


**Hampton Lucy Neighbourhood Development Plan
Site Assessment – June 2016**

Site Reference	Site Area	Site Capacity
HL3	0.05 ha (approx.)	3 dwellings (60 dpha)
Site Address		
Allotment land south of Church Street		
Site Description		
<p>The site comprises a square parcel of land which is currently used as allotments and growing space. The site is located in the centre of the village and has a walled frontage to Church Street. There is a 2m high timber fence running along the western boundary with the village pub and car park. There are residential properties adjoining the site to the east and opposite the site. To the rear of the site there is a cemetery. There are minor structures typically associated with allotments present on the site giving it an unkempt appearance. The site appears underused at present but is screened from public views by the existing boundary enclosures. There are a number of semi-mature trees within and around the site.</p>		
Aerial Photo		
		
Relevant Planning History		
None		

Site Photo



Site Constraints

Status – The site is classified as greenfield land.

Highways – Access would need to be gained from Church Street where the site has road frontage. There is good visibility in both directions at this point due to the alignment of the road but the existing wall may have to be removed, in part, to achieve the necessary visibility if an alternative access from the pub cannot be found. Access would be within the existing 30mph limit. The road is relatively narrow at the point of future access but parked cars outside and in the vicinity of the site could hinder future accessing arrangements.

Topography – The site is relatively flat and unconstrained by topography.

Landscape Character Zone – N/A: The site was not assessed in the White Consulting Study (2012) due to it being within the village centre. The site is well contained. The walled site frontage is prominent within the village and contributes to the character of the area.

Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding

The site has a 'low risk' of surface water (pluvial) flooding (see EA map below). The site appears to be well drained.

Sustainability – Hampton Lucy has a very limited range of local amenities. Hampton Lucy C of E Primary School and Nursery is located in the centre of the village on Church Street. The nearest secondary schools are located in Stratford-upon-Avon approximately 4.5 miles away or Warwick approximately 6.6 miles away. The village does not have a shop or post office. The Parish Church: St Peter ad Vincula Church is located in a prominent position in the centre of the village. The village pub is also located in Church Street. Hampton Lucy has a very limited public transport service with 1 inbound and 1 outbound bus service each day to Stratford-upon-Avon. The bus stop is located in Church Street. Lit pavements throughout the village are hit

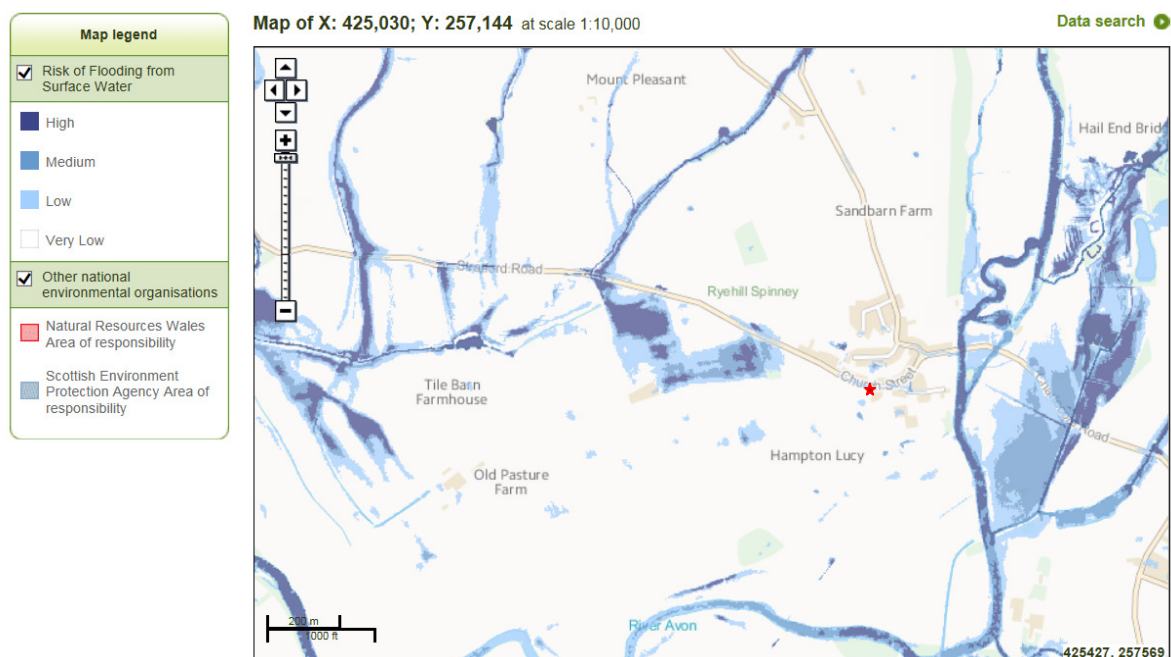
and miss and where present are often narrow and affected by on street parking.

The site is approximately 70m from the village school. There is a pavement outside the site providing easy and safe access to the school and village amenities for future residents.

Natural Heritage – Being productive allotment land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of trees and crops within and around the periphery of the site increases the biodiversity value of the site.

Built Heritage – The site lies within the conservation area. Any development of this site would need to have particular regard to the special qualities of the character and appearance of the conservation area.

EA Surface Water Flood Map



Conclusion

The site is square in shape and contained by existing built form and defined by strong boundary treatments. The site represents an infill opportunity within the centre of the village. Whilst the loss of allotments would be regrettable, this could be offset by the creation of new allotments elsewhere within the village if the demand is present. New allotments could be associated with the recreation ground.

A small linear development of 3 or 4 traditional cottage style dwellings would provide a natural infill to the Church Street frontage and is unlikely to be intrusive in the street scene. A development which retains the existing boundary wall whilst providing on site parking would be welcomed.

Access to the site from Church Street would appear deliverable but would need to address the current on street parking issues in this part of the village. Development would appear part of a continuation of the built form along the Church Street with strong opportunities for social integration. The provision of footpaths connecting the

site with village amenities makes this a very sustainable location.

A sensitive form development, which ideally retained the boundary wall, is unlikely to adversely affect the heritage of the conservation area.

Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the western boundary.


A small linear development is unlikely to add a significant increase in traffic using Church Street. A scheme designed to enable vehicles to enter and leave the site in a forward gear would be a requirement given the existing congestion in the village centre. Highway safety is unlikely to be compromised because visibility appears good in both directions and observed traffic speeds are relatively low.

The site has excellent accessibility to local amenities via a lit pavement and is only located approximately 70m from the village school. Future residents will have easy access to village amenities.

Housing development would be visible from the north where the site has street frontage. A traditional and sympathetically designed development would preserve the character and appearance of the conservation area. Such sensitive development would be seen in the context of the existing built form surrounding the site.

The site has a **high potential** for development.

