



**BODENHAM  
NEIGHBOURHOOD DEVELOPMENT PLAN  
2011-2031**





## **FOREWORD**

This is the first formal consultation draft of the Bodenham Neighbourhood Development Plan (NDP).

The Localism Act 2011 gave Parish Councils powers to prepare Neighbourhood Plans providing their local communities with the opportunity to produce their own statutory planning documents to guide decisions on land use and development. Bodenham Parish Council decided to use this opportunity to help gain greater local control over development and established a steering group to undertake the work of preparing a NDP for the Parish. This Plan has evolved through a number of working drafts prepared by the Steering Group and informed through consultation with the local community and has now been endorsed by the Parish Council for full pre-submission consultation under Regulation 14.

The Plan looks ahead to 2031 and covers key planning topics for the Bodenham Moor and Bodenham settlements as well as the outlying areas of the Parish. Many of these were identified through work on the Parish Plan in 2012, but the Neighbourhood Plan focuses in much more detail on key land use planning issues – such as Bodenham Moor and Bodenham (Conservation Area) settlement boundaries, land for new housing, housing design, development of the local economy, and the protection of open spaces.

The Steering Group asked you about these issues in the Neighbourhood Plan Survey at the end of 2014 and this draft Plan reflects the key responses which you made to the questionnaire. In order to meet housing needs and requirements the Steering Group has also examined in close detail possible land for new housing in and around the Parish's two main settlements and the draft Plan embodies the results of that work.

You will find draft policies on the planning issues that affect you in the Plan. Please tell us your views – this is your Plan. We would particularly like to hear from the younger members of the community, because the Plan provides for the future of the Parish up to 2031. You will find details of how to respond inside the front cover.

We will take on board your comments and prepare another, revised version of the Plan for submission to Herefordshire Council. The Plan will then undergo a range of checks, including a further consultation period and an independent Examination, before it is approved for adoption. The final stage will be a parish referendum – a simple majority of those who vote need to agree with the Plan for it to be finalised and come into use. From then on decisions on planning applications in the Parish will normally be determined using the policies in our Plan, in conjunction with the complementary policies in Herefordshire Council's Local Plan, as the principal guide.

I very much hope you will enjoy reading the draft Plan and look forward to hearing your views.

