

# **Bartestree with Lugwardine Neighbourhood Development Plan Review**

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## **Housing site assessment**

**DJN Planning Limited**

December 2020

For Bartestree with Lugwardine Group Parish Council

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# 1. Introduction

- 1.1 This report has been prepared for Bartestree with Lugwardine Group Parish Council (the Parish Council) as part of a review of the Bartestree with Lugwardine Neighbourhood Development Plan (NDP). The NDP was completed ('made') in December 2016. The plan extends up to 2031, with 12 policies on housing, redundant rural buildings, heritage, local green spaces, the local economy and transport and highways. Whilst the NDP defines settlement boundaries for the villages of Lugwardine and Bartestree, it does not contain any site allocations for housing.
- 1.2 The Parish Council has decided to undertake a first review of the NDP taking into account experience with implementing the plan, particularly with regard to applications involving the provision of housing. The Parish Council also wishes to respond positively to provisions in national policy on the weight that may be given to neighbourhood plans which are less than two years old and which contain policies and site allocations to meet housing requirements.<sup>1</sup>
- 1.3 As part of the review and to inform the making of a site allocation for housing, a Call for Sites was held in October 2020.
- 1.4 This report:
- reviews the planning policy context which applies to the provision of housing in the Neighbourhood Area, and confirms delivery to date through dwelling completions and the grant of planning permissions (section 2);
  - documents the approach which has been taken to finding potential sites for housing, and to screening them for assessment (section 3);
  - sets out a detailed assessment of the selected sites (section 4); and
  - provides conclusions and recommendations for discussion with the Parish Council's NDP Steering Group (section 5).
- 1.5 The report has been independently prepared for the NDP Steering Group by Dr. D.J. Nicholson MRTPI.

December 2020

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<sup>1</sup> NPPF, paragraph 14.

## 2. Policy context

### Herefordshire Local Plan Core Strategy (LPCS)

- 2.1 The LPCS was adopted in October 2015 and provides a comprehensive set of strategic planning policies on both a topic and place-shaping basis. For the purposes of this report, the most relevant are those dealing with the provision of housing in the rural areas. The strategy here is based around seven rural Housing Market Areas (HMAs). Minimum levels of new housing are distributed to each rural HMA, with an associated indicative target which is to be used as a basis for the production of neighbourhood development plans.<sup>2</sup>
- 2.2 Bartestree with Lugwardine Neighbourhood Area is in the rural Hereford HMA, where the LPCS is seeking a minimum housing growth of 18% or 1870 new dwellings between 2011 and 2031.<sup>3</sup>
- 2.3 To maintain and strengthen locally sustainable rural communities, the LPCS supports housing growth in and adjacent to a number of identified rural settlements. This is seen as a means of enabling development that can bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.
- 2.4 The LPCS provides for two tiers of rural settlements to receive proportionate housing growth: those which are to be the “*main focus*” of housing development, and generally smaller “*other settlements*” where new housing will be appropriate.<sup>4</sup> The level of new housing is to be informed by the minimum growth target for the relevant rural HMA. The expectation is that in these settlements NDPs “*will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity*”.<sup>5</sup>
- 2.5 The LPCS identifies Bartestree and Lugwardine as “*main focus*” settlements.<sup>6</sup>
- 2.6 The LPCS is also concerned to avoid unsustainable patterns of development and new isolated homes in the countryside. This is in line with the National Planning Policy Framework (NPPF) which requires policies to identify opportunities for villages to grow and thrive, especially where this will support local services, and to avoid the development of isolated homes in the countryside unless specified circumstances apply.<sup>7</sup>
- 2.7 To these ends, the LPCS requires neighbourhood development plans to define “*settlement boundaries (or a reasonable alternative)*” for the identified rural settlements.<sup>8</sup> Settlement

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<sup>2</sup> LPCS, policy RA1.

<sup>3</sup> Ibid.

<sup>4</sup> LPCS, policy RA2.

<sup>5</sup> Ibid.

<sup>6</sup> LPCS, Figure 4.14.

<sup>7</sup> LPCS, para. 4.8.23 and NPPF paragraphs 78 and 79.

<sup>8</sup> LPCS, para. 4.8.23.

boundaries are a means of establishing the planned extent of the main built form of villages. Outside such settlement boundaries, new housing is restricted to avoid unsustainable patterns of development. LPCS policy RA3 sets out the exceptions under which residential development may come forward outside the defined settlements.

- 2.8 A review of the LPCS has commenced in order to extend the plan period from 2031 to 2041. This is at an early stage and no documents have been issued which are relevant to the NDP Review. For the purposes of the NDP Review and the assessment of general conformity, the relevant strategic policies contained in the development plan for the area are those in the LPCS, and the end-date of the NDP will remain 2031.

### **Bartestree with Lugwardine Neighbourhood Development Plan**

- 2.9 The Bartestree with Lugwardine Neighbourhood Area was designated in September 2012, covering the two parishes of Lugwardine and Bartestree (Plan 1). There have been no amendments to the parish boundaries or other material changes since that date. The designated Neighbourhood Area remains relevant for the purposes of the Review.
- 2.10 The Neighbourhood Area is to the east of Hereford. The principal settlements of Bartestree and Lugwardine lie along the A438 Hereford-Ledbury road. In terms of services and facilities, Bartestree has a Village Hall and playing fields, Lugwardine Primary Academy, the New Inn public house, a village shop, fish and chip shop and hairdressers. Lugwardine has St. Peter's Church, Lugwardine Chapel, St. Mary's RC High School and the Crown and Anchor public house.
- 2.11 Both villages are defined by settlement boundaries in the NDP. These boundaries delineate the main built-up area of the two settlements for planning policy purposes, as described above. They include a number of sites with planning permission for residential development (commitment sites). The two settlement boundaries are not contiguous, being separated by a gap of some 345m of predominantly open land (measured along the A438 which runs through the area concerned). A desire to protect and maintain the historic separation of the two settlements is reflected in one of the objectives of the NDP. An issue to be considered in the Review is whether to give more explicit policy recognition to the undoubted significance of this gap in terms of local distinctiveness, village identity and the wider landscape views it affords.

### **Housing requirement and delivery to date**

- 2.12 The LPCS requires the NDP to demonstrate delivery of at least 152 new dwellings in the Neighbourhood Area in the period 2011-2031.
- 2.13 Herefordshire Council records show the following position for 1 April 2020 in terms of net new dwellings which have come forward since 2011 (i.e., allowing for any losses through demolitions):

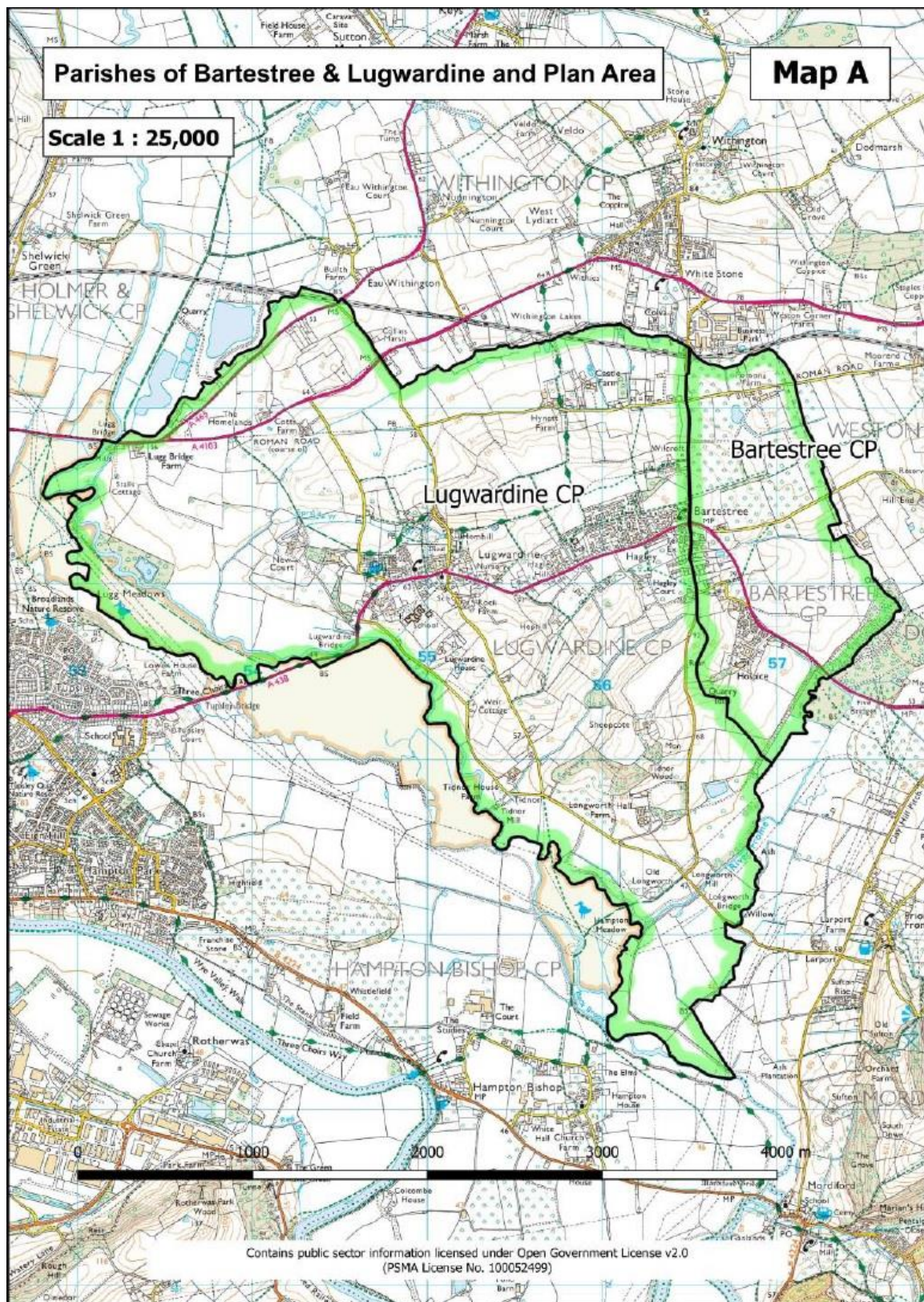
Completions (built 2011-2020): 150 dwellings

Commitments (planning permissions for new residential units at 1 April 2020): 17 dwellings.

- 2.14 Taking these completions and commitments into account, as at 1 April 2020 the Neighbourhood Area had exceeded its proportional share of housing growth in the rural Hereford HMA, by 15 dwellings or 10%. However, at HMA level the housing requirement is expressed as a minimum figure, and national Planning Practice Guidance (PPG) encourages neighbourhood planning bodies where possible to exceed their housing requirement. This is on the basis that a sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale.<sup>9</sup> The fact that the housing target has been achieved is therefore no impediment to the further allocation of land for housing in the plan period.

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<sup>9</sup> Paragraph: 103 Reference ID: 41-103-20190509.



**Plan 1: Bartestree with Lugwardine Neighbourhood Area**

### **3. Housing land availability**

- 3.1 This section of the report explains the approach taken to identifying sites for detailed assessment.
- 3.2 When identifying sites to allocate, PPG indicates that neighbourhood planning bodies may make use of existing site assessments prepared by the local planning authority.<sup>10</sup> In Herefordshire, such assessments have been undertaken since 2009 and are a useful starting point for the present exercise.

#### **Strategic housing land availability assessment (SHLAA)**

- 3.3 The SHLAA is a County-wide assessment of land potentially available for housing undertaken by Herefordshire Council. The latest iteration is the March 2019 Rural Report. This mainly deals with rural settlements which are not undertaking a Neighbourhood Development Plan, and does not cover Bartestree or Lugwardine. These settlements were last assessed in 2015, when a single site was surveyed and found to have no suitability during the plan period.<sup>11</sup> This site, at Penkelly between Bartestree and Lugwardine, has been submitted to the Call for Sites undertaken by the Parish Council for the NDP Review (see below).
- 3.4 Prior to the 2015 survey, SHLAA assessments were undertaken for sites at Bartestree and Lugwardine in 2009 and 2011.<sup>12</sup> These assessments are now of limited value in terms of proving land availability, due to the passage of time. However, several of the sites concerned have been submitted to the Parish Council's Call for Sites, thereby confirming that they continue to be available.
- 3.5 In undertaking detailed assessments for this report, regard has been had to earlier SHLAA information where this is relevant and remains current.

#### **Housing and Economic Land Availability Assessment (HELAA)**

- 3.6 The SHLAA process has now been replaced by a more comprehensive assessment of land for housing and employment development – the HELAA. This will provide up-to-date evidence of land availability to underpin the LPCS and its review and roll forward to 2041. To inform the exercise Herefordshire Council carried out a Call for Sites in August and September 2020. Several of the sites submitted to this exercise have also been put forward to the Parish Council's Call for Sites. Herefordshire Council have indicated that they will seek the agreement of parishes to making use of housing site assessments undertaken for NDPs, such as this report, in the preparation of the HELAA.

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<sup>10</sup> Paragraph: 003 Reference ID: 3-003-20190722.

<sup>11</sup> Herefordshire Council, Strategic Housing Land Availability Assessment, Rural Report, November 2015.

<sup>12</sup> Herefordshire Council, Herefordshire's Strategic Housing Land Availability Assessment, October 2009 and January 2011.

## NDP Call for Sites

- 3.7 The NDP Steering Group undertook a Call for Sites in October 2020 to provide a transparent, consistent and equitable process to register and confirm sites for consideration. The exercise also enabled initial information on sites to be provided by landowners and agents. In designing the process, regard was had to Herefordshire Council guidance.<sup>13</sup>
- 3.8 The Parish Clerk managed the process and acted as a point of contact. The Call for Sites exercise comprised:
- The preparation of a site submission form, based on that suggested by Herefordshire Council in the guidance referred to above (copy at Appendix 1);
  - Advertising the Call for Sites on the Group Parish Council website. The site submission form could be downloaded from the website;
  - Publicity in the parish magazine;
  - Display banner in a prominent location fronting the A438 by the Village Hall in Bartestree; and
  - Display of a poster on Parish noticeboards and the Parish Council website (copy at Appendix 1).
- 3.9 The site submission form explained that only sites which were in or adjacent to Bartestree and Lugwardine should be put forward, as these were the settlements identified for proportionate housing development in the LPCS. This stipulation was to reflect the provisions of LPCS policies RA2 and RA3 and of the NDP, as well as national planning policy, and so to help ensure that the NDP Review would be in general conformity with the LPCS – one of the “basic conditions” that must be satisfied.
- 3.10 The form also advised that the Parish Council was particularly interested in considering sites of up to one hectare which would be suitable for the development of 2- and 3-bedroom properties. This was to:
- give effect to national planning policy which encourages neighbourhood planning groups to consider the opportunities for allocating small and medium sites no larger than one hectare,<sup>14</sup> and
  - take account of information from the Local Housing Market Assessment on the size and type of dwellings required. In the rural Hereford HMA, the majority of open market housing will need to have either 2 or 3 bedrooms (23% and 54% respectively of the total requirement). For affordable housing, 1 and 2-bedroom properties are required (33% and 37%), against 3-bedroom properties or larger (30%).<sup>15</sup>

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<sup>13</sup> Herefordshire Council, Neighbourhood Planning Guidance Note 21, Guide to site assessment and choosing allocation sites, June 2015.

<sup>14</sup> NPPF, paragraphs 69 and 68a.

<sup>15</sup> Herefordshire Council, Herefordshire Local Housing Market Assessment 2013, tables 50 and 51.