**Hampton Lucy Neighbourhood Development Plan
Site Assessment – June 2016**

Site Reference	Site Area	Site Capacity
HL2	0.17 ha (approx.)	5 dwellings (29 dpha)
Site Address		
Land to the south of Church Street		
Site Description		
<p>The site comprises a parcel of agricultural (arable) land which fronts Church Street. There are no buildings or structures present on the site. An existing metal gate serves a field access from Church Street. There is a mature native hedgerow along the northern boundary with the highway. The southern and western boundaries are open due to the arbitrary nature of the red line site. Arable land extends to the west and south of the site beyond which there is open countryside. To the north and east of the site there are existing dwellings and their associated residential curtilages.</p>		
Aerial Photo		
		
Relevant Planning History		
<p>13/01946/OUT - Outline planning application for the construction of 4 no. four-bedroom detached residential dwellings with garages and associated vehicular access – Refused, 22 November 2013.</p>		

Site Photo



Site Constraints

Status – The site is classified as greenfield land and open countryside.

Highways – Access would need to be gained from Church Street where the site has road frontage. There is reasonably good visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. The road is relatively narrow at the point of future access and on street parking is clearly a regular occurrence which may hinder visibility.

Topography – The site is relatively flat and unconstrained by topography.

Landscape Character Zone – HM07: The site has a medium sensitivity to housing development according to the White Consulting Study (2012). The site is not well contained from the west or south being exposed with open boundaries. The site is prominent on the western approach to the village.

Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding

The site has a 'low risk' of surface water (pluvial) flooding (see EA map below). However, the northern portion of the site appears to be poorly drained.

Sustainability – Hampton Lucy has a very limited range of local amenities. Hampton Lucy C of E Primary School and Nursery is located in the centre of the village on Church Street. The nearest secondary schools are located in Stratford-upon-Avon approximately 4.5 miles away or Warwick approximately 6.6 miles away. The village does not have a shop or post office. The Parish Church: St Peter ad Vincula Church is located in a prominent position in the centre of the village. The village pub is also located in Church Street. Hampton Lucy has a very limited public transport service with 1 inbound and 1 outbound bus service each day to Stratford-upon-Avon. The bus stop is located in Church Street. Lit pavements throughout the village are hit and miss and where present are often narrow and affected by on street parking.

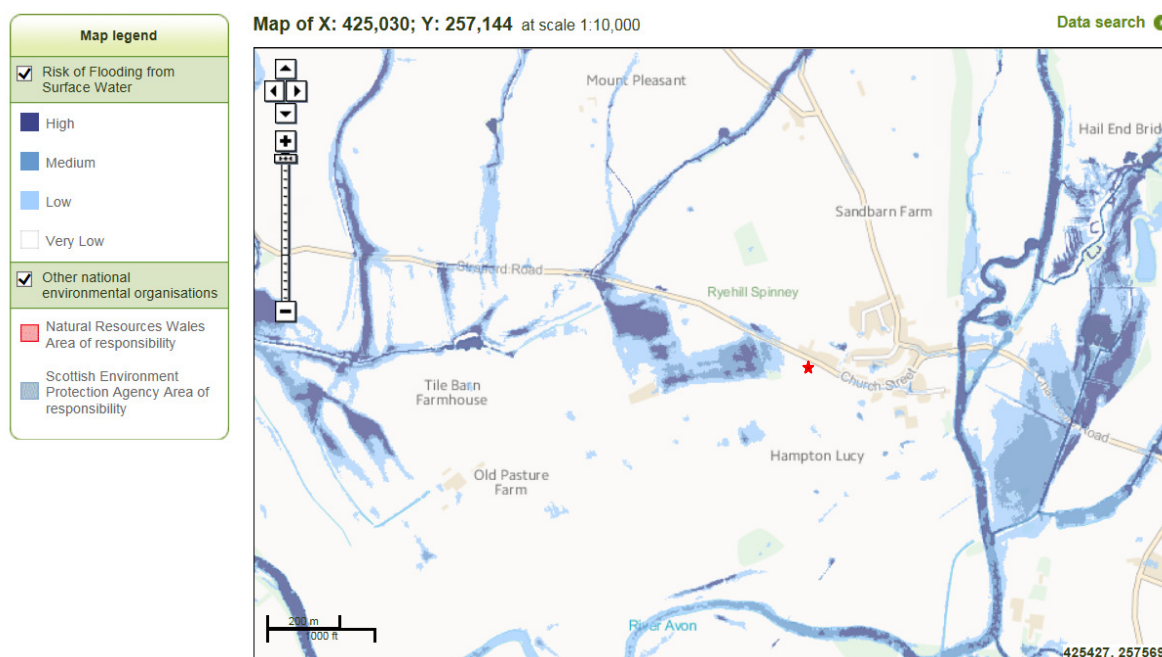
The site is approximately 180m from the village school. The pavement is on the

opposite side of the road thereby requiring future residents to cross and re-cross the road to access the school.

Natural Heritage – Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows and trees around the periphery of the site increases the biodiversity value of the site.

Built Heritage – Tudor Cottage and 37-39 Church Street, are Grade II listed buildings situated to the east of the site. The eastern boundary of the site is also coterminous with the conservation area. These heritage assets are likely to be affected by development on this site.

EA Surface Water Flood Map



Conclusion

The site forms a wedge shape between existing properties to the east and the recreation ground to the west and extends into the agricultural field creating an arbitrary parcel of land with frontage to Church Street. Open countryside lies beyond the site to the south. A small development of 4 or 5 dwellings could infill this portion of land continuing the built form along Church Street.

A substantial tree belt and landscaped buffer zone along the eastern boundary would be required to preserve the setting of the heritage assets. However, it is noteworthy that in 2013 outline planning permission was refused for the erection of 4 dwellings on this land on heritage grounds.

Access to the site from Church Street would appear deliverable with the possibility of a private driveway into the site and will give legibility to any development. Development could appear part of a continuation of the built form along the Church Street with strong opportunities for social integration. The lack of a footpath on the same side of the road as the site weighs against development of the site.

Development is unlikely to adversely affect existing perimeter hedgerows. There is an opportunity to create new traditionally laid hedges along the roadside boundary. Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the western and southern boundaries.

Church Street is the principal road running through the village centre. A small-scale development is unlikely to add a significant increase in traffic using this road. A scheme designed to enable vehicles to enter and leave the site in a forward gear would be a requirement. Highway safety is unlikely to be compromised because visibility appears good in both directions (subject to parked cars) and observed traffic speeds are relatively low.

The site is close to the village amenities but not currently directly connected by a footpath. The site is located approximately 180m from the village school. Future residents will need to cross Church Street to access pavements to the village centre and then re-cross the road to access the village school.


Development is unlikely to affect the public right of way which touches the north-western corner of the site.

Housing development would be visible from the south where the site is exposed to the open countryside. However, robust planting along the southern boundary could mitigate this impact. Sensitive development could be seen in the context of the existing built form opposite the site and with appropriate landscaping there would be limited landscape impact.

The impact on adjoining heritage assets remains the biggest constraint to the development of this site. This issue has been tested through the planning system and was subsequently rejected. This issue continues to present significant challenges to the development of this site.