Councillor Pam James-Moore  
Chairman, Bodenham Parish Council

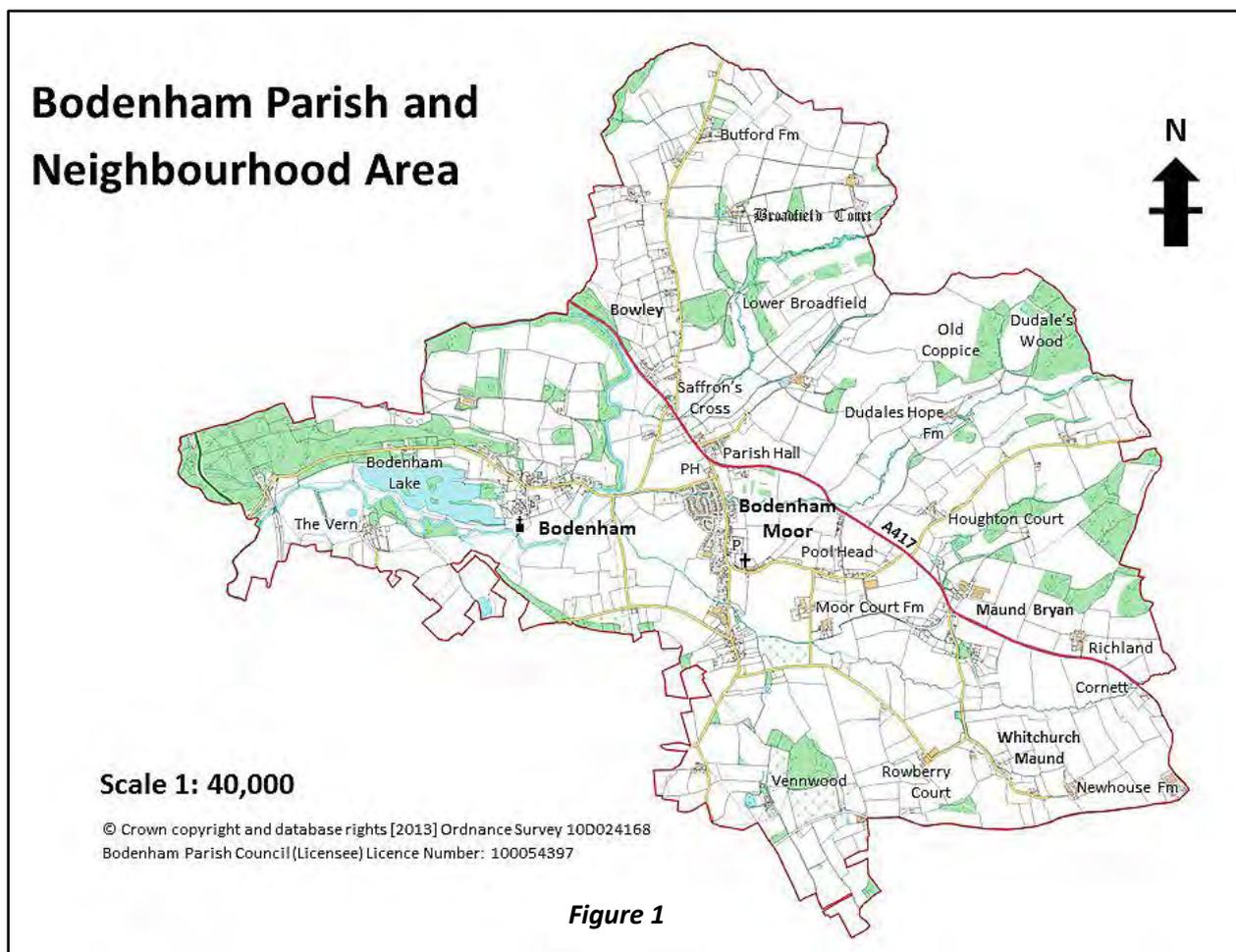
**CONTENTS**

	Page
Map of Bodenham Parish and Neighbourhood Area	3
1. Introduction and Background	3
2. Key Issues, Vision and Objectives	8
3. Housing	11
Policy BNDP 1: Delivering New Housing	12
4. Settlement Boundaries	12
Policy BNDP 2: Settlement Boundaries	13
5. Criteria for New Housing	14
Policy BNDP 3: Mix, Type and Tenure of New Housing Development	15
6. Flood Risk and Drainage	17
Policy BNDP 4: Flood Risk and Drainage	17
7. Jobs and Local Services	18
Policy BP 5: Employment	19
Policy BNDP 6: Local Community Facilities	21
8. Open Spaces and the Environment	21
Policy BNDP 7: Protecting Landscape and Important Public Views	22
Policy BNDP 8: Landscape Design Principles	23
Policy BNDP 9: Protection of Local Character	24
Policy BNDP 10: Open Spaces	26
9. Renewable Energy	26
Policy BNDP 11: Renewable Energy	26
10. Delivering the Plan	26
11. Reviewing and Monitoring the Plan	27

**Annexes:**

- A. National and Local Planning Policies.
- B. Evidence Base.
- C. Bodenham Neighbourhood Area - Local Green Spaces.
- D. Environment Agency River Flood Map and Bodenham Neighbourhood Area.
- E. Environment Agency Surface Water Flood Map and Bodenham Neighbourhood Area.
- F. Housing Growth in the Plan Period.
- G. Bodenham Moor – Settlement Boundary.
- H. Bodenham - Settlement Boundary and Conservation Area.
- I. Bodenham Neighbourhood Area - Important Public Views.

With thanks to Mr Derek Foxtton for the © front cover photographs.



## 1 INTRODUCTION AND BACKGROUND

### National and Local Planning Policy

1.1 This draft Plan sets out a number of planning policies to govern land use and development within the Parish for the period up to 2031. These policies need to be read alongside existing national and county planning policies which apply within the Parish.

1.2 National planning policy is set out within the *National Planning Policy Framework*, which was published in March 2010 and is regularly updated and amended. The companion *Planning Practice Guidance* provides more practical advice as to how national policy is to be implemented.