- 3.11 A total of 27 sites were submitted (Table 1 and Plan 2). In respect of site 18, two smaller sub-sites were also submitted; these have been numbered as 18A and 18B.

| Site ref | Site name  | Selected for detailed assessment (Y/N) |
|----------|--|--|
| 1        | Land adjacent to Newcourt Farm, Cotts Lane             | Y                                      |
| 2        | Land at Newcourt Farm, Cotts Lane                      | Y                                      |
| 3        | Land adjoining Hagley Hall                             | Y                                      |
| 4        | Land adjacent to Parklands, Cotts Lane                 | N                                      |
| 5        | Land north of St. James Close                          | Y                                      |
| 6        | Land north of Burdon Drive                             | Y                                      |
| 7        | Land at Penkelly                                       | N                                      |
| 8        | Land at Wilcroft                                       | N                                      |
| 9        | Land east of Cotts Lane                                | N                                      |
| 10       | Land adjacent to Woodend Cottage, Black Hole Lane      | N                                      |
| 11       | Land at Prospect Cottage                               | N                                      |
| 12       | Land at Hynett Farm, Black Hole Lane                   | N                                      |
| 13       | Land adjacent to October House, Longworth Lane         | Y                                      |
| 14       | Land west of Cotts Lane                                | Y                                      |
| 15       | Remainder of Quarry Field                              | Y                                      |
| 16       | Land at Stalls Farmhouse                               | Y                                      |
| 17       | Land at Figgynut Cottage                               | Y                                      |
| 18       | Land east of A438 opposite Orchard Vale and Frome Park | Y                                      |
| 18A      | Land east of A438 opposite Orchard Vale                | Y                                      |
| 18B      | Land east of A438 opposite Frome Park                  | Y                                      |
| 19       | Land north of Longacres                                | N                                      |
| 20       | Land adjacent to Longacres                             | N                                      |
| 21       | Land at Fiddlers End                                   | N                                      |
| 22       | Land adjacent to Garden Cottage                        | N                                      |
| 23       | Land adjacent to The Bungalow/Birchwood                | N                                      |
| 24       | Land east of Traherne Close                            | Y                                      |
| 25       | Land east of Longworth Lane                            | Y                                      |

**Table 1: All sites submitted to NDP Call for Sites 2020.**



## Screening of sites against LPCS policy

- 3.12 The submitted sites have been screened in terms of their degree of fit with the LPCS. This is to ensure the general conformity of sites allocated through the NDP Review with the strategic policies contained in the development plan for the area, and to have regard to national policy and guidance. Strategic policy RA2 requires new residential development to be located within or adjacent to the main built-up area(s) of the identified settlements. This is so as to avoid unnecessary isolated, non-characteristic and discordant dwellings which would adversely affect settlement character and setting, and its local environment.<sup>16</sup> Bartestree and Lugwardine are the two settlements identified under policy RA2 in the Neighbourhood Area and the extent of their main built-up form has been subsequently determined through the settlement boundaries defined in the NDP.
- 3.13 Through this process, a total of 15 sites have been identified for detailed assessment, comprising five at Lugwardine and 10 at Bartestree. The results of this work are reported in the following section.
- 3.14 A number of the submitted sites do not have the sought-after relationship with Bartestree and Lugwardine in that they are not located within or adjacent to the main built-up area. These sites should be regarded as lying in the countryside for the purposes of applying LPCS policy RA2, as explained further below. They are not considered further in this Assessment.

### *Sites at Cotts Lane (sites 4 and 9)*

- 3.15 Site 4 is a field north of the dwelling Parklands and east of Cotts Lane, an unclassified road which runs between the A438 at Lugwardine and the A4103 to the north. Site 9 is grassland to the east and south of site 4.
- 3.16 The settlement of Lugwardine lies to the south. Planning permission has recently been granted for residential development which has extended the built form of the village northwards. Planning permission on land north of Traherne Close is shown as a commitment site in the NDP, and is included within the settlement boundary; this development is almost complete.<sup>17</sup> A subsequent permission on land north of Court Close has now commenced.<sup>18</sup> This scheme includes a landscaped buffer which extends across the northern edge of both these new developments. In the words of the planning officer, the buffer area “is considered to clearly define the bounds of the village in the future”.<sup>19</sup> Biodiversity and landscaping enhancements between the new dwellings and the local watercourse are secured by planning conditions for a thirty-year period. Sites 4 and 9 are separate from the main built-up area of Lugwardine and will remain so over the plan period and beyond as a result of these provisions.

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<sup>16</sup> LPCS policy RA2 and para. 4.8.16.

<sup>17</sup> LPA ref 151549, proposed erection of seven dwellings granted 21 January 2016.

<sup>18</sup> LPA ref 190279, proposed erection of eight bungalows granted 13 December 2019.

<sup>19</sup> Report to Planning and Regulatory Committee, 11 December 2019, paragraph 6.44.

### ***Site 7, land at Penkelly and site 11, land at Prospect Cottage***

- 3.17 Land at Penkelly was assessed in the 2015 SHLAA (HLAA418/001) as having no potential due to poor visibility onto the A438. Prospect Cottage is a Grade-II listed dwelling to the east. Both sites are in the gap which separates the main built forms of Bartestree and Lugwardine. This area also includes a 2009 SHLAA site (HLAA/88/001) between Prospect Cottage and Williams Mead assessed as having low/minor constraints, although a subsequent appeal for the development of 50 dwellings was dismissed in 2015.<sup>20</sup> The Inspector concluded that the proposal would result in the loss of physical separation between Bartestree and Lugwardine and that this would be harmful to their identity and character.
- 3.18 The NDP refers to the desirability of retaining the historic separation, identity and distinctiveness of the villages in both its objectives and the justification to policy BL4 *Settlement boundaries*, but there is no specific planning policy to provide suitable and specific protection to this important gap. The local topography means that the separation afforded has both physical and visual aspects. Williams Mead is set back from the ridgeline and the land then falls away towards Lugwardine and the Lugg Valley, offering far-reaching views across Hereford towards the west in doing so. Providing planning policy protection for these aspects of local character should be considered as part of the Review.

### ***Sites at Wilcroft (sites 8 and 20, 21, 22 and 23)***

- 3.19 Wilcroft is a Grade II-listed country house, now sub-divided, accessed from the C1130. Nearby to the north are other dwellings, farm buildings and walled garden. These are served from a private means of access off the C1130 which is also a public footpath. The properties are individualistic in design and include the Grade II-listed Garden Cottage. They form a loose group with Wilcroft itself. The submitted sites are open plots within or on the periphery of the group which make varied contributions to its dispersed character, landscape setting, and to the setting of the listed buildings.
- 3.20 Bartestree lies a short distance to the south-west. None of the submitted sites are contiguous with the main built form of the village or its clearly-defined settlement boundary. The physical and visual separation between the village and the Wilcroft group is an important element in local distinctiveness and overall settlement character, and would be compromised by development on these sites.

### ***Sites at Black Hole Lane (sites 10 and 12)***

- 3.21 Black Hole Lane is an unclassified road which runs west from a crossroads junction with the C1130 in the north of the Neighbourhood Area. Site 10 comprises garden land to the Grade II-listed Woodend Cottage, a wayside property. Site 12 is a former orchard at Hynett Farm.

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<sup>20</sup> LPA ref P132536/F, development of 50 new dwellings on land at William's Mead, Bartestree dismissed on appeal 31 March 2015 (appeal ref APP/W1850/A/14/2224785).

Both sites enjoy a rural, countryside setting and are relatively remote from Bartestree or Lugwardine.

***Site 19, land north of Longacres***

- 3.22 Site 19 is an agricultural land parcel, linear in form with a 225m frontage to the C1130 and extending southwards from Black Hole Lane. It occupies a rural setting with no relationship to the LPCS identified settlements.

## 4. Site assessments

### Approach to site assessment

- 4.1 Site assessments have been undertaken having regard to advice and guidance available from Herefordshire Council,<sup>21</sup> the approach taken in the latest Herefordshire SHLAA,<sup>22</sup> and to PPG.<sup>23</sup> In line with PPG, the aim has been to provide proportionate, robust evidence to support the choices made and the approach taken. PPG advises that in allocating sites for development 'qualifying bodies' (in this case, the Parish Council) should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.<sup>24</sup> However, any assessment needs to be proportionate to the nature of the plan.<sup>25</sup>
- 4.2 Sites have been assessed using a standard assessment form, based on a model version prepared by HC and modified for local circumstances. The approach to assessment has been designed to be consistent with that undertaken at County-level, in order to assist the sharing of information and promote a common understanding of site suitability.
- 4.3 The information provided on completed NDP Call for Sites submission forms and through any previous SHLAA surveys has been supplemented by further desk-based research and site visits. The principal aspects covered are as follows:
- site size, boundaries, and location;
  - current land use and character;
  - adjacent land uses and character of surrounding area;
  - physical features / constraints, such as access, topography, flood risk and natural features of significance
  - planning, heritage and environmental designations and allocations
  - planning history.
- 4.4 In considering whether sites are developable<sup>26</sup> and so potential candidates for allocation in the NDP, regard has been had to:
- the **suitability** of sites, assessed having regard to such factors as planning policy; physical factors; potential impacts of development, including on neighbouring uses, ecology, heritage assets, landscape character and visual amenity; current environmental conditions; and relationship to the existing settlement pattern;

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<sup>21</sup> Herefordshire Council, Neighbourhood Planning Guidance Note 21, Guide to site assessment and choosing allocation sites, June 2015.

<sup>22</sup> Herefordshire Council, Strategic Housing Land Availability Assessment, Rural Report, March 2019.

<sup>23</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>24</sup> NPPG, paragraph: 042 Reference ID: 41-042-20170728

<sup>25</sup> Paragraph: 003 Reference ID: 3-003-20190722.

<sup>26</sup> As per the NPPF Glossary: to be considered developable sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- **availability**, as evidenced in the Call for Sites submissions and any relevant planning decisions; and
  - **achievability**, assessed as to whether there is a reasonable prospect that the site will be developed for housing at a particular point in time. At a site level, this may be influenced by factors such as unusual site costs, market or delivery factors. Overall, assessment undertaken for the LPCS has demonstrated the viability of housing development (including policy-compliant affordable housing provision)<sup>27</sup> in the relevant market value area.
- 4.5 Where estimates of site capacity in terms of numbers of dwellings have been made, the approach used in the latest SHLAA (2019) has been followed. A density range of 20 - 30 dwellings per hectare is taken as a starting point. Account is also taken of evidence provided in site submissions, settlement character and other local information pertinent to the site including any known infrastructure or open space requirements. Landscape, ecology and biodiversity, heritage, flood risk or topography factors may act as constraints on capacity.
- 4.6 In respect of agricultural land quality, the NPPF advises that planning policies should recognise the economic and other benefits of the best and most versatile agricultural land.<sup>28</sup> The farmland surrounding Bartestree and Lugwardine is grade 2 (Very Good).<sup>29</sup> This is a factor to be borne in mind when taking decisions particularly in respect of the larger sites comprising farmland.
- 4.7 Many of the submitted sites are adjacent to heritage assets, either designated (such as listed buildings or the Scheduled Ancient Monument north of Lugwardine) or undesignated (such as Unregistered Parks and Gardens). NPPF requires heritage assets to be conserved in a manner appropriate to their significance; that great weight should be given to the conservation of designated heritage assets, and that there should be clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset including from development in its setting.<sup>30</sup> A formal assessment of significance is outside the scope of this housing site assessment, whilst the extent of any potential harm to or loss of significance will depend in part on the details of any particular development proposal. However, sites should only be considered for allocation where it is clear that they can be developed with appropriate regard to the heritage assets concerned. This may require further information and investigation, and discussion with Herefordshire Council/Historic England.

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<sup>27</sup> Herefordshire Council, Whole Plan Viability Assessment, Three Dragons, May 2014.

<sup>28</sup> NPPF, paragraph 170b.

<sup>29</sup> Regional Agricultural Land Classification Map, West Midlands 2010.

<sup>30</sup> NPPF, paragraphs 184, 193 and 194.

## Results of site assessments

- 4.8 The results of the site assessments are presented below. Table 2 provides an overview, using a traffic light system to categorise sites as follows:

|  |   |
|--|---|
|  | Site ruled out following assessment   |
|  | Site with potential for allocation subject to resolution of constraints/<br>consideration of scale/relationship to settlement |
|  | Progress to consultation as option sites  |

| Site ref | Name  | Gross area/<br>(developable<br>area) (ha.)* | Potential<br>dwelling<br>capacity** |
|----------|---|---|-------------------------------------|
| 1        | Land adjacent to Newcourt Farm, Cotts Lane      | 0.44  | 3                                   |
| 2        | Land at Newcourt Farm, Cotts Lane               | 2.8 (0.8)                                   | 20                                  |
| 3        | Land adjoining Hagley Hall                      | 1.9   | 38-57                               |
| 5        | Land north of St. James Close                   | 2.8 (1.4)                                   | 28-42                               |
| 6        | Land north of Burdon Drive                      | 8.7   | -                                   |
| 13       | Land adjacent to October House, Longworth Lane  | 0.3   | 5-8                                 |
| 14       | Land west of Cotts Lane                         | 1.65  | -                                   |
| 15       | Remainder of Quarry Field                       | 0.73  | -                                   |
| 16       | Land at Stalls Farmhouse                        | 0.46  | -                                   |
| 17       | Land at Figgynut Cottage                        | 0.2   | 4                                   |
| 18       | Land E of A438 opposite Orchard Vale/Frome Park | 10.4  | -                                   |
| 18A      | Land east of A438 opposite Orchard Vale         | 2.2   | -                                   |
| 18B      | Land east of A438 opposite Frome Park           | 4.25  | -                                   |
| 24       | Land east of Traherne Close                     | 1.0 (0.5)                                   | 10                                  |
| 25       | Land east of Longworth Lane                     | 1.1   | -                                   |

**Table 2: Site assessment overview**

\* developable area based on site submissions or where assumed to reflect site constraints

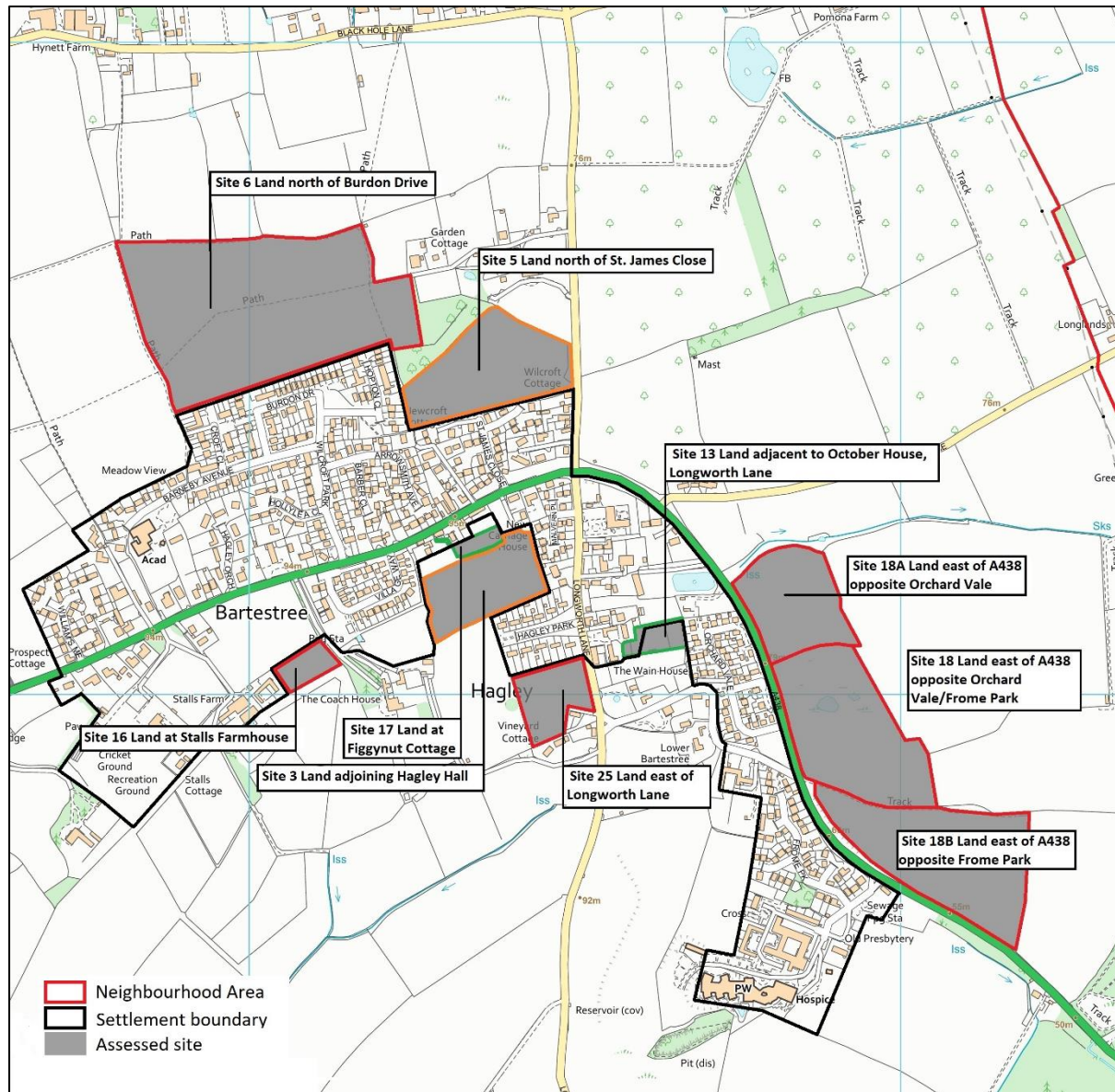
\*\* potential capacity based on site submissions where indicated or on the range 20-30 dwellings per hectare as per the 2019 SHLAA.