The site has a **low potential** for development.

**Hampton Lucy Neighbourhood Development Plan
Site Assessment – June 2016**

Site Reference	Site Area	Site Capacity
HL1	0.6 ha (approx.)	20 dwellings (33 dpha)
Site Address		
Land adjacent to recreation ground on southern side of Stratford Road		
Site Description		
<p>The site comprises a rectangular section of agricultural (arable) land which fronts the Stratford Road. There are no buildings or structures present on the site. An existing metal gate serves a field access from Stratford Road. There is a mature native hedgerow along the eastern boundary with the recreation ground. The southern and western boundaries are open due to the arbitrary nature of the red line site. A field hedgerow forms the northern boundary with the highway. Arable land extends to the west and south of the site beyond which there is open countryside. Opposite the site there is a small spinney with countryside beyond.</p>		
Aerial Photo		
		
Relevant Planning History		
None		

Site Photo



Site Constraints

Status – The site is classified as greenfield land and open countryside.

Highways – Access would need to be gained from Stratford Road where the site has road frontage. There is good visibility in both directions at this point due to the alignment of the road. Access would be within the existing 60mph limit. The road is relatively narrow at the point of future access and there are signs of damage on the highway verges which would indicate past difficulties for larger vehicles to pass each other. Traffic speeds would need to be measured to establish required visibility.

Topography – The site is relatively flat and unconstrained by topography.

Landscape Character Zone – HM07: The site has a medium sensitivity to housing development according to the White Consulting Study (2012). The site is not well contained from the west or south being exposed with open boundaries. The site is prominent on the western approach to the village.

Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding

Significant parts of the site have a 'medium risk' or 'high risk' of surface water (pluvial) flooding (see EA map below). The northern portion of the site appears to pool surface water which would indicate poor drainage.

Sustainability – Hampton Lucy has a very limited range of local amenities. Hampton Lucy C of E Primary School and Nursery is located in the centre of the village on Church Street. The nearest secondary schools are located in Stratford-upon-Avon approximately 4.5 miles away or Warwick approximately 6.6 miles away. The village does not have a shop or post office. The Parish Church: St Peter ad Vincula Church is located in a prominent position in the centre of the village. The village pub is also located in Church Street. Hampton Lucy has a very limited public transport service with 1 inbound and 1 outbound bus service each day to Stratford-upon-Avon. The

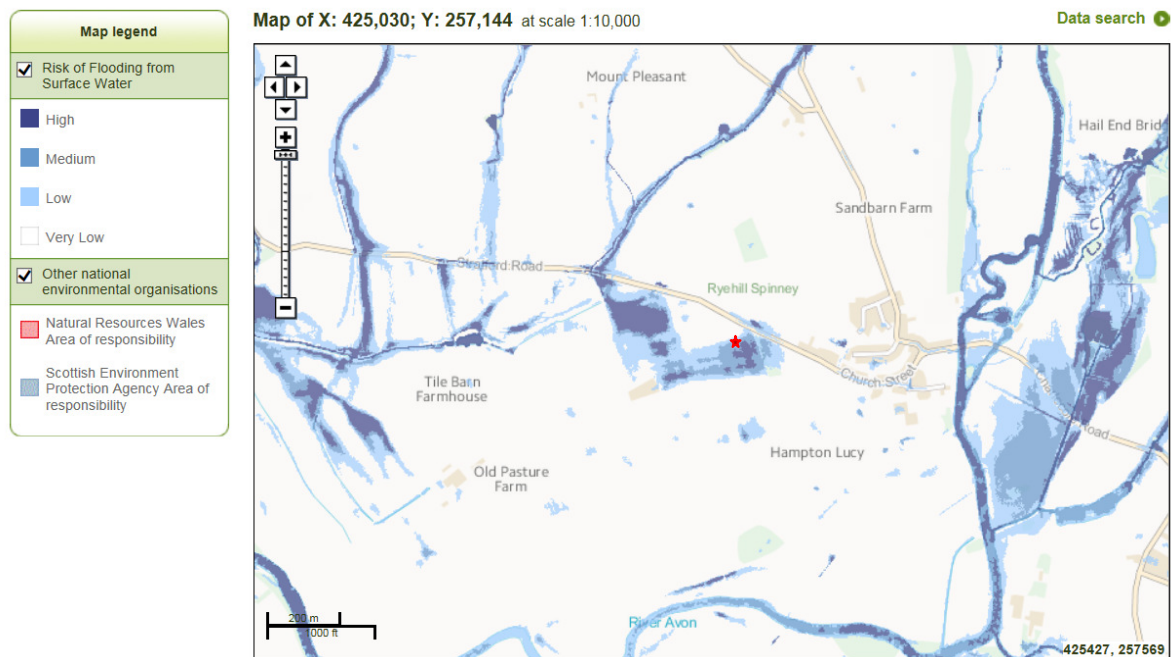
bus stop is located in Church Street. Lit pavements throughout the village are hit and miss and where present are often narrow and affected by on street parking.

The site is approximately 500m from the village school. A section of this route is not connected by pavements thereby requiring future residents to walk in the road to access the school.

Natural Heritage – Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows and trees around the periphery of the site increases the biodiversity value of the site.

Built Heritage – No heritage assets are likely to be adversely affected.

EA Surface Water Flood Map



Conclusion

The site is rectangular in shape creating an arbitrary parcel of land adjacent to the village recreation ground with open countryside to the south and west. A linear development along Stratford Road is likely to be intrusive in the landscape and extend the village envelope excessively. However, a development along the boundary of the recreation ground provides an opportunity for an inward facing development with a substantial tree belt and landscaped buffer zone along the western boundary to preserve the village setting.

Access to the site from Stratford Road would appear deliverable with the possibility of a private driveway into the site which will give legibility to any development. Development could appear part of a continuation of the built form along the Stratford Road with opportunities for social integration. The provision of footpaths connecting the site with village amenities would need to be a consideration.

Development is unlikely to adversely affect existing perimeter hedgerows. There is an opportunity to create new traditionally laid hedges along the roadside boundary.

Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the western boundary.

Stratford Road one of the main roads into the village. A small linear development is unlikely to add a significant increase in traffic using this road. A scheme designed to enable vehicles to enter and leave the site in a forward gear would be a requirement. Highway safety is unlikely to be compromised because visibility appears good in both directions and observed traffic speeds are relatively low. However, traffic surveys will need to confirm this position.

The site currently has poor accessibility to local amenities due to a lack of pavement and is located approximately 500m from the village school. Future residents will need to cross the Stratford Road to access pavements to the village centre and then re-cross the road to access the village school unless a pavement could be provided along the Stratford Road.

Development is unlikely to affect the public right of way which runs along the southern boundary of the site. There is potential for a link between Stratford Road and the right of way to be accommodated through the site.

Housing development would be prominently visible from the west and south where the site is exposed to the open countryside. However, robust planting along these boundaries could mitigate this impact.