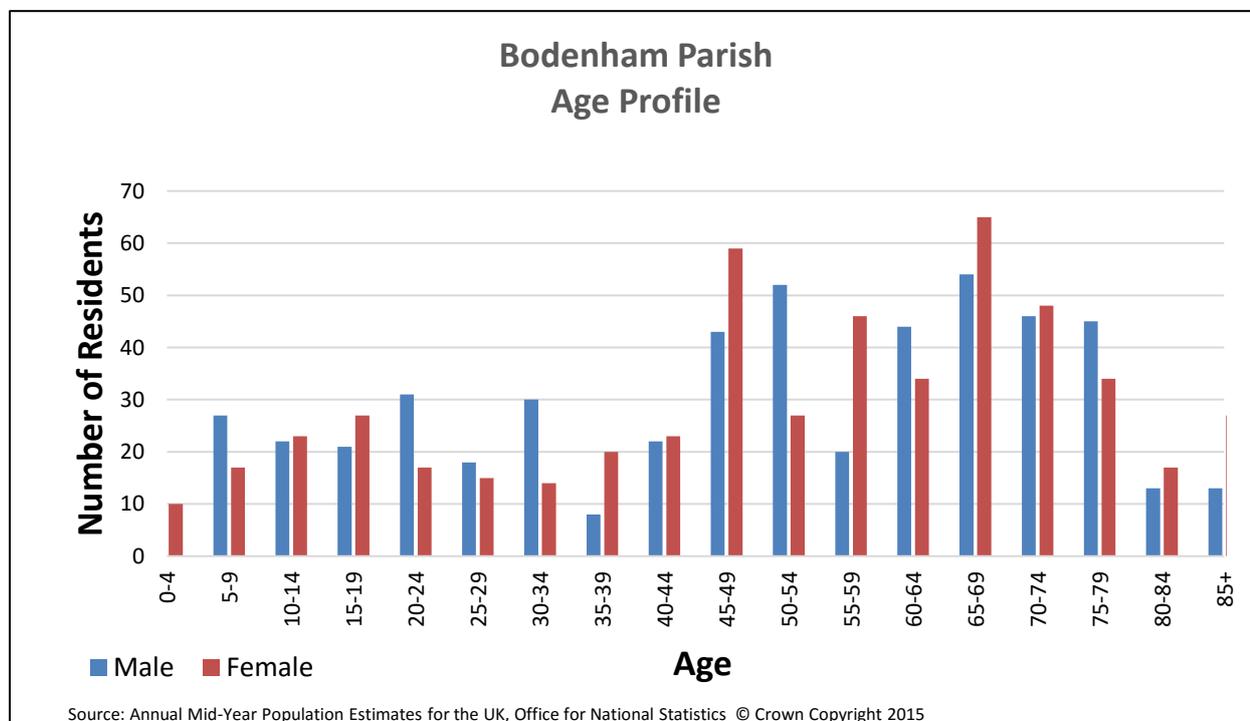
1.3 Herefordshire Council is responsible for the production of the Local Plan, which sets out strategic planning policies governing development in the County up to 2031. The first document to be produced as part of the Local Plan was the Core Strategy. This sets out the overall context for the preparation of Neighbourhood Development Plans (NDPs), notably housing requirements, as well as many other policies on relevant issues such as employment, open space and infrastructure.

1.4 The policies and proposals contained within the Neighbourhood Plan for Bodenham

Parish <sup>(1)</sup> relate to the whole administrative area of the Parish as illustrated in Map 1 above. They have been written to complement rather than duplicate these existing policies, which are listed at Annex A, together with the key sources providing the evidence on which the Plan is based at Annex B. Reference is made to all these documents in the text of the Plan where appropriate and the documents themselves can be found through the links in the Annexes and through those in the Parish Website at: <http://www.bodenhamparish.org.uk/evidencebase.asp>.

## The Parish and its Settlements

1.5 Bodenham is a mainly rural parish of some 2,139 hectares (5,286 acres) about 7 miles North of Hereford and 6 miles South of Leominster. The two main centres of population in the Parish are the village of Bodenham located to the West of the Parish within a designated Conservation Area and the larger residential area of Bodenham Moor to the East. There are a number of other smaller settlements scattered across the Parish.



**Figure 2**

1.6 **Population and Housing.** The latest available statistics show that the population of the Parish is 1,042 and, as can be seen from the chart above, it includes a significant proportion of those above retirement age. More than half (57%) of dwellings in the Parish are owned by the householder outright, with a further 24% owned with the help of a mortgage, while private rented and social housing accommodation account for 9% and 6% of households respectively (see the chart on page 15).