- 4.9 The assessments have identified three sites which have no notable planning or environmental constraints and a good relationship to the existing settlement. These sites have been rated green. All are less than one hectare in size and are considered to be developable sites which should be capable of being delivered within five years.
- 4.10 Four sites have been rated amber. They have a reasonable relationship with the existing settlements. These are larger plots, between one and 2.8 hectares. However, there are various factors including planning, access and heritage whose resolution is likely to mean that the developable area is less than the whole site. Such a solution has already been suggested by the agent for site 2, whereby the developable area would be 0.8 hectare (whole site 2.8 ha.) and could also be a way forward for sites 5 and 24. For three sites in this group, development has the potential to impact on designated and/or undesignated heritage assets. This will need to be further assessed if these sites are to proceed. Subject to resolving the identified issues, the amber-rated sites are potentially developable, and certainly owner intentions are such that they are capable of being delivered within five years if a suitable scheme can be provided. A policy in the NDP could be used to guide development and ensure that the identified site factors were addressed.
- 4.11 A point to note at this stage in considering the green and amber sites is that they are all incremental additions to the built form which do not pre-determine decisions about longer-term directions of growth. At this stage, mid-point in the Core Strategy cycle, with a review of strategic policy underway, such decisions are better taken in a future NDP review when housing requirements beyond 2031 are known.
- 4.12 Eight sites have been rated red. This group ranges in size from 0.46 to 10.4 hectare. They have been discounted after assessment for various reasons including poor relationship with the existing settlement, scale, and the adverse heritage, landscape and visual impacts of development.
- 4.13 All of the sites are within Flood Zone 1, the lowest available risk rating. For foul drainage, the 2019 SHLAA reports available headroom at the Eign Waste Water Treatment Works. It is assumed that all sites are capable of connection to mains foul drainage discharging to the Eign works in Hereford which is outside of the River Lugg sub-catchment.<sup>31</sup> However there may be issues with water supply requiring further information.
- 4.14 The following sections provide summaries of each site assessment, grouped by village. Full details of the site assessments are given in Appendix 2.

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<sup>31</sup> The Neighbourhood Area is within the River Lugg sub-catchment. The Lugg is a Special Area of Conservation presently in unfavourable condition. There is currently only limited scope for approving development in the River Lugg sub-catchment which could lead to additional damaging effects by increasing phosphate levels.

## Sites at Bartestree



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### Plan 3: Assessed sites at Bartestree

### ***Site 3, Land adjoining Hagley Hall***

- 4.15 Site 3 lies to the south of Bartestree abutting village housing and the settlement boundary to varying degrees on all four sides. Site 17 is to the north with potential for a joint scheme. It is a contained site, well-related to the built form of the settlement. Development will need to respect the amenity of existing dwellings. The site is in the setting of the Grade II-listed Hagley Hall. Further information would be required to show that this heritage asset could be conserved in a manner appropriate to its significance. The site is also of ecological interest and any proposals should include for longer-term habitat management and protection. Access would need to be confirmed and the land required included in any site allocation.
- 4.16 The 2016 appeal decision<sup>32</sup> in respect of land at Longworth Lane (which included site 3) concluded that the area should be considered a 'valued landscape' for which protection is offered by paragraph 170 of the NPPF. This conclusion reflected its designation in part as an Unregistered Park and Garden as well as its "well-professed tranquil nature", and was seen to be particularly relevant to the southern part of the appeal site. Considering site 3 in its own right, it is not Unregistered Park and Garden, there is no public access and only limited visibility from public viewpoints. In these respects, it differs significantly from the larger appeal site and cannot be reasonably seen as a valued landscape.

### ***Site 5, land north of St. James Close***

- 4.17 Site 5 is a level and regularly-shaped plot on the northern edge of Bartestree. It is contained by existing development, woodland and the C1130 and is well-related to the built form of the settlement. Development will need to respect the amenity of existing dwellings and users of the public footpath which borders the site to the south. Restricting development to the western portion of the site, away from the listed buildings which lie to the east, could help demonstrate that these heritage assets were being conserved in a manner appropriate to their significance.

### ***Site 6, land north of Burdon Drive***

- 4.18 Site 6 is farmland to the north of the Bartestree settlement boundary. It represents large-scale expansion on the periphery of the village away from the main road and which extends into open countryside on three sides. Development on the scale proposed in the Call for Site submission would be contrary to the present linear settlement form, intrude into its open countryside landscape setting, and reduce the physical and visual separation between the main built form of Bartestree and the group of dwellings at Wilcroft. There is significant potential for landscape and visual impacts and harm to settlement and landscape character. The means of achieving access to an adopted highway remains to be demonstrated. Development of the site would be disproportionate to the requirements of the LPCS, taking

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<sup>32</sup> LPA ref P143771 site for development of up to 100 dwellings open space and community orchard dismissed on appeal 26 October 2016 (appeal ref APP/W1850/W/15/3051153).

account of the level of growth directed to the Neighbourhood Area and completions and commitments to date.

***Site 13, land adjacent to October Cottage, Longworth Lane***

- 4.19 Site 13 is a backland plot to the rear of recent development on Longworth Lane. The highway access to this scheme also serves the site. Part of the site is in the Bartestree settlement boundary. The boundary cuts across the site on an alignment which does not appear to follow physical features, thereby excluding the remainder of the plot. There are heritage assets to the north (Bartestree Court Farmhouse and Unregistered Park and Garden) and south (Black and White Cottage). Taking account of their contexts, the site is capable of development without any material impact on their significance. The site is suitable and available for residential development. As a guide to capacity, there is potential for up to eight dwellings taking account of the density and character of neighbouring uses and the shape and size of the plot.

***Site 16, land at Stalls Farmhouse***

- 4.20 Site 16 is to the south of Bartestree with Local Green Space, designated in the NDP, between it and the main built-up area of the village. It has a well-treed, rural ambience, including a distinctive row of poplars on the northern boundary and with extensive countryside views to the south. The recent nearby development to the south of the main road at Village Way does not detract from this character. The site is poorly related to the main built form of Bartestree. There is the potential for harm to the visual amenity of users of the public footpath which crosses the site. The site is in the setting of the Grade II-listed Hagley Court and within the associated Unregistered Park and Garden, which is also of ecological interest. Further information would be required to show that these heritage assets could be conserved in a manner appropriate to their significance.

***Site 17, land at Figgynut Cottage***

- 4.21 Site 17 is a small site on the southern edge of Bartestree. It is well-related to the main built-up area of the village and abuts the settlement boundary, with agricultural land to the south (site 3). There are no significant planning constraints. The details of highway access will need to be addressed in scheme design to achieve a less sinuous alignment. The site lies to the rear of existing properties and the potential for impacts on residential amenity will need to be considered. With these factors suitably resolved, the site is suitable and available for residential development. As a guide to capacity, there is potential for up to four dwellings to take account of local character, existing densities and neighbouring uses, and the shape and size of the plot.

***Site 18, land east of A438 opposite Orchard Vale and Frome Park***

- 4.22 Site 18 is the largest of the submitted sites and is farmland to the east of Bartestree. Residential development opposite much, but not all, of the site's main road frontage provides

a continuous band of development from Frome Park westwards. However, the A438 marks and reinforces a clearly-defined edge to the village which is reflected in the Bartestree settlement boundary. The site itself is unrelated to other development on the east side of the road. There is 300m of farmland between Bartestree Cross and the nearest point of the site, broken only by a minor road junction and a small group of dwellings. A further issue is the potential for landscape and visual impacts which may arise from development, the site being open to longer-distance views. The visual amenity of users of the public footpath which runs across the northern field would be harmed to a degree by development. The site is not suitable for development by virtue of the poor relationship with the main village form, the potential for landscape and visual impacts, and the harm to settlement and landscape character that may arise. Development of the site would be disproportionate to the requirements of the LPCS, taking account of the level of growth directed to the Neighbourhood Area and completions and commitments to date.

***Site 18A, land east of A438 opposite Orchard Vale***

- 4.23 Site 18A is part of the larger site 18. There is residential development opposite, on the other side of the A438. However, the main road marks and reinforces a clearly-defined edge to the village which is also defined by the settlement boundary. The site itself is unrelated to other development on the east side of the road. There is 300m of farmland between Bartestree Cross and the nearest point of the site, broken only by a minor road junction and a small group of dwellings. A further issue is the potential for landscape and visual impacts which may arise from development, the site being elevated and open to longer-distance views. The visual amenity of users of the public footpath which runs across the northern field would be harmed to a degree by development. The site is not suitable for development by virtue of the poor relationship with the main village form, the potential for landscape and visual impacts, and the harm to settlement and landscape character that may arise. There are concerns over the scale of development which could arise, which would represent disproportionate growth (see comment for site 18).

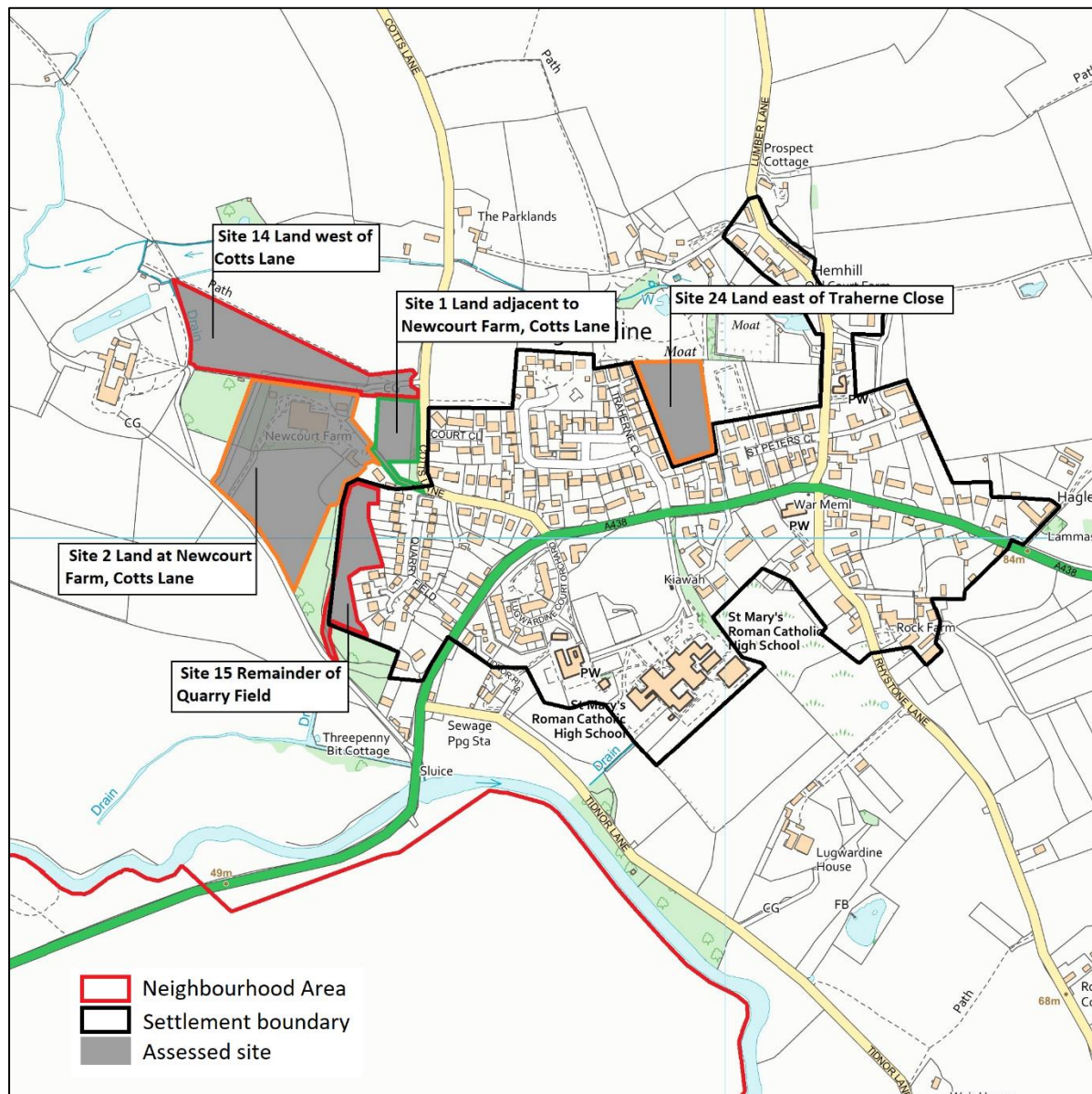
***Site 18B, land east of A438 opposite Frome Park***

- 4.24 Site 18B is also part of the larger site 18. There is residential development opposite for part of the site's frontage to the A438. However, the main road marks and reinforces a clearly-defined edge to the village which is also defined by the settlement boundary. The site itself is unrelated to other development on the east side of the road. There is 630m of farmland between Bartestree Cross and the nearest point of the site, broken only by a minor road junction and a small group of dwellings. A further issue is the potential for landscape and visual impacts which may arise from development, the site being open to longer-distance views. The site is not suitable for development by virtue of the poor relationship with the main village form, the potential for landscape and visual impacts, and the harm to settlement and landscape character that may arise. As with site 18A, there are concerns over the scale of development which could arise and which would represent disproportionate growth (see comment for site 18).