The site has a **low potential** for development.

**Hampton Lucy Neighbourhood Development Plan
Site Assessment – June 2016**

Site Reference	Site Area	Site Capacity
HL7a	0.65 ha (approx.)	12 dwellings (18 dpha)
HL7b	0.80 ha (approx.)	12 dwellings (15 dpha)

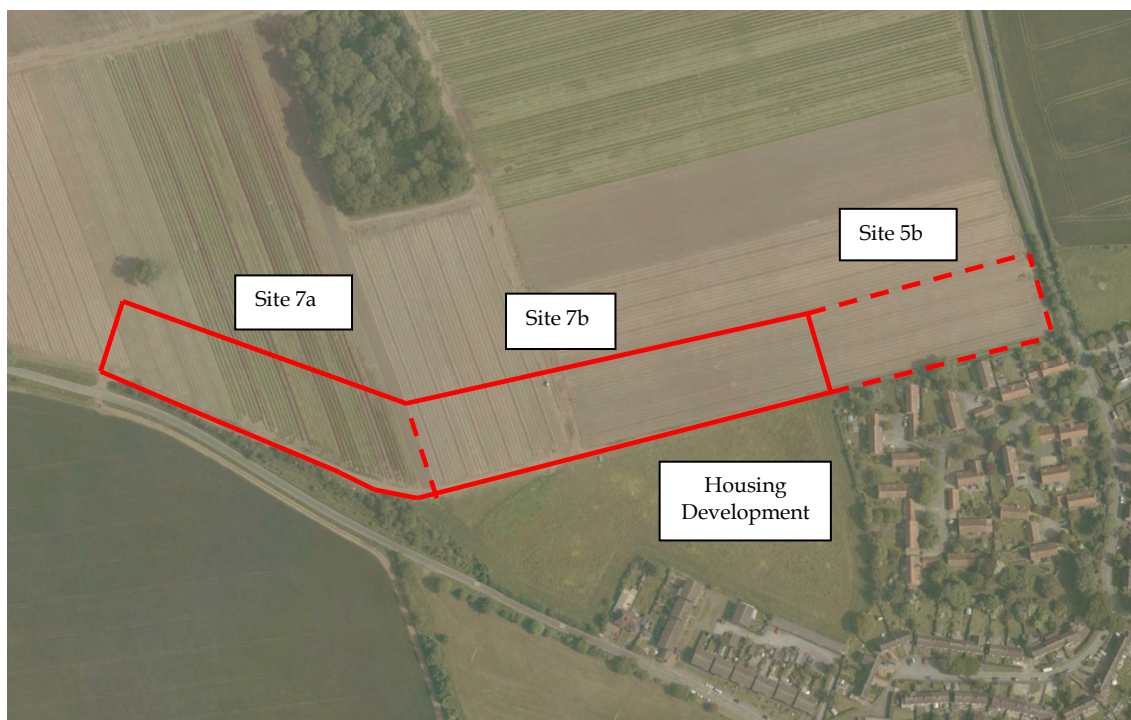
Site Address

Land north of Stratford Road

Site Description

This site has been subdivided into two due to its size and shape. Both sites form part of a larger parcel of agricultural (arable) land which lies to the north Stratford Road and the newly completed Charles Church development. There are no buildings or structures present on the site. There is an existing field access at the western end of site 7a. The northern, western and eastern boundaries are open due to the arbitrary nature of the red line site beyond which there is open countryside. The southern boundary of site 7a is screened by a mature spinney.

Aerial Photo



Relevant Planning History

The adjacent site obtained planning permission (13/01876/FUL) for 25 dwellings in March 2014 and is currently under construction by Charles Church

Site Photo



Site Constraints

Status – The site is classified as greenfield land and open countryside.

Highways – Access would need to be gained from Stratford Road where the site has road frontage. There is a potential for an access to be obtained through Site H5a. The existing spinney provides a barrier to a new centrally located access so utilising the existing field access with separate pedestrian access at the village end of the site would be preferable. There is good visibility in both directions at this point due to the alignment of the road but the existing hedge may need localised cut back to achieve the necessary visibility splays. Access would be within the existing 60mph limit. The road is relatively narrow at the point of future access and does not benefit from pavements.

Topography – The site is relatively flat and unconstrained by topography.

Landscape Character Zone – HM06: The site has a medium sensitivity to housing development according to the White Consulting Study (2012). The site is well screened from the Stratford Road by the existing spinney but would be exposed from the north. Sensitive landscape treatments would be required in order to satisfactorily assimilate the development into the landscape.

Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding

The site has a 'low risk' of surface water (pluvial) flooding (see EA map below). The site appears to be well drained. It should be noted that the adjoining spinney lies within a 'low risk' and 'high risk' area.

Sustainability – Hampton Lucy has a very limited range of local amenities. Hampton Lucy C of E Primary School and Nursery is located in the centre of the village on Church Street. The nearest secondary schools are located in Stratford-upon-Avon approximately 4.5 miles away or Warwick approximately 6.6 miles away. The village does not have a shop or post office. The Parish Church: St Peter ad Vincula Church is located in a prominent position in the centre of the village. The village pub is also located in Church Street. Hampton Lucy has a very limited public transport service with 1 inbound and 1 outbound bus service each day to Stratford-upon-Avon. The bus stop is located in Church Street. Lit pavements throughout the village are hit

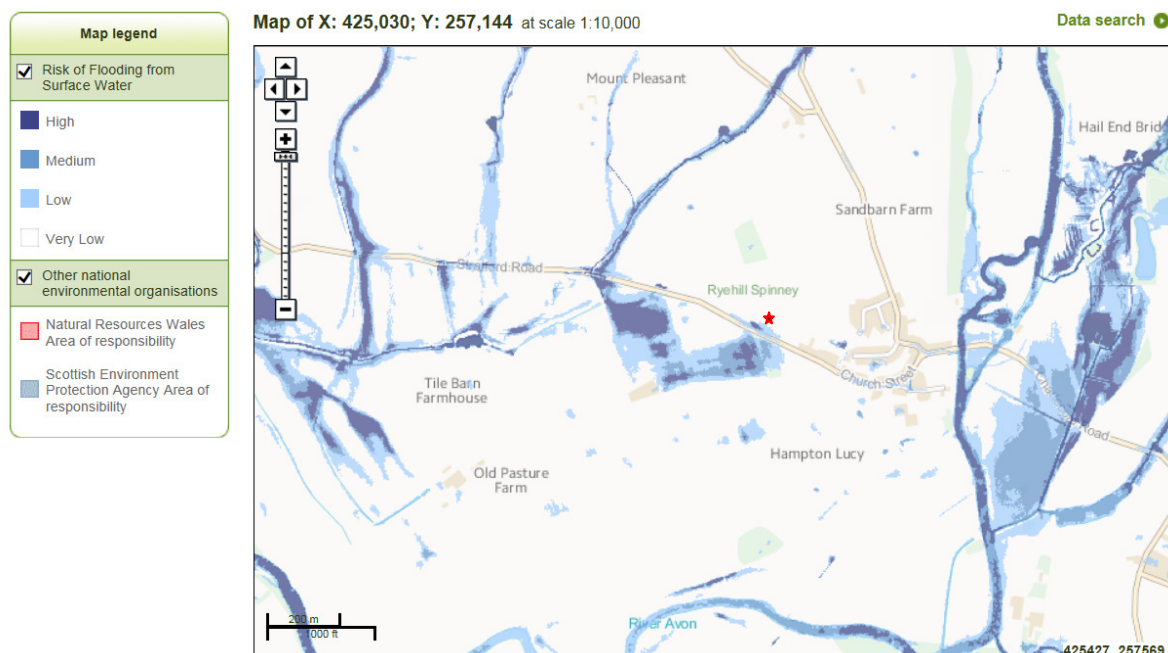
and miss and where present are often narrow and affected by on street parking.