1. In this NDP the name “Bodenham” is used in three contexts - “Bodenham Parish” referring to the whole parish/ neighbourhood area, “Bodenham Moor” meaning the main settlement East of the River Lugg and “Bodenham” denoting the main settlement in the Conservation Area West of the River. Areas within the Parish which are outside the two main settlements are referred to as “open countryside”.

1.7 **Community Facilities.** The Parish has a good range of well patronised community facilities – a parish hall, chapel, post office, garage, shop, general store, hairdressers, café (at the Golf Course), GP surgery and dispensary in Bodenham Moor, together with a church and primary school in Bodenham.

1.8 **Recreation.** Apart from tennis courts, and a bowling green there is no other formal outdoor sports provision within the Parish. However, informal outdoor recreation and sport is well catered for with a golf course and a range of equestrian, angling, rambling and other opportunities, all available locally. A variety of indoor recreational activities also take place in the Parish Hall and the Chapel.

1.9 **Open and Amenity Spaces.** Fifteen areas of public open space and other assets of local importance within the Parish are listed at Annex C. Three of these: Maund Bryan, Upper Maund with Whitchurch Maund, and Common Marsh are registered Common Land. The River Lugg is designated a Special Area of Conservation and a Site of Special Scientific Interest. There are two other Sites of Special Scientific Interest in the Parish. Bodenham Lake, formerly a quarry working, is located to the West of Bodenham and this area includes a parcel of “brownfield” land containing former quarry works buildings. The Lake functions as a nature reserve and is a designated Special Wildlife Site.

1.10 **Hydrology.** The River Lugg flows from North to South through the Parish and the two main centres of population in the Parish, Bodenham and Bodenham Moor are located in close proximity to, and either side of, it. A number of smaller watercourses flowing in an east to west direction also cross the Parish before outfalling to the River.

#### 1.11 **Flood Risk.**

1.11.1 A significant proportion of the Parish has a history of flooding. For example, in 2007 some 40 residential dwellings in the Bodenham Moor area were severely flooded and many garages, outbuildings and gardens also suffered damage. According to the Environment Agency (EA) Flood Map for Planning (Rivers and Sea) (Annex D) large areas of the Parish located in Flood Zone 3 (high risk) and Flood Zone 2 (medium risk) are at risk of river flooding from the River Lugg and its minor tributaries. The EA Risk of Surface Water Flooding map (Annex E) also indicates significant areas of the Parish to be at risk of surface water flooding.

1.11.2 Recent flooding, including that experienced in 2007, was due to the combined effects of direct flooding from the River and local streams and from surface water flooding. The severity of the flooding was exacerbated by failure over the years to increase the capacity of hydraulic structures (for example, culverts under roads) to cope with the greater storm water run-off rates resulting from residential development, combined with inadequate maintenance of watercourse channels, drains and culverts. The local community, through the Bodenham Flood Protection Group, has done much to mitigate flood risk by implementing a programme of watercourse maintenance, but failure to upgrade the local surface water drainage system to cater for new housing estates built in Bodenham Moor over the past 50 years means that the system does not have the capacity to cope with extreme rainfall events such as that experienced in 2007. There is overwhelming evidence that, in particular, the culverts at the Ketch Lane (C1113) and Millcroft Road (C1121) junction and the culvert in the drainage channel West of Orchard Close need urgent replacement. Their inadequacy needlessly heightens the flood risk to the communities they serve and this will be further increased in future by climate change. It is essential that these two sections of the Bodenham Moor surface water drainage infrastructure are accorded the highest

possible funding priority for improvements to be put in place if further severe flooding of properties is to be avoided.

**1.12 Sewerage Infrastructure.** The public sewerage infrastructure serving Bodenham Moor has long been inadequate. Whilst Welsh Water regularly deploys tanker vehicles on a reactive basis to empty the system, flood risk from overloaded sewers and the pollutant load associated with intermittent discharges of sewage effluent pose a threat to the water quality of the River Lugg and jeopardise the attainment of EU Water Framework Directive targets for the waterbody. Unless reinforcement works are undertaken, the public sewer network will not have capacity to receive and treat foul water from new developments in the Bodenham Moor area through the plan period and the risk to the quality of water environment will remain.