***Site 25, land west of Longworth Lane***

- 4.25 Site 25 lies to the south of Bartestree adjacent to Hagley Park and the settlement boundary. It comprises part of a larger area of former parkland associated with Hagley Court, and has a distinctive rural character which contributes to the landscape setting of the village. Development would be harmful to this rural character and appearance as experienced from Longworth Lane and from the public footpath which crosses the site. It would extend the consolidated built form of the village southwards, contrary to the established settlement pattern. The site is in the setting of the Grade II-listed Hagley Court and within the associated Unregistered Park and Garden. Further information would be required to show that these heritage assets could be conserved in a manner appropriate to their significance. The site is also of ecological interest and with trees subject to a Tree Preservation Order. Having regard to the 2016 appeal decision, its designation as heritage parkland and its tranquil nature, the site is part of a 'valued landscape' to be protected and enhanced in accordance with NPPF paragraph 170, rather than considered for allocation for development.

## Sites at Lugwardine



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### Plan 4: Assessed sites at Lugwardine

***Site 1, land adjacent to Newcourt Farm, Cotts Lane***

- 4.26 Site 1 is a level and regular plot on the western edge of Lugwardine with a reasonable relationship to the built form of the village. Vehicle and pedestrian access are available onto Cotts Lane using an existing private driveway. Development will need to take account of the protected trees on the site's Cotts Lane frontage and potential amenity issues which may arise due to agricultural operations and processes at the nearby Newcourt Farm. The site is suitable and available for development within five years and there is a reasonable prospect that this timeframe will be achieved.

***Site 2, land at Newcourt Farm, Cotts Lane***

- 4.27 Site 2 comprises land, farm buildings and dwellings to the west of site 1. The Call for Site submission proposes demolition of the existing barn and one dwelling and the construction of 20 dwellings on the northern part of the site, providing a mix of house sizes and seven affordable units, with public open space to the south on land within the New Court Unregistered Park and Garden. The area for development as described is well-screened and contained by existing woodland planting, which is in part protected and also of heritage and ecological importance. The submitted details demonstrate that development of the scale proposed can be achieved without harm to these interests. Vehicle and pedestrian access are available onto Cotts Lane using the private driveway, as per Site 1. The site is available for development within five years and there is a reasonable prospect that this timeframe will be achieved. Affordable housing, a mix of dwellings and a significant area of public open space could be delivered. These factors will need to be balanced against the relatively poor relationship of the site to the built form of the village in considering the site for allocation. This relationship will be improved if site 1 is granted planning permission or allocated for development in the NDP.

***Site 14, land west of Cotts Lane***

- 4.28 Site 14 lies between Cotts Lane and the grounds of New Court, with sites 1 and 2 to the south. The site is poorly related to the main built form of Lugwardine, extending well into open countryside. There is the potential for harm to visual amenity from development, both in views from the north along Cotts Lane and to users of the public bridleway which runs along the open northern boundary. The site is in the setting of the Grade II\*-listed New Court country house and within the associated Unregistered Park and Garden, which is also of ecological interest. Further information would be required to show that these heritage assets could be conserved in a manner appropriate to their significance.

***Site 15, remainder of Quarry Field***

- 4.29 Site 15 is within the Lugwardine settlement boundary. It was included in the redline boundary of an outline planning permission for residential development granted on appeal in 2014, but not in the area that was subsequently developed. There is no provision to access the site through the new development and at present it is landlocked. Its boundary to the new

dwelling is irregular and the site is of limited width, further reducing its potential. The Call for Site submission includes a sketch scheme for five dwellings to be accessed through the woodland, connecting to the private New Court driveway and thence the A438. However, the identified access route runs outside the settlement boundary, and there are potential impacts on the historic parkland, protected trees and woodland habitats of ecological importance which would need to be addressed. In any event, use of the New Court entrance was ruled out by the 2009 SHLAA for reasons of highway safety, albeit for a larger site, and there is no evidence that this position has changed. These factors all militate against its allocation in the NDP for housing.

- 4.30 The recently completed Quarry Fields development provides a new and clearly defined village edge to Lugwardine to the east of site 15. In the NDP Review, consideration should be given to revising the settlement boundary so that this follows the rear boundaries of the new housing.

***Site 24, land east of Traherne Close***

- 4.31 Site 24 is an edge-of-village greenfield site bordered by housing (bungalows), the burial ground Local Green Space, and agricultural land. Highway access is proposed to be achieved from Traherne Close to the west, enabled by a property demolition. It is within the Lugwardine Conservation Area and the setting of the medieval moated site, a Scheduled Ancient Monument, which lies to the north east. Further information would be needed to show that these designated heritage assets could be conserved in a manner appropriate to their significance, and that a suitable vehicular access could be viably achieved for the proposed scale of development. The access, historic environment and design factors point to any development being single-storey in the west and south of the site only, with open space on the remainder to provide a buffer to the burial ground Local Green Space and the Scheduled Ancient Monument.

## 5. Conclusions and recommendations

5.1 This section sets out conclusions and recommendations on:

- Housing site selection
- Other matters arising from the assessments to be considered in the NDP Review
- Windfall allowance.

### Site selection

5.2 Detailed assessments have been undertaken on a total of 15 sites. From this work, seven sites have been identified for further consideration by the Steering Group. Three of these are generally free of planning constraints and are suitable candidates for allocation. They are:

| Site ref | Name   | Gross area/<br>(developable<br>area) (ha.)* | Potential<br>dwelling<br>capacity** |
|----------|--|---|-------------------------------------|
| 1        | Land adjacent to Newcourt Farm, Cotts Lane     | 0.44  | 3                                   |
| 13       | Land adjacent to October House, Longworth Lane | 0.3   | 5-8                                 |
| 17       | Land at Figgynut Cottage                       | 0.2   | 4                                   |

5.3 The other four sites are subject to outstanding issues including potential heritage impacts and means of highway access which remain to be resolved, although they all have potential for allocation if these can be addressed. They are:

| Site ref | Name                              | Gross area/<br>(developable<br>area) (ha.)* | Potential<br>dwelling<br>capacity** |
|----------|-----------------------------------|---|-------------------------------------|
| 2        | Land at Newcourt Farm, Cotts Lane | 2.8 (0.8)                                   | 20                                  |
| 3        | Land adjoining Hagley Hall        | 1.9   | 38-57                               |
| 5        | Land north of St. James Close     | 2.8 (1.4)                                   | 28-42                               |
| 24       | Land east of Traherne Close       | 1.0 (0.5)                                   | 10                                  |

\* developable area based on site submissions or where assumed to reflect site constraints.

\*\* potential capacity based on site submissions where indicated or on the range 20-30 dwellings per hectare as per the 2019 SHLAA.

5.4 Once a shortlist of sites has been agreed by the Steering Group, public consultation should be undertaken to inform the eventual selection of a site (or sites) to be taken forward in the NDP Review.

5.5 In considering how to proceed the Steering Group will need to consider:

- the intention to allocate a small/medium sized site of up to one hectare in the NDP, pursuant to the suggestion in the NPPF to consider such opportunities;
- meeting housing requirements for smaller (2 and 3 bedroom) properties;
- the desirable scale of growth bearing in mind that the LPCS housing requirement has already been met, and acknowledging that this is a minimum; and
- the desirability of not compromising future decisions on village growth which are better made when longer-term housing requirements to 2041 are known, via the current review of the LPCS.

#### **Other matters arising**

5.6 The selected housing site or sites (developable area) should be included within the appropriate settlement boundary.

5.7 The site assessments have highlighted other potential changes to the Lugwardine settlement boundary which it is recommended are considered by the Steering Group:

- set the western extent of the settlement boundary to follow the curtilage extent of dwellings at Quarry Field, excluding site 15
- include the new built form (residential curtilage) presently under construction north of Court Close, but excluding the landscaped buffer to be provided to the north.

5.8 Other boundary adjustments which are needed to take account of recent development or planning permissions will be assessed and discussed with the Steering Group at a later stage.

5.9 The gap between Bartestree and Lugwardine is important to the historic separation, identity and distinctiveness of the villages. The physical and visual separation it affords, and its integrity, should be given planning policy protection.

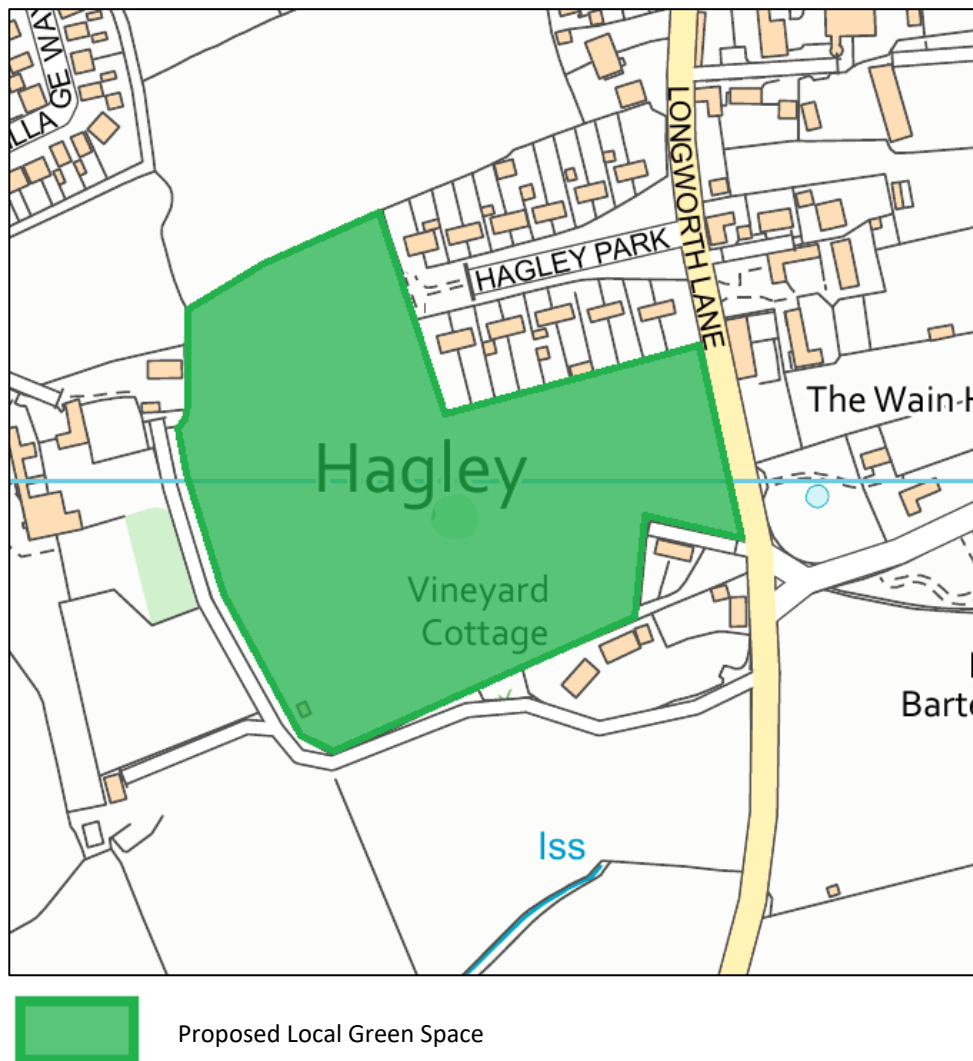
5.10 There is scope to designate land at Longworth Lane as Local Green Space. The 2016 appeal decision<sup>33</sup> in respect of land at Longworth Lane concluded that the area should be considered a 'valued landscape' for which protection is offered by paragraph 170 of the NPPF. This conclusion reflected its designation in part as an unregistered park and garden as well as its "well-professed tranquil nature", and was seen to be particularly relevant to the southern part of the appeal site. The Local Green Space designation has already been used in the NDP to protect green areas of particular importance to the local community. It is recommended that consideration is given to designating land west of Longworth Lane as an additional Local Green Space, to give effect to the appeal conclusions. A potential area for designation is shown on Plan 5. This land is considered to meet the requirements for Local Green Space set by the NPPF, including being in reasonably close proximity to the community served;

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<sup>33</sup> LPA ref P143771 site for development of up to 100 dwellings open space and community orchard dismissed on appeal 26 October 2016 (appeal ref APP/W1850/W/15/3051153).

demonstrably special to the local community and holding a particular local significance, because of its historic character as traditional parkland, informal recreational role, tranquillity and ecological value; and local in character and not an extensive tract of land. There is no need to include the new Local Green Space within the settlement boundary, which it would abut at Hagley Park and in the west (existing Local Green Space B2).

- 5.11 Note that the northern part of the appeal site (site 3 in this Housing Site Assessment) is not considered to meet the requirements for LGS designation. This land is not part of the unregistered park and garden, and has no public access or particular visibility.



**Plan 5: Proposed Local Green Space west of Longworth Lane**

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## Windfall allowance

- 5.12 In making provision for new housing, an allowance can be made for future “windfall sites” as part of anticipated supply. These are sites not specifically identified in the development plan. The NDP has no site allocations so any planning permissions granted for housing are by definition windfalls. They may come forward either on land within the settlement boundaries, or in the wider countryside provided at least one of the qualifying criteria in LPCS policy RA3 is satisfied. There are also permitted development rights for the change of use of agricultural buildings to residential within certain limits.
- 5.13 The NPPF requires that any windfall allowance is based on compelling evidence that they will provide a reliable source of supply. The allowance should be realistic with regard to strategic housing land availability assessments, historic windfall delivery rates and expected future trends.<sup>34</sup>
- 5.14 The present NDP states that “it is anticipated there will be further windfall or small scale developments which will equal or exceed a further 8 dwellings by 2031”,<sup>35</sup> this figure being the then-shortfall between the minimum housing requirement (152 dwellings) and completions/commitments (144 dwellings). It is unclear what evidence underpins this allowance.
- 5.15 Since completions and commitments now exceed the minimum housing requirement, a windfall allowance is no longer needed to demonstrate the required supply. However, it is recommended that the NDP continues to include a windfall allowance, as a basis for future provision, and that this be assessed as per the NPPF.
- 5.16 In terms of the **2009 and 2015 SHLAA**, none of the sites identified herein are likely to deliver windfalls in the Neighbourhood Area up to 2031. These sites generally lie outside the defined settlement boundaries, where development would be contrary to plan policies, and/or are being considered through this Assessment as candidates for allocation, having been brought forward in the Call for Sites. Others have already been developed. The available SHLAA evidence is of limited help in assessing the windfall allowance.
- 5.17 In terms of **historic delivery rates**, a significant proportion of the completions reported above have been on three larger sites,<sup>36</sup> totalling 120 units, all of which were granted planning permission in 2015 prior to the NDP being submitted to Herefordshire Council. The policies of the NDP, including the settlement boundaries designated for Bartestree and Lugwardine, will act to limit to some extent the scope for new development on the edge of the villages, notwithstanding the ‘tilted balance’ in favour of sustainable development which presently pertains. Accordingly, in calculating a windfall allowance, no allowance has been made for such larger sites. Deducting these from the housing supply between 2011 and 2020 leaves 27

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<sup>34</sup> NPPF, paragraph 70.

<sup>35</sup> NDP section 1.6.

<sup>36</sup> Quarry Field 30 units; Orchard Vale 50 units; Village Way 40 units.

dwellings which have arisen as windfalls, comprising 10 completions and 17 commitments, an average of 3 per annum (it is assumed for the present purpose that all commitments will in time be built out and become completions).

- 5.18 Turning to **expected future trends**, in the period up to 2031 small windfall sites are expected to continue to come forward. However, this is likely to be at a lower rate than in the recent past. Infill opportunities within the NDP's settlement boundaries are a limited resource and several such sites have been developed since 2011. NDP policies BL3 on *Infilling and Windfalls* and BL5 on *Housing in the Countryside*, which have been interpreted by decision-makers as permitting windfall development outside the settlement boundaries without complying with LPCS policy RA3, need to be revised to clarify that this is not the intent. Having regard to these factors and taking a precautionary approach, it is reasonable to assume that windfalls will occur at up to 50% the recent delivery rate, equivalent to 15 units in the period between 2020 and the end of the plan period. Since it is unlikely that permissions granted in 2030/31 will be built out by the end of the plan period, no allowance is made for commitments arising in this last year.

