

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** HLAA/139/001 **Post Code** HR7 4HG

Site Address Land north west of Bredenbury Road

Information Source Call for sites

Site Area (ha) 0.60	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Visibility issues and road may need widening. 'C' Class 30mph. Footway needed.

Possible mitigation: May work in conjunction with site HLAA/139/002 to help widen road.

Conclusion: There are major issues with this site.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** HLAA/139/001 **Post Code** HR7 4HG

Site Address Land north west of Bredenbury Road

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a grassland field sloping to the North-East. Mature native hedgerows lie on the North East, North and Eastern boundaries. There is a hedgerow and housing on the South-Eastern boundary. It has an enclosed character, with some limited medium distance views to the North-East.

Site probability

No potential

Justification

This site would not readily integrate with the surrounding area as it protrudes into countryside. There are major difficulties with achieving an acceptable access hindering the site coming forward.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** HLAA/139/002 **Post Code** HR7 4HG

Site Address Land between A465 and Bredenbury Road **Information Source** Call for sites

Site Area (ha) 0.66	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 20	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Access good off 'C' class road with 30mph limit but impact will need to be mitigated . There is no footway and this would be required. Access difficult from 'A' road and not recommended. 30mph stops partway along frontage.

Conclusion: There are some issues with this site.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** HLAA/139/002 **Post Code** HR7 4HG

Site Address Land between A465 and Bredenbury Road **Information Source** Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site comprises a grassland pasture field sloping towards the North, in which there are horses. There are medium distance views to the North and North East. Native hedgerows approximately 3m high are situated on all boundaries. The site has an enclosed character.

Site probability

High potential

Justification

Site slopes gently down to the north and has an enclosed character. Access could be possible closer to junction.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** HLAA/139/003 **Post Code** HR7 4HG

Site Address Land east of Village Hall

Information Source Call for sites

Site Area (ha) 1.72	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjacent to South East boundary. The site is deemed to have biodiversity value and would require further assessment

Highways information

Comments: Visibility not good to north of site. Access only possible at south end of site. 'A' road; 30mph.

Possible mitigation: Avoid conflict with pub accesses.

Conclusion: There are major issues with this site.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** HLAA/139/003 **Post Code** HR7 4HG

Site Address Land east of Village Hall

Information Source Call for sites

Landscape and Historic Environment information

Landscape Sensitivity: High - Moderate

Landscape Capacity: Low - Moderate

Sensitivity & Capacity Analysis: The site is a grassland field with an orchard sloping gently to the South. A mature native hedgerow is situated along the North West boundary, parallel and adjacent to the road. The site has biodiversity value.

Site probability

No potential

Justification

This site is classed as having no potential given its biodiversity value and access issues.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** O/StLacy/001 **Post Code** HR7 4HE

Site Address Land west of Crossfield Common

Information Source LA officer identified

Site Area (ha) 0.48	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

UK BAP Priority Habitat (Habitat of Principal Importance)- Traditional Orchard adjoins Southern boundary of site.

Highways information

Comments: Poor visibility to left off drive. 'A' road, 30mph.

Conclusion: There are major issues with this site.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** O/StLacy/001 **Post Code** HR7 4HE

Site Address Land west of Crossfield Common

Information Source LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a grassland field gently sloping towards the South. Approximately 3m high native hedgerows lie on the East, South and Western boundaries. Views over the hedgerows are long distance to the South. There is a Northern boundary entrance area with a wooden post and rail fencing. The site has an enclosed character.

Site probability

No potential

Justification

The site has moderate landscape sensitivity with an enclosed character. Access to the site is made difficult due to poor visibility.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** O/StLacy/002 **Post Code** HR7 4

Site Address Land behind St Peter and St Paul's Church **Information Source** LA officer identified

Site Area (ha) 1.57	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity N/A	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input checked="" type="checkbox"/>

Possible timescale for development?		
1-5 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input checked="" type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Good visibility in the middle of the site. 'A' road. 30mph. No footway.

Conclusion: There are no or minor issues with this site.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** O/StLacy/002 **Post Code** HR7 4

Site Address Land behind St Peter and St Paul's Church **Information Source** LA officer identified

Landscape and Historic Environment information

Landscape Sensitivity: Moderate - High

Landscape Capacity: Low

Sensitivity & Capacity Analysis: The site is a grassland field, with medium distance views to the South. This site is situated within the conservation area and lies between two listed buildings. The site has scenic amenity value.

Site probability

No potential

Justification

The site has scenic amenity value as a gateway approach from the north. Its setting within the conservation area close to listed buildings adds to the character of this area therefore development would be inappropriate in this location.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** P824

Post Code HR7 4HE

Site Address Land north of Crossfield House

Information Source UDP Representation

Site Area (ha) 0.55	Greenfield <input checked="" type="checkbox"/>	Agricultural Land Classification 3
Potential Housing Capacity 16	Brownfield <input type="checkbox"/>	

Is the site suitable for development?	Is development achievable on the site?	Is the site available?
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>	No <input type="checkbox"/>
Part <input type="checkbox"/>	Part <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Possible timescale for development?		
1-5 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Not In Current Plan Period <input type="checkbox"/>
6-10 Years <input type="checkbox"/>	16-20 Years <input type="checkbox"/>	

Flood information

Zone 1 - Development is appropriate. A flood risk assessment will be required for sites greater than 1 Ha. Nearby ordinary watercourses and other sources of flooding such as surface water flooding should be explored for potential flood risk.

Water information

DCWW operational area. Available headroom at present (housing numbers would depend on level of headroom available)

Biodiversity information

No protected species or statutory habitats recorded at this location.

Highways information

Comments: Same issues as site HLAA/139/001 but if access onto 'A' road, visibility is better. May require hedgerow removal

Possible mitigation: Extend 30mph limit and Village sign.

Conclusion: There are some issues with this site.

Settlement Name Stoke Cross/Stoke Lacy **Site Ref** P824

Post Code HR7 4HE

Site Address Land north of Crossfield House

Information Source UDP Representation

Landscape and Historic Environment information

Landscape Sensitivity: Moderate

Landscape Capacity: Moderate

Sensitivity & Capacity Analysis: The site is a grassland field, sloping gently towards the North. There is an approximately 3m high native hedgerow on the Northern boundary parallel and adjacent to the road. The site has a semi-enclosed character. A wooden post and rail fence lies on the Western boundary, parallel and adjacent to the lane.

Site probability

High potential

Justification

The site slopes gently down to A465. This site could be well integrated as there is housing on three sides. Access on to A road would be more suitable than the minor road.

Assessment of land with housing potential- Stoke Cross/Stoke Lacy

- Land with High Suitability
- Land with Medium Suitability
- Land with Low Suitability
- Land with No Suitability during the Plan Period



NORTH
 Scale 1: 5000

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