**1.13 Other Infrastructure.** Improvements to the public water supply infrastructure are currently being made and should be in place by the end of 2016. Improvements to local broadband provision are also believed to be under way. However, the lack of regular public transport following funding cuts is a significant issue. Given the number of elderly residents in the Parish, the withdrawal of the bus service to Leominster, Bodenham's market town, is causing disquiet and it is not clear how access to shops, banks and medical/ dental facilities will be maintained for those without private transport.

## Preparing the Plan

**1.14** The draft Plan has been prepared by a steering group comprising parish councillors and local volunteers. Additional support has been provided by a planning consultant. The Plan covers the whole of Bodenham Parish which was approved as a Neighbourhood Area by Herefordshire Council on 31 March 2013 (see the map at Figure 1 on page 3 above).

**1.15** The foundations of the Plan lie in two surveys carried out to secure the views of local residents on a wide range of issues, supplemented by feedback from drop-in events, open days at the Siward James Centre and Bodenham School, and other local publicity in the Parish *Newsletter* and on the Parish Website. The first Survey was that conducted under the auspices of the Parish Council during the development of the Parish Plan. Its results were published in October 2010, before the appearance of the Localism Act and the advent of neighbourhood planning.<sup>(2)</sup>

**1.16** The second Survey was conducted specifically to inform the Neighbourhood Plan and looked at a rather broader range of issues than its predecessor. It was carried out in September/October 2013 with the questionnaire being distributed to every local resident aged 18 years or over. It achieved a response of 52% and to preclude any possibility of bias the returns were analysed by an independent consultancy, Data Orchard CIC. To distil its findings still further the Steering Group then produced a paper which sought to draw firm conclusions from Data Orchard's Report and, after prior circulation on the Parish Website, this 'Summary and Conclusions' document was discussed and approved at a public meeting in the Parish Hall on 10 March 2015. The 'Conclusions' now form the basis for the policies in this Plan. Not all of these, or the key issues which they raise, are capable of being tackled directly by this Plan or, indeed,

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2. Full details of this Survey and of the Neighbourhood Plan Survey mentioned in paragraphs 1.15 and 1.16 can be found in the Neighbourhood Plan Evidence Base by going to the link in Annex B or direct to Bodenham Parish Website at <http://www.bodenhamparish.org.uk/evidencebase.asp> .

through the planning system. Some, such as traffic speeds, speed limits and enforcement, fall to other regulatory provisions. However, in such cases the Plan may be able to help indirectly, for instance by seeking developer contributions to support community actions.

1.17 An important part of the Steering Group's early work was to conduct a detailed examination of the scope for land to be brought forward for residential development. This was also informed by Herefordshire Council's 2013 Strategic Housing Land Availability Assessment (SHLAA) and subsequently validated against the 2015 SHLAA. The results, in the form of possible new or revised settlement boundary options, were displayed at the various drop-in and open day events and posted on the Parish Website. In particular, they led the Steering Group to conclude that there were only two suitable sites for major housing development in the Parish. Both were in Bodenham Moor and one was a parcel of land South of Chapel Lane, known locally as Shuker's Field, while the other was the field East of England's Gate Inn, with the latter being much the preferred location. This preference was confirmed by local residents in their responses to the Neighbourhood Plan Survey mentioned above and subsequently by planning consent being given for 40 houses opposite England's Gate Inn now already under construction, while it was refused for 49 houses on Shuker's Field. These decisions have formed the basis of the Bodenham Moor settlement boundary now embodied in this Plan.<sup>(3)</sup>

1.18 This draft Plan, like all development plans, is subject to a Strategic Environmental Assessment. It is also subject to Habitats Regulations Assessment because the River Lugg, which runs through the Parish, has a European-level designation as a Special Area of Conservation. Herefordshire Council issued a scoping report, the first stage of the assessment processes in July 2014. This concludes that further assessments will be required as the Plan proceeds, and to this end Assessments of the draft Plan are now being published as part of the Consultation.