## Recommendations

- 5.19 In summary, the following recommendations are made:

1. The Steering Group consider the green- and amber-rated sites identified in the Assessment as candidates for allocation, alongside the factors identified in paragraph 5.5. Public consultation should be undertaken to inform the decision as to which site or sites to progress in the NDP. The selected site(s) should be included in the appropriate settlement boundary;
2. In reviewing the Lugwardine settlement boundary,
  - the western extent of the boundary should follow the rear curtilage of dwellings at Quarry Field, excluding site 15, and
  - the new built form (residential curtilage) presently under construction north of Court Close should be incorporated within the boundary, excluding the landscaped buffer to be provided to the north.
3. The contribution made by the gap between Lugwardine and Bartestree to village identity and character, and the desirability of preventing the coalescence of these settlements, should be recognised in an additional NDP planning policy. This policy should protect both the physical and visual separation afforded by the gap and its integrity, in circumstances where these may be compromised either by individual proposals or cumulatively with other existing or proposed development;
4. Consideration should be given to designating an additional area of Local Green Space west of Longworth Lane, as shown on Plan 5, in the NDP;

5. An allowance should be made for future windfalls as part of the NDP's housing delivery calculations, equivalent to 15 dwellings between April 2020 and the end of the plan period.

## **APPENDIX 1: Call for Sites Site Submission Form and publicity**

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Site Submission Form

Call for Sites poster



## BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL

### Bartestree with Lugwardine Neighbourhood Development Plan

### Call for Sites Submission Form

Bartestree with Lugwardine Group Parish Council is looking at the potential availability of land for housing development as part of the review of the Neighbourhood Development Plan.

Please use this form to propose possible sites for consideration. Please use a separate form for each site and complete the form to the best of your knowledge. Only sites which are in or adjacent to the villages of Bartestree or Lugwardine should be included as these are the settlements identified for proportionate housing development in Herefordshire Council's Local Plan Core Strategy. The Parish Council is particularly interested in considering sites of up to one hectare which would be suitable for the development of 2- and 3-bedroom properties.

Sites submitted to the Parish Council will be in the public domain and the information given in this form will not be treated as confidential.

**A map showing the exact site location and boundary marked in red on an OS base must be submitted.**

#### YOUR DETAILS:

Title:.....Name:.....

Organisation/company: (if applicable).....

Address.....

Postcode:.....Tel No.....Email:.....

#### AGENT'S DETAILS: (if applicable)

Agent's Name:.....

Address.....

Postcode:.....Tel No.....Email:.....

#### 1. Site Information

Address:

OS grid reference:

Area:

What is your interest in the land? (e.g. landowner, potential developer):

|                            |  |  |
|----------------------------|--|--|
| <b>2. Site Description</b> |  |  |
| Previous use:              |  |  |
| Existing use:              |  |  |
| Site description:          |  |  |

|                                      |             |                          |
|--------------------------------------|-------------|--------------------------|
| <b>3. Timescales</b>                 |             |                          |
| Awaiting relocation of existing use: |             |                          |
| Likely timeframe for development:    | 0-5 years   | <input type="checkbox"/> |
| (Please tick the appropriate box)    | 6-10 years  | <input type="checkbox"/> |
|                                      | 11-15 years | <input type="checkbox"/> |
|                                      | 16-20 years | <input type="checkbox"/> |

|  |     |                    |
|--|-----|--------------------|
| <b>4. Site Details</b>   |     |                    |
| Access to an adopted highway (please describe):  |     |                    |
| Vegetation on the site (e.g. trees, hedgerows):  |     |                    |
| Hydrological features (e.g. streams, watercourses):                                    |     |                    |
| Other on-site features (e.g. particular landscape features, existing buildings, etc.): |     |                    |
| Are you aware if there are any site contamination issues?                              | Yes | No (Please Delete) |
| If yes, please give details:   |     |                    |

|   |  |  |
|---|--|--|
| <b>5. Services</b>  |  |  |
| Does the site have access to utility services? (e.g. gas, electricity, water, sewerage) |  |  |
| Is the site crossed by any utility services?  |  |  |
| Are you aware of any restrictive covenants within or adjacent to the site?              |  |  |

Completed site submission forms including site plan must be returned by 31 October 2020 to the Parish Clerk: [clerk@bartestreewithlugwardinegroup-pc.gov.uk](mailto:clerk@bartestreewithlugwardinegroup-pc.gov.uk) or post to Emma Thomas, Hadleigh, Bishops Frome, Worcester WR6 5AP.

The information collected as part of this consultation will be used by the Parish Council in accordance with the data protection principles in the Data Protection Act 2018. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.



BARTESTREE WITH LUGWARDINE  
GROUP PARISH COUNCIL

**Bartestree with Lugwardine Neighbourhood Development Plan**

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# Call for Sites

**Do you own land in or adjacent to the villages of Bartestree or Lugwardine which you might want to bring forward for housing development?**

**If so, we want to hear from you**

The Neighbourhood Development Plan Steering Group is looking for land which could be included in the Plan to help meet housing needs up to 2031.

We are particularly interested in sites of up to one hectare suitable for the development of 2- and 3-bedroom properties.

Find out more at <https://bartestreewithlugwardinegroup-pc.gov.uk/>, or contact the Parish Clerk, Emma Thomas, Hadleigh, Bishops Frome, Worcester WR6 5AP (telephone 01885 490414).

Completed site submission forms must be returned by **31 October 2020**.

Bartestree and Lugwardine NDP Steering Group

## APPENDIX 2: Site assessments

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Site Assessment Forms for:

| Site ref | Name   |
|----------|--|
| 1        | Land adjacent to Newcourt Farm, Cotts Lane             |
| 2        | Land at Newcourt Farm, Cotts Lane                      |
| 3        | Land adjoining Hagley Hall                             |
| 5        | Land north of St. James Close                          |
| 6        | Land north of Burdon Drive                             |
| 13       | Land adjacent to October House, Longworth Lane         |
| 14       | Land west of Cotts Lane                                |
| 15       | Remainder of Quarry Field                              |
| 16       | Land at Stalls Farmhouse                               |
| 17       | Land at Figgynut Cottage                               |
| 18       | Land east of A438 opposite Orchard Vale and Frome Park |
| 18A      | Land east of A438 opposite Orchard Vale                |
| 18B      | Land east of A438 opposite Frome Park                  |
| 24       | Land east of Traherne Close                            |
| 25       | Land east of Longworth Lane                            |

Abbreviations used:

|       |  |
|-------|--|
| CfS   | NDP Call for Sites                             |
| LGS   | Local Green Space                              |
| LPCS  | Herefordshire Local Plan Core Strategy         |
| NDP   | Neighbourhood Development Plan                 |
| PHI   | Priority Habitats Inventory                    |
| PROW  | Public right of way                            |
| SAM   | Scheduled Ancient Monument                     |
| SHLAA | Strategic Housing Land Availability Assessment |
| TPO   | Tree Preservation Order                        |
| UPG   | Unregistered Park and Garden*                  |

\* as shown on NDP Map C.

**Site Assessment: Site 1, land adjacent to Newcourt Farm, Cotts Lane**

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 0.44.  |
| Existing use          | Vacant – surplus agricultural land.  |
| Previously developed? | No.  |
| Adjacent land uses    | Cotts Lane to E, with residential (Court Close) beyond. Open land to N, W and S. Access track to Newcourt Farm to SW, with Newcourt Farm complex including dwellings further to W. |

| Site features       |  |
|---------------------|--|
| Boundaries          | Mixed tree line along E (Cotts Lane). The W boundary is not defined on site. |
| Other site features | No.  |
| Topography          | Level.   |

| Accessibility / infrastructure  |   |
|---------------------------------|---|
| Highway access                  | To Cotts Lane via the existing farm access.   |
| Public right of way?            | None directly affecting the site. Public bridleway 11 runs NW from Cotts Lane to the N of the site. |
| Other infrastructure / services | All mains services stated to be available.  |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | The site for development is outside the Lugwardine settlement boundary, the proposed access point at Cotts Lane abutting the boundary.   |
| SHLAA                                 | HLAA/250/002 and HLAA/220/002 (2009 SHLAA): the following significant constraint is identified: these sites abut the extremely narrow U72416 (Cotts Lane), which has no footways and would not be suited to much additional traffic. Absence of footways is a concern. The existing access point is the most appropriate although alternative provision would have to be made for access to the existing farm buildings. |
| Planning history                      | Current planning application P202524/O for the development of up to 3 no. dormer properties and associated landscaping.  |

| Heritage assets   |       |
|-------------------|-------|
| Conservation Area | None. |
| Listed buildings  | None. |
| SAM               | None. |
| Other heritage    | None. |

| Environmental information |   |
|---------------------------|---|
| TPO                       | TPO ref 027251 New Court, Lugwardine (trees to Cotts Lane on E boundary). |
| Biodiversity habitat      | None.   |
| Flood risk                | Flood Zone 1 (low probability).   |
| Other                     | None.   |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | <p>Site 1 is a level and regularly-shaped plot with access to Cotts Lane via the existing private farm driveway. It lies opposite to and extends no further north than Court Close. It has a reasonable relationship with the existing built form of Lugwardine, although the development area (as opposed to the means of access) is not contiguous with the present settlement boundary. The proposed format of development, with three dwellings facing west, reflects the location of the point of access as well as the protected trees on the Cotts Lane frontage. This means that the scheme will read more as a consolidation of the Newcourt Farm complex than an extension of the village. There is potential for conflict between the residential amenity of occupiers of dwellings on the site and existing and future farming operations at nearby Newcourt Farm (if this use is to continue, see site 2), for which mitigation may need to be considered. The 2009 SHLAA refers to concerns over a lack of footways along Cotts Lane. However, pedestrian use of Cotts Lane was not seen as problematic by the Inspector at the 2015 Quarry Field appeal, who noted that “the narrowness of the [Cotts] lane should ensure that vehicular speeds remain at a level compatible with the safe joint pedestrian and vehicular use of the carriageway”,<sup>37</sup> and planning permission has since been granted for a new dwelling immediately to the SW of site 1.<sup>38</sup> Overall, the site offers a suitable location for development.</p> |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | The CfS includes a layout showing the construction of three dwellings (presently also the subject of a planning application). Although low density, this represents an appropriate level of development taking into account the edge-of-village location and the immediate context.  |
| Concluding assessment | <p>Site 1 is a level and regular plot on the western edge of Lugwardine with a reasonable relationship to the village’s built form. Vehicle and pedestrian access is available to Cotts Lane using an existing private driveway. Development will need to take account of the protected trees on the site’s frontage to Cotts Lane and potential amenity issues which may arise due to agricultural operations and processes at the nearby Newcourt Farm. The site is suitable and available for development within five years and there is a reasonable prospect that this timeframe will be achieved.</p>  |

<sup>37</sup> Appeal ref APP/W1850/A/14/2218385.

<sup>38</sup> P171572/F granted 4 July 2017.

## Site Assessment: Site 2, land at Newcourt Farm, Cotts Lane

| Site information      |   |
|-----------------------|---|
| Area (hectares)       | 2.8 (developable area 0.8).   |
| Existing use          | Barn, farmyard and two dwellings.   |
| Previously developed? | Dwellings: yes; barn: no (agricultural buildings are excluded from the NPPF definition of previously-developed land). |
| Adjacent land uses    | Agricultural land and woodland.   |

| Site features       |  |
|---------------------|--|
| Boundaries          | Mature trees, especially to W and E/hedgerow.      |
| Other site features | Barn and two dwellings in N, scattered trees in S. |
| Topography          | Level.   |

| Accessibility / infrastructure  |   |
|---------------------------------|---|
| Highway access                  | To Cotts Lane via the existing farm access. |
| Public right of way?            | None.                                       |
| Other infrastructure / services | Utility services stated to be available.    |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | Site abuts Lugwardine settlement boundary to E.  |
| SHLAA                                 | HLAA/220/002 (2009 SHLAA): this SHLAA site includes part of site 2 to the east. The SHLAA identifies the following as a significant constraint: site abuts the extremely narrow U72416 (Cotts Lane), which has no footways and would not be suited to much additional traffic. Absence of footways is a concern. The existing access point is the most appropriate although alternative provision would have to be made for access to the existing farm buildings. |
| Planning history                      | None on site.  |

| Heritage assets   |  |
|-------------------|--|
| Conservation Area | None.  |
| Listed buildings  | None on site. Grade II* New Court country house approx. 180m to W. |
| SAM               | None.  |
| Other heritage    | New Court UPG (S portion of site, excluding existing built form).  |

| Environmental information |  |
|---------------------------|--|
| TPO                       | TPO ref 027251 New Court, Lugwardine (trees on N boundary and in parkland in S of site).                 |
| Biodiversity habitat      | Priority Habitat Inventory: deciduous woodland on W boundary and wood-pasture and parkland in S of site. |
| Flood risk                | Flood Zone 1 (low probability).  |
| Other                     | None.  |

| Site assessment       |   |
|-----------------------|---|
| Suitability           | <p>Site 2 comprises land and buildings at Newcourt Farm, to the west of site 1 with intervening open land. The site is 2.8 ha. in total. The CfS submission explains that the intended developable area is 0.8 ha in the north of the site. The proposal is to demolish the existing barn and one of the two dwellings and construct 20 new homes (of which seven would be affordable tenures) with a mix of dwellings which favours 2- or 3-bedroom properties. The remainder of the site would be public open space. Site 2 has been assessed on this basis.</p> <p>Parts of site 2 are contiguous with the Lugwardine settlement boundary. However, the developable area extends west and north of the present built form of the village to which it is not well-related. Access to the development would be to Cotts Lane via the existing private driveway. The 2009 SHLAA raises concerns over a lack of footways along Cotts Lane, although later planning decisions have not seen this as problematic (see site 1 assessment for further details). The developable area lies adjacent to the New Court UPG, which includes the surrounding woodland to the N and W and the pasture land to the S. There will be no material impact on its significance because of the woodland screening available and the fact that there are already buildings on the site. Similarly, the development would not harm the significance of the Grade II* New Court house to the west, due to distance and the available screening. Finally, there are woodland PHI habitats and protected trees within and on the edge of site 2; the CfS submission demonstrates that the site can be developed without harm to these features.</p> |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.   |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.   |
| Development potential | The quantum of development proposed in the CfS submission, for 20 dwellings, is an appropriate level of development taking into account the edge-of-village location and the immediate context.   |
| Concluding assessment | <p>Site 2 comprises land, farm buildings and dwellings to the west of site 1. The CfS submission proposes demolition of the existing barn and one dwelling and the construction of 20 dwellings on this northern part of the site, providing a mix of house sizes and seven affordable units, with public open space to the south on land within the New Court UPG. The area for development as described is well-screened and contained by existing woodland planting, which is in part protected and also of heritage and ecological importance. The submitted details demonstrate that development of the scale proposed can be achieved without harm to these interests. Vehicle and pedestrian access is available to Cotts Lane using the existing private driveway. The site is available for development within five years and there is a reasonable prospect that this timeframe will be achieved. Affordable housing, a mix of dwellings and a significant area of public open space could be delivered. These factors will need to be balanced against the relatively poor relationship of the site to the built form of the village in considering the site for allocation. This relationship will be improved if site 1 is granted planning permission or allocated for development in the NDP.</p>  |