The point at which sites 7a and 7b meet is approximately 510m from the village school. A new pavement has been installed to the east of the new Charles Church development which connects to existing village pavements. This pavement will need to be extended further to the site in order to provide the necessary connection to the village amenities. Future occupiers of the site will need to cross Church Street to access the school.

Natural Heritage – Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of trees and crops within and around the periphery of the site increases the biodiversity value of the site. The adjoining spinney has particular ecological importance and should be protected and an appropriate standoff zone created.

Built Heritage – No heritage assets are likely to be adversely affected.

EA Surface Water Flood Map



Conclusion

Both sites are rectangular in shape and set behind the existing spinney along the Stratford Road and the newly built Charles Church development. The site is reasonably well contained from the south but would need careful landscape treatments to the northern exposed boundary.

Access to the site from Stratford Road would appear deliverable but may need localised hedge removal to obtain the necessary visibility splays. The access would be within the 60mph limit but near to the 30mph restriction which could be extended to take into account the any new development.


Development would not adversely affect existing heritage assets.

A small linear development is likely to be the most suitable for this site given its

shape. A scheme designed to enable vehicles to enter and leave the site in a forward gear would be a requirement given the nature of the road. Pedestrian links through the spinney and along the frontage of the adjoining new development would be necessary to ensure that good links are provided to the village amenities.

The site has a **medium potential** for development.

**Hampton Lucy Neighbourhood Development Plan
Site Assessment – June 2016**

Site References	Site Area	Site Capacity
HL5a and HL5b	5a – 0.45 ha (approx.) 5b – 0.55 ha (approx.)	12 dwellings (26 dpha) 12 dwellings (22 dpha)
Site Address		
Land to the west of Snitterfield Street		
Site Description		
<p>There are two options for the development of this site. Site 5a provides a linear development along Snitterfield Street and site 5b provides a linear development along the northern boundary with The Langlands. Both sites form part of a larger parcel of agricultural (arable) land which lies to the north of properties in The Langlands. There are no buildings or structures present on the site. There is currently no access to the site from Snitterfield Street. The eastern boundary with the highway consists of a mature hedgerow. The northern boundary is open. Arable land extends to the north of the site beyond which there is open countryside.</p>		
Aerial Photo		
 <p style="text-align: center; font-size: small;">Image © 2016 Getmapping plc</p>		

Relevant Planning History

15/00848/OUT - Outline application for the erection of 4no. detached dwellinghouses with garages, vehicle access and associated works (all matters reserved) – Withdrawn, 15 June 2015

Site Photos



Site 5a



Site 5b

Site Constraints

Status – The site is classified as greenfield land and open countryside.

Highways – Access to the site would need to be gained from Snitterfield Street. Visibility is impaired by the existing mature hedgerow which would need removing, in part, to accommodate the required visibility splays. Access would be at the point where the 30mph limit turns into the national speed limit. Snitterfield Street is set down from the site so any new access to the site would be challenged by the gradient of the bank. Snitterfield Street is relatively narrow with no pavements at the point of future access.

Topography – The site gently slopes down from north to south but is elevated from Snitterfield Street.

Landscape Character Zone – HM06 and HM07: The site has a medium-high/medium sensitivity to housing development according to the White Consulting Study (2012). The site is well contained from the south by existing development but is exposed from the north, east and west to open countryside. The site would be prominent from the northern approach to the village but would be seen against the backdrop of existing development.

Flooding – Both sites fall within Flood Zone 1 (low risk) of river (fluvial) flooding. Both sites have a 'low risk' of surface water (pluvial) flooding (see EA map below). However, there is evidence of significant pooling of water in the south-eastern corner of the site which suggests the land is poorly drained.

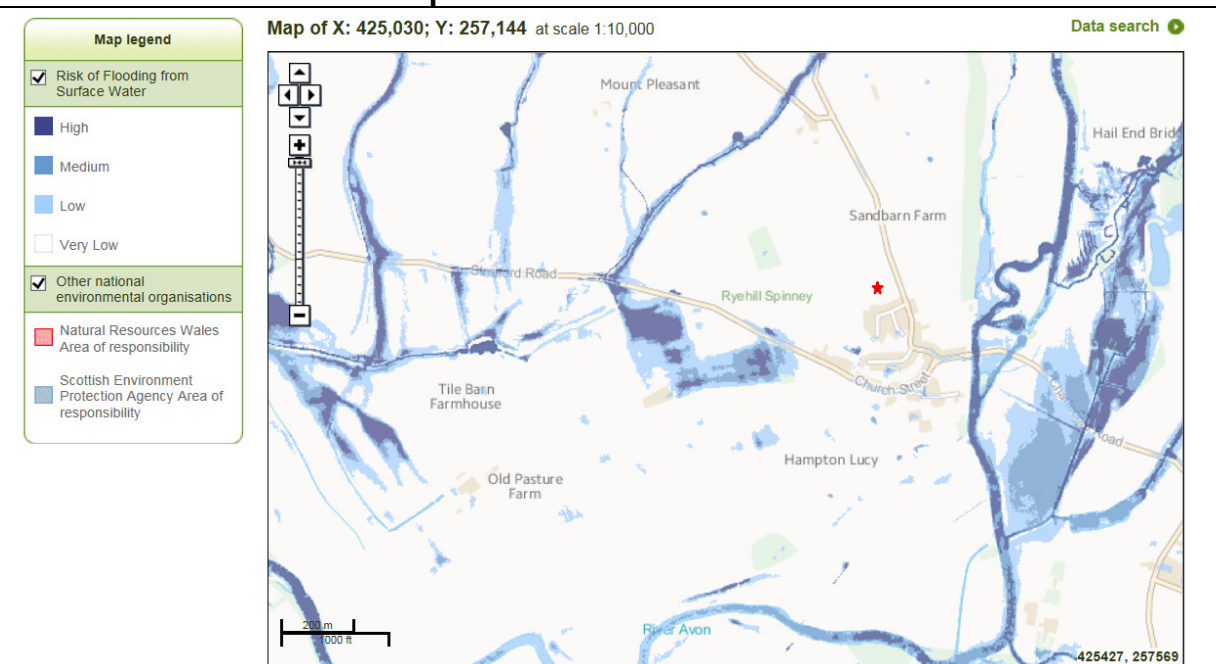
Sustainability – Hampton Lucy has a very limited range of local amenities. Hampton Lucy C of E Primary School and Nursery is located in the centre of the village on Church Street. The nearest secondary schools are located in Stratford-upon-Avon approximately 4.5 miles away or Warwick approximately 6.6 miles away. The village does not have a shop or post office. The Parish Church: St Peter ad Vincula Church is located in a prominent position in the centre of the village. The village pub is also located in Church Street. Hampton Lucy has a very limited public transport service with 1 inbound and 1 outbound bus service each day to Stratford-upon-Avon. The bus stop is located in Church Street. Lit pavements throughout the village are hit and miss and where present are often narrow and affected by on street parking.

