes
in the entrance of the Village Hall or the Church Porch.

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