### Site Assessment: Site 3, land adjoining Hagley Hall

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 1.9.   |
| Existing use          | Unused agricultural land.  |
| Previously developed? | No.  |
| Adjacent land uses    | Residential to N, E and part S and W. Open land to part S and W. |

| Site features       |  |
|---------------------|--|
| Boundaries          | Residential garden boundary treatments, hedgerow and hedgerow trees. |
| Other site features | Scattered orchard trees. Overhead power lines cross the site.        |
| Topography          | Level.   |

| Accessibility / infrastructure  |   |
|---------------------------------|---|
| Highway access                  | CfS submission states via land adjacent to Hagley Hall in ownership of same family. |
| Public right of way?            | Public footpath LU29 runs alongside E boundary outside the site.                    |
| Other infrastructure / services | Utility services stated to be available.  |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | Site abuts Bartestree settlement boundary to N, E and W.   |
| SHLAA                                 | Part of HLAA/129/001 (2009 SHLAA). Site ruled out for the following reason: this site has been subject of discussion historically and has foundered on the absence of an appropriate access. |
| Planning history                      | Part of P143771 site for development of up to 100 dwellings open space and community orchard dismissed on appeal 26 October 2016.  |

| Heritage assets   |  |
|-------------------|--|
| Conservation Area | None.  |
| Listed buildings  | Grade II-listed Hagley Hall and The Forge to N, Hagley Court Grade II-listed country house to W. |
| SAM               | None.  |
| Other heritage    | Hagley Court UPG to S.   |

| Environmental information |   |
|---------------------------|---|
| TPO                       | TPO ref 090344 Hagley Court, Bartestree (tree on SW boundary).      |
| Biodiversity habitat      | Priority Habitat Inventory: traditional orchard (majority of site). |
| Flood risk                | Flood Zone 1 (low probability).                                     |
| Other                     | None.   |

| Site assessment       |   |
|-----------------------|---|
| Suitability           | <p>Site 3 is a regular, level plot to the south of Bartestree, bounded by the village edge to the N (land at Figgynut Cottage, see Site 17), E (Malvern Close), part S (Hagley Park), and part W (Village Way, with intervening public footpath). The site abuts the Bartestree settlement boundary in whole or in part on four sides. It is contained in the local landscape by the existing development and mature hedgerow, and is well-related to the built form of the settlement. The amenity of existing neighbouring dwellings would need to be addressed in scheme design. There is potential for a joint scheme with Site 17. The site as submitted is landlocked, although access is stated to be available across land to north onto the A438. This land has planning permission for residential development (LPA ref S111124/F). Although this has been commenced, there would appear to be sufficient remaining undeveloped land to allow access to the site. Noting the 2009 SHLAA comment, the availability of highway access would need to be confirmed, as would its acceptability in highway design terms taking account of the St. James Close/A438 junction opposite. The site (and the land indicated for vehicular access) is in the setting of the Grade II-listed Hagley Hall. The Secretary of State concluded in determining the 2016 appeal (with an illustrative footpath link only to the A438) that development would be “towards the bottom end of the ‘less than substantial’ scale”. However, there is the potential for loss of or harm to the significance of this designated heritage asset arising from development in its setting including the provision of road access. The site is also of ecological interest as a traditional orchard. Finally, the 2016 appeal site in its totality was seen by the Secretary of State as an area of ‘valued landscape’ meriting protection and enhancement under NPPF paragraph 170. However, this conclusion was reached particularly in respect of the former parkland south of site 3.</p> |
| Availability          | <p>The Call for Site submission confirms the site is available for housing within 0-5 and 6-10 years.</p>   |
| Achievability         | <p>Means of vehicular access to be confirmed. Land for highway access would need to be included in any site allocation. There is no evidence of other site factors which would adversely impact on delivery.</p>  |
| Development potential | <p>38 to 57 dwellings at 20-30 dwellings per hectare. Some developable area would be lost due to trees subject to TPO.</p>  |
| Concluding assessment | <p>Site 3 lies to the south of Bartestree abutting village housing and the settlement boundary to varying degrees on all four sides. Site 17 is to the north with potential for a joint scheme. It is a contained site, well-related to the built form of the settlement. Development will need to respect the amenity of existing dwellings. The site is in the setting of the Grade II-listed Hagley Hall. Further information would be required to show that this heritage asset could be conserved in a manner appropriate to its significance. The site is also of ecological interest and any proposals should include for longer-term habitat management and protection. The 2016 appeal concluded that the larger appeal site could reasonably be considered as a ‘valued landscape’. Considering site 3 in its own right, it is not UPG, there is no public access and only limited visibility from public viewpoints. In these respects it differs significantly from the larger appeal site and cannot be reasonably seen as a valued landscape. Access would need to be confirmed and the land required included in any site allocation.</p>  |

## Site Assessment: Site 5, land north of St. James Close

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 2.8.   |
| Existing use          | Agriculture.   |
| Previously developed? | No.  |
| Adjacent land uses    | Residential to S and W, woodland and grounds of Wilcroft to N, C1130 to E. |

| Site features       |  |
|---------------------|--|
| Boundaries          | Hedgerow to S and W, woodland and mature trees to N and E. |
| Other site features | Mature oak tree close to N boundary.                       |
| Topography          | Level.   |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | CfS submission states potential access off the C1130 Whitestone Road (there is an existing field access). Access may also be possible from St. James Close (subject to any ransom issues and highway requirements re width and A438 junction). |
| Public right of way?            | Public footpath LU23 runs alongside S boundary outside the site.   |
| Other infrastructure / services | Utility services understood to be available.   |

| LPCS, NDP, SHLAA and planning history |   |
|---------------------------------------|---|
| LPCS                                  | Subject to saved UDP policy M5 Safeguarding area for minerals.  |
| NDP                                   | The site abuts the Bartestree settlement boundary to the S and part W boundary.   |
| SHLAA                                 | P754 HLAA/196/003 (2009 SHLAA). Site assessed as having low/minor constraints and a potential housing capacity of 75, with the following comment: Development would be appropriate with access provided by an extension to St. James Close. There may be a ransom strip involved. Need to protect oak tree. |
| Planning history                      | None.   |

| Heritage assets   |   |
|-------------------|---|
| Conservation Area | None.   |
| Listed buildings  | None on site. The Grade II-listed Wilcroft Cottage is immediately adjacent to the site's SE corner. The grounds of Grade II-listed Wilcroft, Wilcroft East and Wilcroft West abut site's northeastern boundary. |
| SAM               | None.   |
| Other heritage    | None.   |

| Environmental information |   |
|---------------------------|---|
| TPO                       | None.   |
| Biodiversity habitat      | None. Priority Habitat Inventory: woodland adjoining to NW is deciduous woodland with traditional orchard beyond. |
| Flood risk                | Flood Zone 1 (low probability).   |
| Other                     | None.   |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | <p>Site 5 is a five-sided, regularly-shaped arable field to the north of Bartestree, bounded by the village edge to the west (Hopton Close) and south (St. James Close), with woodland to the north and the C1130 to the east. The site abuts the Bartestree settlement boundary to the east and south. It is contained in the local landscape by existing development, woodland and other boundary planting, and is well-related to the built form of the settlement. The visual amenity of users of the public footpath which borders the site to the south would be harmed by development. The amenity of existing neighbouring dwellings would need to be addressed in scheme design. There are designated heritage assets to the north (Wilcroft) and south (Wilcroft Cottage). The latter is a wayside dwelling in a village setting and fronting onto the C1130. Wilcroft faces south, towards the site. There is some intervisibility with filtered views of the house and grounds available from the well-trodden perimeter paths (not PROW). Development would also reduce the physical separation between Wilcroft and Bartestree. There is the potential for development of the site to give rise to loss of or harm to the significance of Wilcroft in particular as a country house detached from the village.</p> |
| Availability          | The CFS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | <p>The Cfs submission indicates a potential capacity for approx. 70-80 dwellings, equivalent to densities of 25-28 dwellings per hectare which is in line with SHLAA 2019. Capacity may be reduced to address the potential loss of or harm to the significance of Wilcroft. If access is taken from St. James Close, highway restrictions due to limited road width/junction design may also limit numbers. Assuming a developable area of 1.4 ha provides a potential capacity of 28-42 dwellings at 20-30 dwellings per hectare.</p>  |
| Concluding assessment | <p>Site 5 is a level and regularly-shaped plot on the northern edge of Bartestree. It is contained by existing development, woodland and the C1130 and is well-related to the built form of the settlement. Development will need to respect the amenity of existing dwellings and users of the public footpath which borders the site to the south. Restricting development to the western portion of the site, away from the listed buildings which lie to the east, could help demonstrate that these heritage assets were being conserved in a manner appropriate to their significance.</p>   |

## Site Assessment: Site 6, land north of Burdon Drive

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 8.7.   |
| Existing use          | Agriculture.   |
| Previously developed? | No.  |
| Adjacent land uses    | Residential to S, agricultural to W, N and E. Dwellings (Croft Court and Garden Cottage), site 8 and woodland also to E. |

| Site features       |  |
|---------------------|--|
| Boundaries          | Hedgerow and hedgerow trees, residential rear garden boundary treatments to S. |
| Other site features | Overhead power lines cross the site alongside public footpath LU7.             |
| Topography          | Elevated site with gentle fall to the N.                                       |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | CfS submission states potentially but uncertain.   |
| Public right of way?            | Public footpath LU7 runs E-W across the site. Public footpaths LU4 and LU18 run alongside E and W boundaries. Well used. |
| Other infrastructure / services | Utility services stated to be available.   |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | Subject to saved UDP policy M5 Safeguarding area for minerals. |
| NDP                                   | The site abuts the Bartestree settlement boundary to the S.    |
| SHLAA                                 | None.  |
| Planning history                      | None.  |

| Heritage assets   |  |
|-------------------|--|
| Conservation Area | None.  |
| Listed buildings  | None on site. Grade II-listed Garden Cottage 106m from eastern boundary. |
| SAM               | None.  |
| Other heritage    | None.  |

| Environmental information |   |
|---------------------------|---|
| TPO                       | None.   |
| Biodiversity habitat      | None. Priority Habitat Inventory: woodland adjoining to the SE is deciduous woodland and traditional orchard. |
| Flood risk                | Flood Zone 1 (low probability).   |
| Other                     | None.   |

| Site assessment       |   |
|-----------------------|---|
| Suitability           | Site 6 is a large, regularly-shaped arable field to the north of Bartestree, abutting the village edge to the rear of Burdon Drive which is also the settlement boundary. The principal issues are the relationship of the site to the built form of the settlement, landscape and visual impacts, and means of access. Site 6, if developed, would mark a new direction for village growth through large-scale peripheral expansion to the north, away from the main road and extending into open countryside. The physical and visual separation between the village and the group of dwellings at Wilcroft would be reduced. The site is open and elevated, with expansive views as far afield as the Welsh border (Hay Bluff) to the west and the Malverns in the east. There is significant potential for adverse landscape and visual impacts from development. The visual amenity of users of the public footpaths which border and cross the site would be harmed to a degree by development. The means of providing highway access remains to be determined. For these reasons the site is not suitable for development. |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.   |
| Achievability         | Highway access would need to be resolved in order for the site to be shown as achievable.   |
| Development potential | The CfS submission indicates a potential capacity for approx. 150-200 dwellings, equivalent to densities of 17-23 dwellings per hectare.  |
| Concluding assessment | Site 6 is farmland to the north of the Bartestree settlement boundary. It represents large-scale expansion on the periphery of the village away from the main road and which extends into open countryside on three sides. Development on the scale proposed in the CfS submission would be contrary to the present linear settlement form, intrude into its open countryside landscape setting, and reduce the physical and visual separation between the main built form of Bartestree and the group of dwellings at Wilcroft. There is significant potential for landscape and visual impacts and harm to settlement and landscape character. The means of achieving access to an adopted highway remains to be demonstrated. Considering the scale of development required for the plan period to 2031, it is also disproportionate to the requirements of the LPCS taking account of the level of proportionate growth envisaged in the Neighbourhood Area and completions and commitments to date.  |

## Site Assessment: Site 13, land adjacent to October Cottage, Longworth Lane

| Site information      |   |
|-----------------------|---|
| Area (hectares)       | 0.27.   |
| Existing use          | Unused grassed field.   |
| Previously developed? | No.   |
| Adjacent land uses    | Residential to W and part N. Agricultural to part N, E and S. To E, with intervening open land, is recent residential development (Orchard Vale). |

| Site features       |                   |
|---------------------|-------------------|
| Boundaries          | Hedgerow/fence.   |
| Other site features | None material.    |
| Topography          | Gentle fall to E. |

| Accessibility / infrastructure  |   |
|---------------------------------|---|
| Highway access                  | To Longworth Lane via approved access for development to W (see P200072). |
| Public right of way?            | None.   |
| Other infrastructure / services | Utility services stated to be available.                                  |

| LPCS, NDP, SHLAA and planning history |   |
|---------------------------------------|---|
| LPCS                                  | None.   |
| NDP                                   | The Bartestree settlement boundary runs across the site, the E part being excluded. Commitment site to the E is within the settlement boundary. |
| SHLAA                                 | None on site. HLAA/168/001 to N.  |
| Planning history                      | Access to site approved under P200072, granted 8 April 2020. No other relevant planning history on site.  |

| Heritage assets   |   |
|-------------------|---|
| Conservation Area | None.   |
| Listed buildings  | Grade II-listed Bartestree Court Farmhouse, Grade II listed to N; Black and White Cottage to S. |
| SAM               | None.   |
| Other heritage    | Bartestree Court UPG to N.  |

| Environmental information |                                 |
|---------------------------|---------------------------------|
| TPO                       | None.                           |
| Biodiversity habitat      | None.                           |
| Flood risk                | Flood Zone 1 (low probability). |
| Other                     | None.                           |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | Site 13 is a regularly-shaped backland plot to the rear of recent and ongoing development on Longworth Lane, which scheme includes an approved access to serve the site. The western part of the site is in the Bartestree settlement boundary, which cuts across the plot on an alignment which does not follow physical features, thereby excluding the eastern portion. Further to the east and readily visible is the recently-completed Orchard Vale housing development. There are heritage assets to the north (Bartestree Court Farmhouse and UPG) and south (Black and White Cottage). Both these listed buildings are domestic in scale and have their principal frontages oriented away from the site. There are intervening open plots and screening vegetation which preserve physical and visual separation. Taking account of the context and recent development in the locality, the site is capable of development without any material impact on the significance of the heritage assets. There are no other planning constraints. |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | Potential capacity of 5-8 dwellings at 20-30 dwellings per hectare.  |
| Concluding assessment | Site 13 is a backland plot to the rear of recent development on Longworth Lane. The highway access to this scheme also serves the site. Part of the site is in the Bartestree settlement boundary. The boundary cuts across the site on an alignment which does not appear to follow physical features, thereby excluding the remainder of the plot. There are heritage assets to the north (Bartestree Court Farmhouse and UPG) and south (Black and White Cottage). Taking account of their contexts, the site is capable of development without any material impact on their significance. The site is suitable and available for residential development. As a guide to capacity, there is potential for up to eight dwellings taking account of the density and character of neighbouring uses and the shape and size of the plot.  |