The site is approximately 310m from the village school. The site is not connected to the school via lit pavements and future residents would need to cross Church Street to access the school.

Natural Heritage – Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows and trees around the periphery of the site increases the biodiversity value of the site.

Built Heritage – No heritage assets are likely to be adversely affected.

EA Surface Water Flood Map



Conclusion

The site provides two opportunities for linear development either along Snitterfield Street or adjoining the northern boundary of the existing residential development known as The Langlands. The site is defined by an arbitrary line making the site exposed to the north, east and west. Whilst set against the backdrop of The Langlands, the site is relatively exposed.

Access to the site from Snitterfield Street would be challenged by topography and would require localised hedgerow removal which in the short term would have a significant adverse impact but in the longer term could be replanted and reinforced with a high quality landscape scheme.

Development closely related to the existing built form may be assimilated into the landscape without significant impact but a strong and robust planting scheme would need to be implemented along the northern and western boundaries of the site in order to mitigate the visual impact of the development from important views into the village from the north.

The site is currently poorly connected to existing village footpaths and is over 300m from village amenities and the school. It is unclear whether a footpath extension from The Langlands to the site could be implemented without encroaching onto private land. Without such an extension, future residents would have to walk in the road for approximately 30m to access existing pavements. Residents would also need to cross Church Street to access the school.

There is an opportunity to create new traditionally laid hedges along the roadside boundary. Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the northern boundary.


Highway safety is reliant on an access with appropriate gradient and visibility splays. North of The Langlands, Snitterfield Street is, for the main, a narrow sunken road without pavements on a gradient. Observed traffic speeds coming down the hill into the village appeared high. This will need to be technically assessed and factored into the design of any new access.

The site is reasonably close to the village amenities and has the potential to be connected via existing and new footpaths.

Housing development would be visible from the north where the site is exposed to the open countryside. However, robust planting along the northern boundary could reduce this impact. Sensitive small-scale development could be seen in the context of the existing built form.

The site has **medium potential** for development.

**Hampton Lucy Neighbourhood Development Plan
Site Assessment – June 2016**

Site Reference	Site Area	Site Capacity
HL6	0.7 ha (approx.)	6 dwellings (9 dpha)
Site Address		
Land west of Snitterfield Street		
Site Description		
<p>The site comprises a parcel of agricultural (arable) land which fronts Snitterfield Street. There are no buildings or structures present on the site. There is a current point of access off Snitterfield Street. There is a mature native hedgerow along the eastern boundary with the highway. The southern and western boundaries are open due to the arbitrary nature of the red line site. There is a line of mature trees along the northern boundary which abuts paddock land beyond which is a collection of listed barn conversions. Arable land extends to the west and south of the site beyond which there is open countryside and then the built up area of the village.</p>		
Aerial Photo		
		
Relevant Planning History		
16/01344/FUL - Erection of four detached dwellings with garages, vehicular access, landscaping and associated works – Withdrawn, 16 June 2016		

Site Photo



Site Constraints

Status – The site is classified as greenfield land and open countryside.

Highways – Access would need to be gained from Snitterfield Street where the site has road frontage. There is reasonable visibility in both directions at this point due to the alignment of the road but the existing hedge may have to be removed, in part, to achieve the necessary visibility splays. Access would be within the existing 60mph limit. The road is relatively narrow at the point of future access and does not benefit from pavements. Observed speeds in a southerly direction were high due to the decent in the road into the village. Due to roadside hedges and the narrowness of the roads, vehicles have limited warning of pedestrians walking in the road and thus a highway safety issue is currently present.

Topography – The site gently slopes in a southerly direction and is elevated above the village. There are panoramic views of the surrounding countryside from the site which would indicate that any development would be visually prominent in the wider landscape.

Landscape Character Zone – HM07: The site has a high/medium sensitivity to housing development according to the White Consulting Study (2012). The site is exposed and prominent in the open countryside and is not well related to existing built form resulting in an isolated form of development.

Flooding – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding

The site has a 'low risk' of surface water (pluvial) flooding (see EA map below). The site appears to be well drained.

Sustainability – Hampton Lucy has a very limited range of local amenities. Hampton Lucy C of E Primary School and Nursery is located in the centre of the village on Church Street. The nearest secondary schools are located in Stratford-upon-Avon approximately 4.5 miles away or Warwick approximately 6.6 miles away. The village

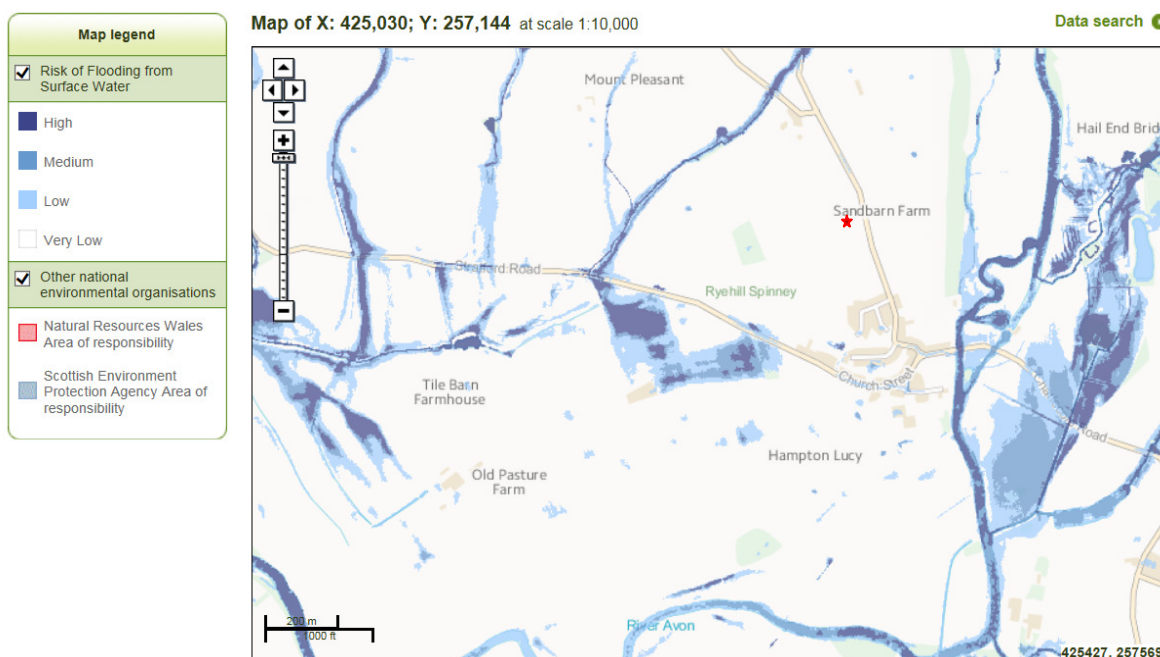
does not have a shop or post office. The Parish Church: St Peter ad Vincula Church is located in a prominent position in the centre of the village. The village pub is also located in Church Street. Hampton Lucy has a very limited public transport service with 1 inbound and 1 outbound bus service each day to Stratford-upon-Avon. The bus stop is located in Church Street. Lit pavements throughout the village are hit and miss and where present are often narrow and affected by on street parking.