## Consultation

1.19 Throughout the Plan's development local residents have been kept informed of progress in as many different ways as possible. At all stages notes explaining the nature and importance of Neighbourhood Planning have been available on the Parish Website with links to the detailed guidance notes provided on the Herefordshire Council website. All meetings of the Steering Group have been publicised in advance, both in the monthly Bodenham *Newsletter* and on the Parish Website. All these meetings have been open to attendance by any member of the public, and the importance of community involvement and feedback has been repeatedly stressed. Progress reports have been presented to all monthly Meetings of the Parish Council, which are also open to the public. These reports have been recorded in the Council's Minutes, copies of which are available to all on the Parish Website. Similarly, each successive draft of the Neighbourhood Plan has been published on the Parish Website and comments invited on it and this has been supplemented with 'open days' at which local residents have been able to discuss all aspects of the Plan in detail with members of the Steering Group and propose any amendments they wish. The full Consultation Statement can be accessed at <http://www.bodenhamparish.org.uk/evidencebase.asp> or through the link at Annex B.

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3. The Steering Group's conclusions from its study are set out in its paper on 'Potential Housing Land in Bodenham Neighbourhood Area', which can be accessed through the link at Annex B or at <http://www.bodenhamparish.org.uk/evidencebase.asp>.

## 2 KEY ISSUES, VISION AND OBJECTIVES

### Key Issues

2.1 National and local planning policies set sustainable development at the heart of the planning system <sup>(4)</sup> – this is to meet the needs of the present without compromising the ability of future generations to meet their own needs. This Plan sets out what this means for Bodenham’s two main ‘village’ settlements and the wider Parish.

2.2 As described at paragraph 1.16 above, the findings of the Neighbourhood Plan Survey were summarised in a series of ‘Conclusions’ and from these the following key planning issues to be tackled by the Plan have been further distilled:

- How to provide for and manage the requirement for future housing growth in Bodenham Parish in accordance with the Core Strategy. (Conclusion 3.b)
- The need to review the former settlement boundary of Bodenham Moor and to establish a settlement boundary for Bodenham. (Conclusions 4.d, 5 and 6)
- How to ensure that new development is not at risk from flooding for its lifetime and does not increase the risk of flooding elsewhere. (Conclusion 3.f)
- How to ensure that new housing meets the local need in terms of size, type and tenure with its priority for 2 and 3 bedroomed and affordable houses to meet local needs (both intermediate cost and rental). (Conclusion 4.a)
- How to ensure that, through the use of appropriate building styles, traditional materials, proper provision for off-street parking and good pedestrian and cycle access, combined with housing densities appropriate to the immediate surrounding area, future developments respect and enhance the open and green character of the Parish’s two main settlements, as well as its open countryside. (Conclusions 3.c and 3.d)
- How to give priority to small infill developments and to the re-use of ‘brownfield’ assets by the conversion of existing old and/or agricultural buildings. (Conclusion 4.c)
- How to encourage more young people to live in the Parish. (Conclusion 9)

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4. The NPPF explains that *“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role*** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- ***a social role*** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- ***an environmental role*** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.” [NPPF, Paragraph 7]

- How to encourage local employment which does not adversely affect the amenity of local residents or detract from the rural character of the Parish, with preference being given to entrepreneurs working from home, providing holiday accommodation, aiding farm diversification or promoting tourism, other than that based on caravanning or camping. (Conclusions 9, 10 and 12)
- How to improve leisure facilities, such as footpaths, cycle routes and bridleways, for both visitors and local residents. (Conclusion 12).
- The need to retain and enhance local community facilities, such as its shops, places of worship, school, Parish Hall, Post Office, public house and garage, and to maintain and enhance the local infrastructure, with particular reference to the safety of local roads and the capacity and reliability of the main sewerage system. (Conclusions 14 and 15)
- The need to reduce the flood risk to properties in the Parish. (Conclusions 3.f, 13 and 14)
- How best to protect the local landscape, public rights of way, and open spaces, with particular reference to Bodenham Lake and the Parish's other designated areas of importance for biodiversity. (Conclusions 7 and 8)
- How best to encourage renewable energy proposals and resource efficiency in new developments where these do not adversely affect the amenity of local residents or impact on the rural character of the Parish's landscape or settlements. (Conclusion 11)

## **The Vision for Bodenham**

2.3 In the Neighbourhood Plan Survey described above, residents were asked for their vision for the future of the Parish. The great majority (89%) of respondents agreed that:

2.3.1 They wish to see a single, vibrant, caring and safe community in which all residents feel comfortable and valued. Careful integration of existing and planned new housing is essential to this Vision.