## Site Assessment: Site 14, land west of Cotts Lane

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 1.65.  |
| Existing use          | Field.   |
| Previously developed? | No.  |
| Adjacent land uses    | Agriculture to N. Cotts Lane and residential development site to E. New Court to W, Newcourt Farm and woodland to S. |

| Site features       |   |
|---------------------|---|
| Boundaries          | Post and wire / post fence. Mature trees on W and S boundary. |
| Other site features | None.   |
| Topography          | Level.  |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | Existing field entrance onto Cotts Lane to E.                                |
| Public right of way?            | Public bridleway LU11 runs alongside the northern boundary, within the site. |
| Other infrastructure / services | Utility services stated to be available.                                     |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | Outside the Lugwardine settlement boundary, the nearest point of which is diagonally opposite across Cotts Lane (Court Close). |
| SHLAA                                 | None.  |
| Planning history                      | None.  |

| Heritage assets   |   |
|-------------------|---|
| Conservation Area | None.   |
| Listed buildings  | None on site. The grounds of the Grade II* New Court country house abut to the W. |
| SAM               | None.   |
| Other heritage    | New Court UPG (all site).   |

| Environmental information |   |
|---------------------------|---|
| TPO                       | None on site. Adjacent TPO ref 027251 New Court, Lugwardine (trees to N, W and S boundaries).               |
| Biodiversity habitat      | Priority Habitat Inventory: wood-pasture and parkland (all site) and deciduous woodland on part S boundary. |
| Flood risk                | Flood Zone 1 (low probability).   |
| Other                     | None.   |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | <p>Site 14 is a triangular field between Cotts Lane and the grounds of New Court. Sites 1 and 2 lie to the south although site 14 extends further to the west. There is an existing private farm and field access onto Cotts Lane; at this point the site is relatively narrow, widening to the west.</p> <p>The site is poorly related to the main built-up area of Lugwardine. The CfS submission points out that land is currently being developed for housing to the east, on the other side of Cotts Lane. However, this is arguably a rounding-off of the village, relatively well-related to Court Close and the recent addition to Traherne Close. In contrast site 14 is a significant extension into open countryside. Whilst there is woodland offering screening to the west and south, the northern boundary is open such that development would be readily visible in views from the north along Cotts Lane. The visual amenity of users of the public bridleway along this boundary would be harmed by any development. The site is in the setting of the Grade II*-listed New Court country house and within its associated UPG. There is the potential for harm to the significance of these designated and non-designated heritage assets through development on the site which would lead to loss of the parkland setting. The parkland is also of ecological interest.</p> |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | The potential for development is limited in the east due the limited width of the site at this point and its existing use to provide access to Newcourt farm.  |
| Concluding assessment | Site 14 lies between Cotts Lane and the grounds of New Court, with sites 1 and 2 to the south. The site is poorly related to the main built form of Lugwardine, extending well into open countryside. There is the potential for harm to visual amenity from development, both in views from the north along Cotts Lane and to users of the public bridleway which runs along the open northern boundary. The site is in the setting of the Grade II*-listed New Court country house and within the associated UPG, which is also of ecological interest. Further information would be required to show that these heritage assets could be conserved in a manner appropriate to their significance.   |

### Site Assessment: Site 15, remainder of Quarry Field

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 0.73.  |
| Existing use          | Unused field.                                |
| Previously developed? | No.  |
| Adjacent land uses    | Residential to E and N. Woodland to S and W. |

| Site features       |  |
|---------------------|--|
| Boundaries          | Rear garden boundary fencing of the newly-built Quarry Fields scheme to the E. |
| Other site features | None.  |
| Topography          | Levels fall to the south.  |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | Stated to be available via the Newcourt Farm driveway, which runs to the W of the woodland which borders the site. |
| Public right of way?            | None.  |
| Other infrastructure / services | Utility services stated to be available.   |

| LPCS, NDP, SHLAA and planning history |   |
|---------------------------------------|---|
| LPCS                                  | None.   |
| NDP                                   | The site is within the Lugwardine settlement boundary and is shown as part of the Quarry Field commitment site.   |
| SHLAA                                 | The following SHLAA 2009 sites apply to site 15:<br>HLAA/220/002 extends into the north of site 15 and was recorded as having a significant highway constraint due to narrow width of Cotts Lane and absence of footways.<br>HLAA/250/001 extends across the majority of site 15 and was ruled out for the following reason: Access onto the A438 via the entrance to New Court would not be acceptable due to lack of visibility, which is not capable of improvement. The site fronts Cotts Lane at its northern extreme and this would not be suited to much additional traffic. |
| Planning history                      | P140531/O residential development of 30 homes allowed on appeal 12 February 2015.<br>P170630/XA2 approval of details reserved by condition 6 June 2018.   |

| Heritage assets   |                     |
|-------------------|---------------------|
| Conservation Area | None.               |
| Listed buildings  | None.               |
| SAM               | None.               |
| Other heritage    | New Court UPG to W. |

| Environmental information |  |
|---------------------------|--|
| TPO                       | TPO ref 027251 New Court, Lugwardine (woodland on S and W boundary, part).             |
| Biodiversity habitat      | The woodland to the S and W is a Priority Habitat Inventory site (deciduous woodland). |
| Flood risk                | Flood Zone 1 (low probability).  |
| Other                     | None.  |

| Site assessment       |   |
|-----------------------|---|
| Suitability           | Site is landlocked with no access to the A438 via the Quarry Fields housing scheme (but see below). The relationship of any new dwellings to the Quarry Fields housing which overlooks the site will need careful attention to achieve satisfactory dwelling to dwelling relationships and respect amenity, bearing in mind the irregular boundary to the east.   |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.   |
| Achievability         | The site factor impacting on delivery is whether access can be achieved in a manner which does not unduly impact on viability.  |
| Development potential | The principle of development of site 15 was established by the 2015 outline planning permission and it was then included in the Lugwardine settlement boundary as a commitment. The subsequent construction of the Quarry Fields scheme on less than the whole field has changed the position, leaving the site sequestered and with an awkward irregular boundary to the new housing. Development potential is limited by these factors. The CfS submission includes a sketch scheme for five dwellings.   |
| Concluding assessment | <p>Site 15 is within the Lugwardine settlement boundary. It was included in the redline boundary of an outline planning permission for residential development granted on appeal in 2014, but not in the area that was subsequently developed. There is no provision to access the site through the new development and at present it is landlocked. Its eastern boundary to the new dwellings is irregular and the site is of limited width, further reducing its potential. The CfS submission includes a sketch scheme for five dwellings which are to be accessed through the woodland, connecting to the private New Court driveway and thence the A438. However the identified access route runs outside the settlement boundary, and there are potential impacts on the historic parkland, protected trees and woodland habitats of ecological importance which would need to be addressed. In any event, use of the New Court entrance was ruled out by the 2009 SHLAA for reasons of highway safety, albeit for a larger site, and there is no evidence that this position has changed. These factors all militate against its allocation in the NDP for housing.</p> <p>The recently completed Quarry Fields development provides a new and clearly defined village edge to Lugwardine in the west. In the NDP Review, consideration should be given to revising the settlement boundary so that this follows the rear boundaries of the new housing.</p> |

## Site Assessment: Site 16, land at Stalls Farmhouse

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 0.46 (the CfS submission indicates 1.0).           |
| Existing use          | No current use.                                    |
| Previously developed? | No.  |
| Adjacent land uses    | Stalls farmhouse to E, agricultural to N, E and S. |

| Site features       |   |
|---------------------|---|
| Boundaries          | Hedgerow/trees to N (including distinctive row of poplars) and E, post and rail fence to S. |
| Other site features | Field trees.  |
| Topography          | Level.  |

| Accessibility / infrastructure  |   |
|---------------------------------|---|
| Highway access                  | To be determined.   |
| Public right of way?            | Public footpath LU14 runs diagonally across the site.                         |
| Other infrastructure / services | Utility services stated to be available. Overhead power lines cross the site. |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | Site abuts Bartestree settlement boundary to E and N. Local Green Space B2 to N. |
| SHLAA                                 | None.  |
| Planning history                      | None.  |

| Heritage assets   |   |
|-------------------|---|
| Conservation Area | None.   |
| Listed buildings  | None on site. The Grade II-listed Hagley Court country house is to the E. |
| SAM               | None.   |
| Other heritage    | Hagley Court UPG (all site).  |

| Environmental information |  |
|---------------------------|--|
| TPO                       | None on site. Adjacent TPO ref 090344 Hagley Court, Bartestree (trees to E). |
| Biodiversity habitat      | Priority Habitat Inventory: wood-pasture and parkland (all site).            |
| Flood risk                | Flood Zone 1 (low probability).  |
| Other                     | None.  |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | This is a rectangular, level plot to the east of Stalls Farmhouse. The means of vehicular access is to be confirmed (this is unclear in the CfS submission). The site abuts the Bartestree settlement boundary, although it is separated from the main built-up area of the village by LGS. Other LGS lies to the east and to the west, around the village hall. The overall effect is that the site is poorly related to the main built form of the village. This is so taking into account the Village Way scheme on the other side of the drive to Hagley Court; the layout of this development is such that, together with intervening screening vegetation, site 16 retains a rural ambience. The visual amenity of users of the public footpath which runs across the site would be harmed by development. The site is in the setting of the Grade II-listed Hagley Court, filtered views of which are available looking SE, and is part of the associated UPG. There is the potential for loss of or harm to the significance of these designated and non-designated heritage assets arising from development of the site. The parkland also represents a habitat of ecological interest. |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | Means of vehicular access to be confirmed.   |
| Concluding assessment | Site 16 is to the south of Bartestree with LGS between it and the main built-up area of the village. It has a well-treed, rural ambience, including a distinctive row of poplars on the northern boundary and with extensive countryside views to the south. Recent development to the south of the main road at Village Way does not detract from this character. The site is poorly related to the main built form of Bartestree. There is the potential for harm to the visual amenity of users of the public footpath which crosses the site. The site is in the setting of the Grade II-listed Hagley Court and within the associated UPG, which is also of ecological interest. Further information would be required to show that these heritage assets could be conserved in a manner appropriate to their significance.   |

## Site Assessment: Site 17, land at Figgynut Cottage

| Site information      |   |
|-----------------------|---|
| Area (hectares)       | 0.2.  |
| Existing use          | Residential garden (lawn).  |
| Previously developed? | No.   |
| Adjacent land uses    | Agricultural to E and S. Grounds of Figgynut Cottage to W. Commercial property (village shop/hairdressers, fish and chip shop with residential above) and residential to N. |

| Site features       |                 |
|---------------------|-----------------|
| Boundaries          | Hedgerow/trees. |
| Other site features | None.           |
| Topography          | Level.          |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | Via existing Figgynut Cottage access onto the A438.                                    |
| Public right of way?            | None.  |
| Other infrastructure / services | Utility services stated to be not available (can be expected to be readily available). |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | Figgynut Cottage and the site access are within the Bartestree settlement boundary, the site itself abutting to N and E. |
| SHLAA                                 | None on site. HLAA/129/001 to S.   |
| Planning history                      | None.  |

| Heritage assets   |       |
|-------------------|-------|
| Conservation Area | None. |
| Listed buildings  | None. |
| SAM               | None. |
| Other heritage    | None. |

| Environmental information |                                 |
|---------------------------|---------------------------------|
| TPO                       | None.                           |
| Biodiversity habitat      | None.                           |
| Flood risk                | Flood Zone 1 (low probability). |
| Other                     | None.                           |

| Site assessment       |   |
|-----------------------|---|
| Suitability           | This is a small, edge-of-village site on the edge of Bartestree. It is well-related to the main built-up area of the village and abuts the settlement boundary, with agricultural land to the south (site 3). There no significant planning constraints. The details of highway access will need to be addressed in scheme design with a view to achieving a less sinuous alignment. The site lies to the rear of existing properties and the potential for impacts on residential amenity will need to be considered. With these factors suitably resolved, the site is suitable for residential development.  |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.   |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.   |
| Development potential | To match the character of neighbouring property and take account of the surrounding low densities and the size and shape of the site, there is potential for up to 4 dwellings.   |
| Concluding assessment | Site 17 is a small, edge-of-village site on the edge of Bartestree. It is well-related to the main built-up area of the village and abuts the settlement boundary, with agricultural land to the south (site 3). There no significant planning constraints. The details of highway access will need to be addressed in scheme design to achieve a less sinuous alignment. The site lies to the rear of existing properties and the potential for impacts on residential amenity will need to be considered. With these factors suitably resolved, the site is suitable and available for residential development. As a guide to capacity, there is potential for up to four dwellings to take account of local character, existing densities and neighbouring uses, and the shape and size of the plot. |

## Site Assessment: Site 18, land east of A438 opposite Orchard Vale and Frome Park

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 10.4.  |
| Existing use          | Agriculture.   |
| Previously developed? | No.  |
| Adjacent land uses    | A438 to W with housing beyond. Agricultural to N, E and S. |

| Site features       |   |
|---------------------|---|
| Boundaries          | Hedgerows to all boundaries. Trees on N boundary along local watercourse.   |
| Other site features | The site is divided into three fields by hedgerows. Pond and mature trees in middle field. Overhead power lines cross the site. |
| Topography          | Site falls to E and SE.   |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | Frontage to A438.  |
| Public right of way?            | Public footpath BJ3 crosses the northerly field S to NE.       |
| Other infrastructure / services | Utility services expected to be available as per Orchard Vale. |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | The Bartestree settlement boundary runs on the opposite side of the A438 for 540m of the site's 750m highway frontage.   |
| SHLAA                                 | O/BART/002 (2009 SHLAA). This is the southern field only, and was ruled out for the following reason: the site is too far removed from the principal part of the village and is also partial to flooding. NB the reference to flood risk appears to relate to another SHLAA site, not any part of site 18. |
| Planning history                      | None.  |

| Heritage assets   |       |
|-------------------|-------|
| Conservation Area | None. |
| Listed buildings  | None. |
| SAM               | None. |
| Other heritage    | None. |

| Environmental information |  |
|---------------------------|--|
| TPO                       | None.  |
| Biodiversity habitat      | None recorded on magic map. The pond and watercourse may be of local interest. |
| Flood risk                | Flood Zone 1 (low probability).  |
| Other                     | None.  |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | <p>Site 18 is the largest of the CfS submissions, comprising three fields to the east of Bartestree adjacent to the A438. The submission indicates that part of the middle field provides an opportunity for retaining natural open space amenity. Separate CfS submissions have been made for the northern and southern fields (sites 18A and 18B respectively).</p> <p>The principal issue is site 18's poor relationship with the main built form of Bartestree. The settlement boundary runs on the other side of the A438 for some three-quarters of the site's 750m-long highway frontage, with the site then extending 210m further eastwards with countryside opposite. The main road clearly defines the settlement edge. Site 18 is not physically or visually related to development on the east of the road, and there is 300m of farmland between the C1130/settlement boundary at Bartestree Cross and the nearest part of the site. This stretch of countryside is punctuated by Weston Beggard Lane and the group of four dwellings at Nursery Cottages although these do not reduce the overall sense of rurality experienced when travelling east from the crossroads. This is partly due to the open countryside views that are afforded over the Frome Valley as far as the Malverns. Site 18 is open to longer-distance views and there is potential for adverse landscape and visual impacts from development. The visual amenity of users of the public footpath which runs across the northern field would be harmed to a degree by development. For these reasons the site is not suitable for development.</p> |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | The CfS submission indicates a potential capacity for approx. 200 dwellings, a density of 19 dwellings per hectare. This relatively low density would reflect the rural context and allow for site infrastructure and open space.  |
| Concluding assessment | <p>Site 18 is the largest of the CfS submissions, being farmland to the east of Bartestree. Residential development opposite much but not all of the site's main road frontage provides a continuous band of development from Frome Park westwards. However, the A438 marks and reinforces a clearly-defined edge to the village which is reflected in the Bartestree settlement boundary. The site itself is unrelated to other development on the east side of the road. There is 300m of farmland between Bartestree Cross and the nearest point of the site, broken only by a minor road junction and a small group of dwellings. A further issue is the potential for landscape and visual impacts which may arise from development, the site being open to longer-distance views. The visual amenity of users of the public footpath which runs across the northern field would be harmed to a degree by development. The site is not suitable for development by virtue of the poor relationship with the main village form, the potential for landscape and visual impacts, and the harm to settlement and landscape character that may arise. Considering the scale of development required for the plan period to 2031, it is also disproportionate to the requirements of the LPCS taking account of the level of proportionate growth envisaged in the Neighbourhood Area and completions and commitments to date.</p>   |