The site is approximately 540m from the village school. There are no pavements connecting the site with the northern tip of the village resulting in a walk of approximately 240m along a narrow unlit road competing with fast moving traffic.

Natural Heritage – Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of trees and crops within and around the periphery of the site increases the biodiversity value of the site.

Built Heritage – There are a collection of Grade II listed barn conversions to the north of the site beyond the equestrian paddock. Existing boundary treatments could be strengthened to ensure that the setting of these assets is preserved.

EA Surface Water Flood Map



Conclusion

The site is rectangular in shape and is set on the top of rising land to the north of the village. The site is exposed and not well contained. The site is divorced from the village and not connected by lit pavements.

Access to the site from Snitterfield Street would appear deliverable but would need localised hedge removal to obtain the necessary visibility splays.

Development of this site would appear isolated and at odds with the rural open landscape.

Development is unlikely to adversely affect existing heritage assets providing the northern boundary was strengthened by suitable landscaping.

Notwithstanding the above, a small linear development is likely to be the most suitable for this site. A scheme designed to enable vehicles to enter and leave the site in a forward gear would be a requirement given the nature of the road.

Highway safety for pedestrians is likely to be significantly compromised due to the lack of pavements and distance from village amenities.

Housing development on this site would be prominently visible from the south, west and east due to its elevated location.

The site has a **low potential** for development.

**Hampton Lucy Neighbourhood Development Plan
Site Assessment – June 2016**

Site References	Site Area	Site Capacity
HL4a and HL4b	4a – 0.8 ha (approx.) 4b – 1.25 ha (approx.)	25 dwellings (31 dpha) 40 dwellings (32 dpha)

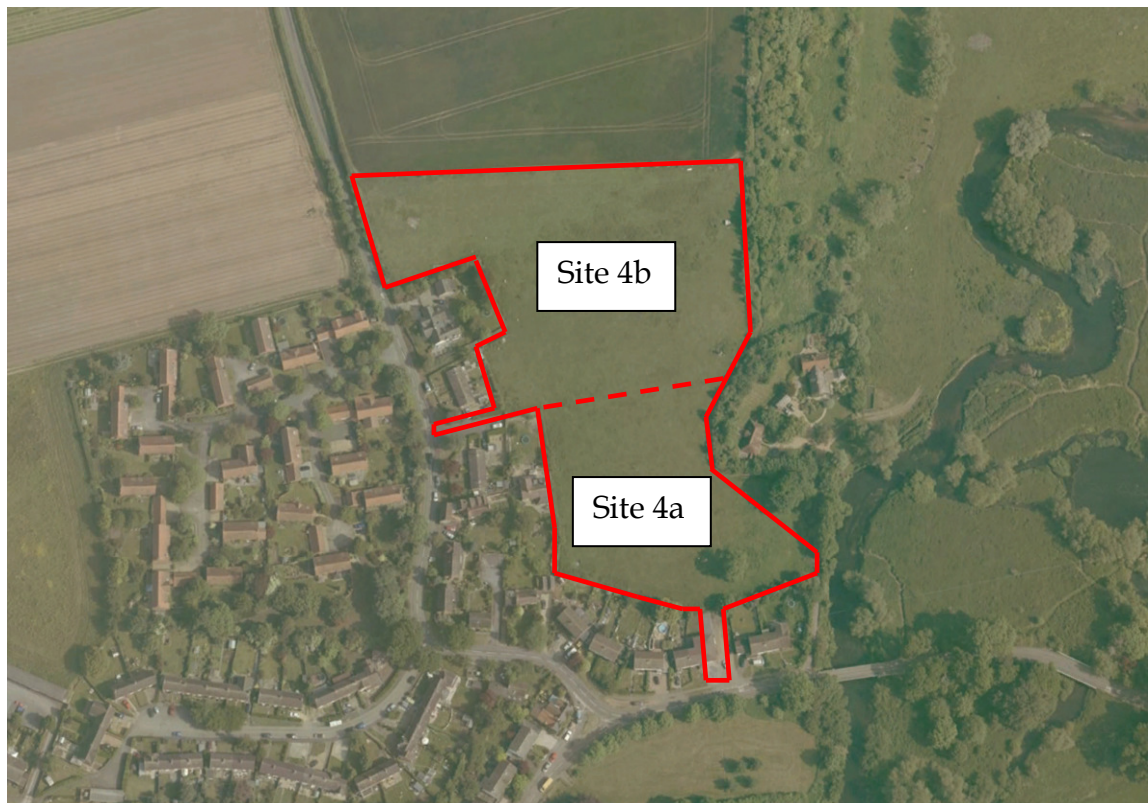
Site Address

Land to the north of Bridge Street and east of Snitterfield Street

Site Description

This site has been subdivided into two due to the size. Both sites form part of a larger parcel of agricultural (grazing) land which lies to the east of properties in Snitterfield Street and to the north of properties in Bridge Street. There are no buildings or structures present on the site. An existing metal gate serves a field access between nos. 2 and 3 Bridge Street. The southern and western boundaries abut existing residential properties so there is a mix of boundary treatments. The eastern boundary is screened with mature hedges and trees. The northern boundary is open. Arable land extends to the north of the site beyond which there is open countryside. Avonford Bridge and River Keeper's Cottage are located to the east of the site.

Aerial Photo



Relevant Planning History

None.

Site Photos



Site 4a



Site 4b

Site Constraints

Status – The site is classified as greenfield land and open countryside.

Highways – Access to site 4a would need to be gained from Bridge Street where the site has existing access between nos. 2 and 3 Bridge Street. There is reasonably good visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Access to site 4b would either be obtained between 21 and 22 Snitterfield Street (subject to private agreement) or to the north of the property known as White House. Access between nos. 21 and 22 Snitterfield Street has good visibility. However, land topography will significantly impair the ability to gain a suitable access to the north of White House.