2.3.2 They wish to see the open and green character of the villages within the Parish not only maintained, but enhanced. Further measures to lessen the risks of homes being flooded and everyday life being disrupted by flooded roads are seen as a high priority and no developments should be allowed which can directly or indirectly increase the flooding risk.

2.3.3 They accept the need for Bodenham Moor and Bodenham to accommodate more housing. However, they believe that the number of new dwellings must be compatible with the environmental constraints and economic and social objectives of the Plan and that development in the period to 2031 should be proportionate and consistent with Herefordshire Council's Core Strategy'. In particular, they wish to see the rural character of their villages promoted through the adoption of appropriate building styles and low housing densities, whilst maintaining and continuously improving the infrastructure of the Parish.

## Objectives

2.4 From the above Conclusions and Vision the following objectives have been identified:

### 2.4.1 Housing Requirement

- To meet Herefordshire Council's adopted Core Strategy's requirement for new housing in the Parish over the plan period 2011 to 2031.

### 2.4.2 Settlement Boundaries

- To identify land for required new development.
- To define the extent and location of built development over the plan period 2011 to 2031.

### 2.4.3 Criteria for New Housing

- To ensure that new housing meets local needs in terms of size, type and affordability, is well designed and sustainable, makes best use of existing under- and dis-used land and buildings, and enhances the distinctive rural character and appearance of the Parish's main settlements and landscape.

### 2.4.4 Jobs

- To promote measures which will encourage more young people to live in the Parish.
- To support new employment proposals where these are of appropriate scale and type, are consistent with the rural character of the Parish and do not adversely affect residential amenity.

### 2.4.5 Local Services and Infrastructure

- To protect and enhance local community facilities and services and to support the provision of new ones.
- To pursue measures to improve the safety of local roads, to increase the capacity and reliability of local infrastructure systems and to reduce the flood risk to properties in the Parish.
- To identify those community needs and infrastructure to be met with the help of developer contributions.

**2.4.6 Open Spaces and the Environment.** The Plan endorses the environmental aims outlined in the Bodenham Parish Plan, including the need to protect and, where possible, enhance the distinctive local natural and historic environment. The protection of natural and historic assets is delivered through various existing statutory and other designations within the Parish. Protecting local identity falls to this Plan and the following objectives are defined:

- To protect and enhance the local landscape, particularly with regard to the setting of the Bodenham and Bodenham Moor settlements.

- To protect and improve the Parish's public rights of way and open spaces, with particular reference to Bodenham Lake and the Parish's other designated areas of importance for biodiversity.

#### 2.4.7 Renewable Energy

- To encourage renewable energy proposals and resource efficiency in new developments where these do not adversely affect the amenity of local residents or impact on the rural character of the Parish's landscape or settlements.

## 3 HOUSING

### Delivering New Housing

#### Housing Requirement

3.1 The minimum amount of new housing to be delivered by neighbourhood plans in the County is derived from the adopted Herefordshire Core Strategy, which sets the expected percentage level of growth in rural areas. Applied to the number of existing dwellings in each parish, this gives a minimum level of new housing to be delivered between 2011 and 2031. In addition, the Core Strategy has identified the settlements of Bodenham Moor and Bodenham as being the two main foci for proportional housing growth within the Parish (Policies RA1 *Rural housing distribution* and RA2 *Housing in settlements outside Hereford and the market towns*).

3.2 Bodenham Parish falls within the Bromyard Housing Market Area, for which growth of 15% is required. Applied to the number of dwellings within the Parish (474), this yields a figure of 71 for the number of new dwellings required during the plan period, 2011 to 2031. <sup>(5)</sup>

3.3 Dwellings which have already been built since 2011, and existing planning permissions for new housing which have not yet been implemented, need to be taken into account. As at the end of May 2016, some 72 have either been built or have received planning permission in the Parish since 2011 (53 in Bodenham Moor, 11 in Bodenham and 8 in the open countryside - see Annex F), thus equalling the minimum to be considered through this Plan.