**Site Assessment: Site 18A, land east of A438 opposite Orchard Vale**

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 2.2.   |
| Existing use          | Agriculture.   |
| Previously developed? | No.  |
| Adjacent land uses    | A438 to W with housing beyond. Agricultural to N, E and S. |

| Site features       |   |
|---------------------|---|
| Boundaries          | Hedgerows to all boundaries. Trees on N boundary along local watercourse. |
| Other site features | Overhead power lines to E.  |
| Topography          | Site falls to E and SE.   |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | Frontage to A438.  |
| Public right of way?            | Public footpath BJ3 crosses the site S to NE.                  |
| Other infrastructure / services | Utility services expected to be available as per Orchard Vale. |

| LPCS, NDP, SHLAA and planning history |   |
|---------------------------------------|---|
| LPCS                                  | None.   |
| NDP                                   | The Bartestree settlement boundary runs on the opposite side of the A438. |
| SHLAA                                 | None.   |
| Planning history                      | None.   |

| Heritage assets   |       |
|-------------------|-------|
| Conservation Area | None. |
| Listed buildings  | None. |
| SAM               | None. |
| Other heritage    | None. |

| Environmental information |                                 |
|---------------------------|---------------------------------|
| TPO                       | None.                           |
| Biodiversity habitat      | None.                           |
| Flood risk                | Flood Zone 1 (low probability). |
| Other                     | None.                           |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | Site 18A is the northern field within the larger site 18. As before, the principal issue is the poor relationship with the main built form of Bartestree. The settlement boundary runs on the other side of the A438, with residential development beyond including the recently-completed Orchard Vale estate. The main road clearly defines the settlement edge. Site 18A is not physically or visually related to any development on the east of the road, and there is 300m of farmland between the C1130/settlement boundary at Bartestree Cross and the nearest part of the site. This stretch of countryside is punctuated by Weston Beggard Lane and the group of four dwellings at Nursery Cottages although these do not reduce the overall sense of rurality experienced when travelling east from the crossroads, partly due to the open countryside views that are afforded over the Frome Valley as far as the Malverns. The site is relatively elevated and is open to longer-distance views, with potential for adverse landscape and visual impacts from development. The visual amenity of users of the public footpath which runs across the northern field would be harmed to a degree by development. For these reasons the site is not suitable for development.     |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | The CfS submission indicates a potential capacity for approx. 50 dwellings, a density of 23 dwellings per hectare which is in line with SHLAA 2019.  |
| Concluding assessment | Site 18A is part of the larger site 18. There is residential development opposite, on the other side of the A438. However, the main road marks and reinforces a clearly-defined edge to the village which is also defined by the settlement boundary. The site itself is unrelated to other development on the east side of the road. There is 300m of farmland between Bartestree Cross and the nearest point of the site, broken only by a minor road junction and a small group of dwellings. A further issue is the potential for landscape and visual impacts which may arise from development, the site being elevated and open to longer-distance views. The visual amenity of users of the public footpath which runs across the northern field would be harmed to a degree by development. The site is not suitable for development by virtue of the poor relationship with the main village form, the potential for landscape and visual impacts, and the harm to settlement and landscape character that may arise. There are also issues of the desirable scale of further development to consider in the remainder of the plan period to 2031, bearing in mind the level of proportionate growth envisaged in the Neighbourhood Area and completions and commitments to date. |

**Site Assessment: Site 18B, land east of A438 opposite Frome Park**

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 4.25.  |
| Existing use          | Agriculture.   |
| Previously developed? | No.  |
| Adjacent land uses    | A438 to W with housing beyond. Agricultural to N, E and S. |

| Site features       |                              |
|---------------------|------------------------------|
| Boundaries          | Hedgerows to all boundaries. |
| Other site features | None.                        |
| Topography          | Site falls to E and SE.      |

| Accessibility / infrastructure  |   |
|---------------------------------|---|
| Highway access                  | Frontage to A438.   |
| Public right of way?            | None.   |
| Other infrastructure / services | Utility services expected to be available as per Orchard Vale/Frome Park. |

| LPCS, NDP, SHLAA and planning history |   |
|---------------------------------------|---|
| LPCS                                  | None.   |
| NDP                                   | The Bartestree settlement boundary runs on the opposite side of the A438 for 230m of the site's 430m highway frontage.  |
| SHLAA                                 | O/BART/002 (2009 SHLAA), ruled out for the following reason: the site is too far removed from the principal part of the village and is also partial to flooding. NB the reference to flood risk appears to relate to another SHLAA site, not any part of site 18. |
| Planning history                      | None.   |

| Heritage assets   |       |
|-------------------|-------|
| Conservation Area | None. |
| Listed buildings  | None. |
| SAM               | None. |
| Other heritage    | None. |

| Environmental information |                                 |
|---------------------------|---------------------------------|
| TPO                       | None.                           |
| Biodiversity habitat      | None.                           |
| Flood risk                | Flood Zone 1 (low probability). |
| Other                     | None.                           |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | Site 18B is the southern field within the larger site 18. As before, the principal issue is the poor relationship with the main built form of Bartestree. The settlement boundary runs on the other side of the A438 for some 215m of the site's highway frontage, with residential development (Frome Park) beyond, the site then extending 210m further eastwards with countryside opposite. The main road clearly defines the settlement edge. The site is not physically or visually related to any development on the east of the road, and there is 630m of farmland between the C1130/settlement boundary at Bartestree Cross and the nearest part of the site. This stretch of countryside is punctuated by Weston Beggard Lane and the group of four dwellings at Nursery Cottages although these do not reduce the overall sense of rurality experienced when travelling east from the crossroads. The site is open to longer-distance views, with potential for adverse landscape and visual impacts from development. For these reasons the site is not suitable for development.  |
| Availability          | The CfS submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | The CfS submission indicates a potential capacity for approx. 100 dwellings, a density of 23 dwellings per hectare which is in line with SHLAA 2019.   |
| Concluding assessment | Site 18B is part of the larger site 18. There is residential development opposite for part of the site's frontage to the A438. However, the main road marks and reinforces a clearly-defined edge to the village which is also defined by the settlement boundary. The site itself is unrelated to other development on the east side of the road. There is 630m of farmland between Bartestree Cross and the nearest point of the site, broken only by a minor road junction and a small group of dwellings. A further issue is the potential for landscape and visual impacts which may arise from development, the site being open to longer-distance views. The site is not suitable for development by virtue of the poor relationship with the main village form, the potential for landscape and visual impacts, and the harm to settlement and landscape character that may arise. Considering the scale of development required for the plan period to 2031, it is also disproportionate to the requirements of the LPCS taking account of the level of proportionate growth envisaged in the Neighbourhood Area and completions and commitments to date. |

## Site Assessment: Site 24, land east of Traherne Close

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 1.0.   |
| Existing use          | Pasture.   |
| Previously developed? | No.  |
| Adjacent land uses    | Residential to W, S and part E. Burial ground to part E, agricultural land to N. |

| Site features       |  |
|---------------------|--|
| Boundaries          | Post and wire / post fence, residential rear garden boundary treatments. |
| Other site features | None.  |
| Topography          | Level.   |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | File access to south. Access to Traherne Close is proposed to be achieved by demolition. |
| Public right of way?            | Public footpath LU9 runs alongside the eastern boundary, outside the site.               |
| Other infrastructure / services | Utility services stated to be available.   |

| LPCS, NDP, SHLAA and planning history |   |
|---------------------------------------|---|
| LPCS                                  | Conservation Area. Scheduled Ancient Monument to NE.  |
| NDP                                   | Site abuts Lugwardine settlement boundary to W, S and part E. Local Green Space to E (L4 burial ground rear of St. Peter's Close), and Scheduled Ancient Monument (SAM) to NE.  |
| SHLAA                                 | P497 HLAA/181/001 (2009 SHLAA). Site ruled out for the following reason: Landlocked site with no obvious means of access without third party land acquisition. If this could be achieved Traherne Close might provide an access although not to a standard capable of supporting the development of the entire site. The site is also within the Conservation Area and in close proximity to the SAM. |
| Planning history                      | None.   |

| Heritage assets   |  |
|-------------------|--|
| Conservation Area | Lugwardine Conservation Area.                            |
| Listed buildings  | None relevant.   |
| SAM               | The SAM immediately to the NE is a medieval moated site. |
| Other heritage    | None.  |

| Environmental information |                                 |
|---------------------------|---------------------------------|
| TPO                       | None.                           |
| Biodiversity habitat      | None.                           |
| Flood risk                | Flood Zone 1 (low probability). |
| Other                     | None.                           |

| Site assessment       |   |
|-----------------------|---|
| Suitability           | This is a level, regularly-shaped site abutting the built-up edge of Lugwardine and the settlement boundary. The two principal issues are the means of vehicular access and the impact of any development on the significance of the Conservation Area and of the nearby SAM, both of which are designated heritage assets. Access is proposed to be gained to Traherne Close by demolition. It is unclear at this stage whether this will require third-party land acquisition, as highlighted in the SHLAA assessment. The scale of development on the site could be restricted by the highway design and capacity constraints posed by Traherne Close and its junction with the A438. Lugwardine Conservation Area encompasses the church of St. Peters and surrounding older properties, and extends north of the A438 along Lumber Lane to include Hemhill, the SAM east of Old Court Farm and surrounding open land. Site 24 contributes directly to the significance of the Conservation Area, particularly in terms of the rural context it provides to the burial ground, and to the countryside setting of the SAM. |
| Availability          | The Call for Site submission confirms the site is available for housing within 0-5 years.   |
| Achievability         | This is likely to turn on whether the demolition of property to achieve access is feasible, the financial impact that any land and property acquisition has on the viability of the scheme, and the scale of development that can be achieved given the heritage factors. Land for highway access would need to be included in any site allocation.   |
| Development potential | The potential of site 24 is restricted by the constraints discussed above. The optimum form of development is for a partial release, accessed from Traherne Close, keeping built form away from the burial ground LGS and the SAM to the extent needed to conserve the heritage asset in a manner appropriate to its significance and otherwise achieve an acceptable scheme. This could also deliver benefits such as open space provided as a buffer between development and the burial ground and SAM. Assuming a developable area of 0.5 ha provides a potential capacity of 10-15 dwellings at 20-30 dwellings per hectare. Development should be single-storey to reflect surrounding property and the character of the area, and reflecting this a capacity of 10 dwellings is assumed.  |
| Concluding assessment | Site 24 is an edge-of-village greenfield site bordered by housing (bungalows), the burial ground, and agricultural land. Highway access is proposed to be achieved from Traherne Close to the west, enabled by a property demolition. It is within the Lugwardine Conservation Area and the setting of the medieval moated site, a Scheduled Ancient Monument, which lies to the north east. Further information would be needed to show that these designated heritage assets could be conserved in a manner appropriate to their significance, and that a suitable vehicular access could be achieved for the proposed scale of development. The access, historic environment and design factors point to any development being single-storey in the west and south of the site only, with open space on the remainder to provide a buffer to the LGS at the burial ground and the SAM to the north east.   |

## Site Assessment: Site 25, land west of Longworth Lane

| Site information      |  |
|-----------------------|--|
| Area (hectares)       | 1.1.   |
| Existing use          | Pasture/paddocks.  |
| Previously developed? | No.  |
| Adjacent land uses    | Residential to N and S, C1130 Longworth Lane to E, paddock to W. |

| Site features       |   |
|---------------------|---|
| Boundaries          | Hedgerow and hedgerow trees to Longworth Lane, residential garden boundary treatments to N and S. The W boundary is not marked by any physical feature. |
| Other site features | Group of mature parkland trees in centre and west of site.  |
| Topography          | Level.  |

| Accessibility / infrastructure  |  |
|---------------------------------|--|
| Highway access                  | To Longworth Lane.                         |
| Public right of way?            | Public footpath LU13 runs across the site. |
| Other infrastructure / services | Utility services stated to be available.   |

| LPCS, NDP, SHLAA and planning history |  |
|---------------------------------------|--|
| LPCS                                  | None.  |
| NDP                                   | Site abuts Bartestree settlement boundary to N.  |
| SHLAA                                 | Part of HLAA/168/005 (2009 SHLAA). Land with significant constraints: the site forms part of Hagley Court historic park and garden and is traversed by a public footpath. Private ownership may preclude access via Hagley Park. |
| Planning history                      | Part of P143771 site for development of up to 100 dwellings open space and community orchard dismissed on appeal 26 October 2016.  |

| Heritage assets   |  |
|-------------------|--|
| Conservation Area | None.  |
| Listed buildings  | Hagley Court Grade II-listed country house to W. Grade II Black and White Cottage to E, across Longworth Lane. |
| SAM               | None.  |
| Other heritage    | Hagley Court UPG.  |

| Environmental information |  |
|---------------------------|--|
| TPO                       | TPO ref 090344 Hagley Court, Bartestree (trees on E and W boundaries and in centre of site). |
| Biodiversity habitat      | Priority Habitat Inventory: wood-pasture and parkland.                                       |
| Flood risk                | Flood Zone 1 (low probability).  |
| Other                     | None.  |

| Site assessment       |  |
|-----------------------|--|
| Suitability           | <p>Site 25 is a regular, level plot to the south of the 1960's Hagley Park housing development, extending as far westwards as that scheme. The site abuts the Bartestree settlement boundary. Development would extend the consolidated built form of the village southwards, contrary to the established settlement pattern which has a linear emphasis along the A438, and to the detriment of the approach to Bartestree from the south along Longworth Lane which has a distinctly rural character and appearance. The visual amenity of users of the public footpath which crosses the site would be harmed by development. The site is former parkland in the setting of the Grade II-listed Hagley Court, filtered views of which are available looking W from the public footpath, and is part of the associated UPG. There is the potential for loss of or harm to the significance of these designated and non-designated heritage assets arising from development of the site. The parkland habitat is also of ecological interest and there are protected trees. Having regard to the 2016 appeal decision, the site is part of a wider area of 'valued landscape' meriting protection and enhancement under NPPF paragraph 170. For these reasons the site is not suitable for development.</p> |
| Availability          | The Call for Site submission confirms the site is available for housing within 0-5 years.  |
| Achievability         | There is no evidence of site factors which would adversely impact on delivery, with a reasonable prospect that the site could be developed in the stated timeframe.  |
| Development potential | 22 to 33 dwellings at 20-30 dwellings per hectare. Some developable area would be lost due to trees subject to TPO.  |
| Concluding assessment | <p>Site 25 lies to the south of Bartestree adjacent to Hagley Park and the settlement boundary. It comprises part of a larger area of former parkland associated with Hagley Court, and has a distinctive rural character which contributes to the landscape setting of the village. Development would be harmful to this rural character and appearance as experienced from Longworth Lane and from the public footpath which crosses the site. It would extend the consolidated built form of the village southwards, contrary to the established settlement pattern. The site is in the setting of the Grade II-listed Hagley Court and within the associated UPG. Further information would be required to show that these heritage assets could be conserved in a manner appropriate to their significance. The site is also of ecological interest and with trees subject to TPO. Having regard to the 2016 appeal decision, the UPG designation and its tranquil nature, the site is part of a 'valued landscape' to be protected and enhanced in accordance with NPPF paragraph 170, rather than considered for allocation for development.</p>  |