Bridge Street and Snitterfield Street are relatively narrow at the points of future accesses. The Bridge Street access would be very close to the single width Bridge.

Topography – The site is significantly challenged by topography. The land rises

steeply from the south creating an elevated slope from Bridge Street. Site 4b is elevated from Snitterfield Street making access at this point difficult and views from the north prominent.

Landscape Character Zone – HM03: The site has a high/medium sensitivity to housing development according to the White Consulting Study (2012). The site is well contained from the west and south by existing development but is exposed from the north to open countryside. Site 4b is particularly prominent on the northern approach to the village.

Flooding – Site 4b falls within Flood Zone 1 (low risk) of river (fluvial) flooding. The eastern fringes and access to site 4a fall within Flood Zone 2 (medium risk).

Both sites have a 'low risk' of surface water (pluvial) flooding (see EA map below).

Sustainability – Hampton Lucy has a very limited range of local amenities. Hampton Lucy C of E Primary School and Nursery is located in the centre of the village on Church Street. The nearest secondary schools are located in Stratford-upon-Avon approximately 4.5 miles away or Warwick approximately 6.6 miles away. The village does not have a shop or post office. The Parish Church: St Peter ad Vincula Church is located in a prominent position in the centre of the village. The village pub is also located in Church Street. Hampton Lucy has a very limited public transport service with 1 inbound and 1 outbound service each day to Stratford-upon-Avon. The bus stop is located in Church Street. Lit pavements throughout the village are hit and miss and where present are often narrow and affected by on street parking.

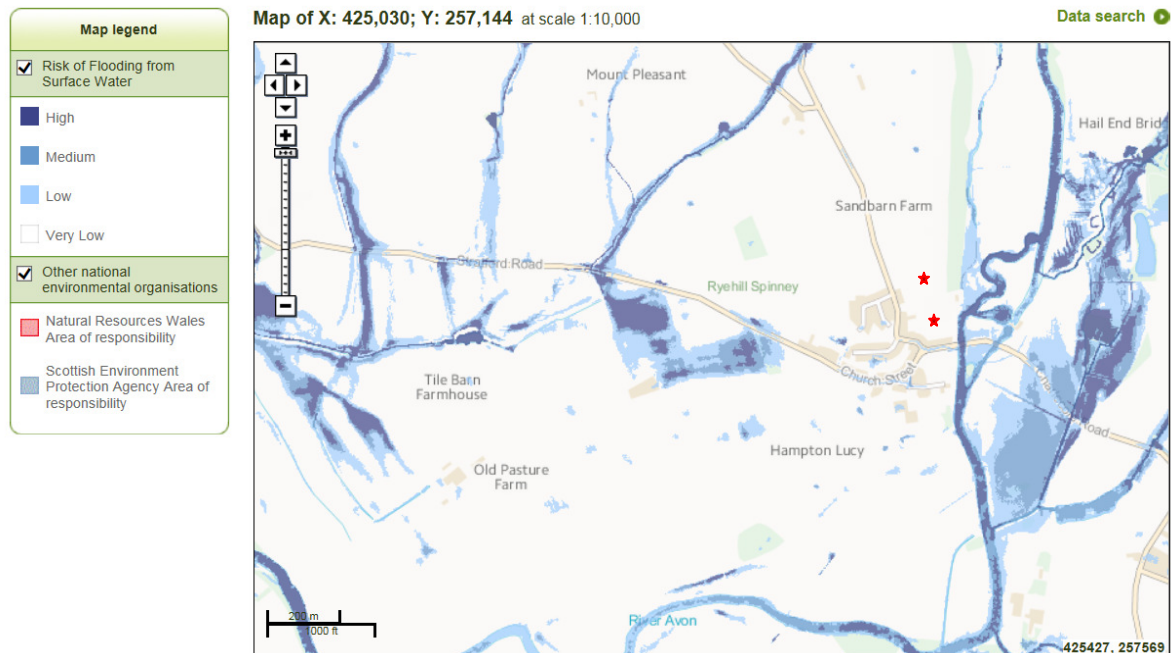
Site 4a via 2-3 Bridge Street is approximately 130m from the village school. The site is connected to the school via lit pavements but future residents would need to cross Bridge Street to access the school.

Site 4b via 21-22 Snitterfield Street is approximately 200m from the village school and would require future residents to cross both Snitterfield Street and Church Street.

Natural Heritage – Being productive agricultural land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of hedgerows and trees around the periphery of the site increases the biodiversity value of the site.

Built Heritage – River Keeper's Cottage is a grade II listed building situated to the east of the site. The eastern boundary of the site is also coterminous with the Conservation Area. There are heritage assets which are likely to be affected by the proposed development.

EA Surface Water Flood Map



Conclusion

The site forms a large wedge of green open land between existing properties to the south on Bridge Street and existing properties to the west along Snitterfield Street. The river and its flood plain are located to the east making the site in plan form reasonably well contained. However, development of the site will be challenged by its topography. Not only will this create localised difficulties for drainage and accessing arrangements, it will also increase the prominence of any development from views within and into the village. Of particular concern is the landscape impact of any development from the northern approach to the village and from the large open green space off Bridge Street within the village centre. It is hard to see how tree and landscape planting can successfully mitigate this impact.

The preservation of the setting of the heritage assets located to the east is likely to be achieved given existing landscaping and the potential for additional landscaping.

Access to the site from Bridge Street is affected by the active floodplain and access via Snitterfield Street is affected by either the need for a private agreement or topography. It is therefore hard to see how the site could deliver a suitable and safe access.

Notwithstanding this, some development within the site closely related to the existing built form along Bridge Street and Snitterfield Street could be assimilated into the landscape without significant impact but development across the whole site would invariably impact on important views into and out of the village.

Site 4a is reasonably well connected to existing village footpaths and is close to village amenities and the school albeit requiring future residents to cross the Church Street. There may be scope to incorporate a footpath link between White House and 23 Snitterfield Street which will improve connections between site 4b and existing village footpaths.

Development is unlikely to adversely affect existing perimeter hedgerows. There is

an opportunity to create new traditionally laid hedges along the roadside boundary. Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the northern boundary.

Highway safety is reliant on an access with appropriate gradient and visibility splays. North of The Langlands, Snitterfield Street is, for the main, a narrow sunken road without pavements on a gradient. Observed traffic speeds coming down the hill into the village appeared high. This will need to be technically assessed and factored into the design of any new access.

The site is reasonably close to the village amenities and has the potential to be connected via existing and new footpaths. The site is located between 130-200m from the village school. Future residents will need to cross Church Street to access the village school.

Housing development would be visible from the north where the site is exposed to the open countryside. However, robust planting along the northern boundary could reduce this impact. Sensitive small-scale development could be seen in the context of the existing built form.

The site has a **limited potential** for development.