#### Windfalls

3.4 In assessing an appropriate allowance to make for future windfalls, the Steering Group has taken account of the past rates of supply and potential future opportunities within the plan period. As regards supply, the study of housing development in the Parish at Annex F shows that, excluding the current major development of 40 houses opposite England's Gate Inn, some 57 dwellings have been constructed or given planning consent over the past 15 years (28 in Bodenham Moor, 11 in Bodenham and 18 in the open countryside). This equates to just over 3½ 'windfalls' *per annum* on average. It is reasonable to suppose that this general trend will continue and that windfall developments, both within the main settlements and through the conversion

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5. It should be noted that the figure of 474 is the result of a physical count and mapping of all dwellings in the Neighbourhood Area. It differs from that of 485 shown in the Core Strategy which would set the minimum requirement for new housing at 73.

of agricultural buildings to residential use elsewhere in the Parish, will ensure that the minimum housing growth required by Herefordshire Council's Core Strategy is exceeded.

### Housing Delivery

3.5 Paragraphs 3.1 – 3.3 demonstrate that the high level of commitments in the Parish since 2011, most notably the recent commencement of a 40 house site on land opposite England's Gate Inn, serves to meet virtually all the Core Strategy's minimum requirement for new housing in the plan period. The continuation of windfall developments described in paragraph 3.4, supported by a more flexible Core Strategy Policy RA5 - *Re-use of rural buildings*, can be expected to comfortably meet and exceed that minimum over the coming years to 2031. This NDP has not, therefore, identified a housing allocation.

3.6 This level of development over the remaining plan period is probably just about sustainable, enabling overall housing needs to be met and an element of affordable housing to be delivered, while allowing the increase in population to be gradually accommodated without the local infrastructure (roads, school, surgery, sewerage and drainage systems, etc.) being overwhelmed.

#### **POLICY BNDP 1: DELIVERING NEW HOUSING**

- 1. To meet the housing requirement of the Parish as identified in the Herefordshire Core Strategy, support will be given to the provision of a minimum of 71 new dwellings in the Parish over the plan period through:**
  - a. Existing completions and commitments since 2011; and**
  - b. Future windfall development between 2016 and 2031.**

## **4 SETTLEMENT BOUNDARIES**

4.1 Bodenham and Bodenham Moor are both categorised in Herefordshire Council's adopted Core Strategy (Policy RA2 - *Housing in settlements outside Hereford and the market towns*) as rural settlements to receive sustainable housing growth. They need defined boundaries to clearly identify their limits within which most future housing development is expected to take place, and outside of which the more restrictive countryside policies of the Core Strategy will apply.

4.2 A Bodenham Moor settlement boundary was embodied in Herefordshire Council's former Unitary Development Plan (UDP), which the Core Strategy has replaced. No settlement boundary was specified for Bodenham in the UDP, but, since the adopted Core Strategy identifies Bodenham for proportionate housing growth in the plan period, a settlement boundary is necessary to set a geographical limit to allow such growth.

4.3 There is considerable local support for the principle of settlement boundaries for both the Bodenham Moor and Bodenham settlements, with respondents to the Neighbourhood Plan

Survey recognising the need for such boundaries to manage further development if open spaces and the character of settlements are not to be compromised. In determining the boundaries, the Steering Group took account of the criteria set out in Herefordshire Council's Neighbourhood Planning Guidance Note 20 <sup>(6)</sup> and in the case of Bodenham Moor was helped by the existence of the earlier UDP-defined boundary for that settlement, which the Steering Group reviewed and revised in the light of recent development and extant planning consents (See Annex G). This revised boundary proposal was supported by 63% of those who responded to the survey questionnaire. The Bodenham settlement boundary shown at Annex H was also the preferred choice of those responding to the Neighbourhood Plan Survey, albeit with some modifications to ensure that it conformed to the built form of the settlement.

## **POLICY BNDP 2: SETTLEMENT BOUNDARIES**

**1. Settlement boundaries are defined for Bodenham Moor and Bodenham in the maps at Annexes G and H respectively. Within these boundaries new housing and other development which is in accordance with the Plan's policies will be permitted, provided that these are:**

- **Located on small infill sites;**
- **Do not adversely affect the amenity of adjoining properties;**
- **Are located on sites that lie outside the Flood Zone 2 And 3 Areas as defined by the Environment Agency;**
- **Respect, protect and safeguard the character of the area and do not adversely affect any listed buildings, monuments, other historic assets and the local landscape quality, including important open spaces, views and its landscape setting as identified and mapped in Annex C; and**

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6. This can be found at [https://www.herefordshire.gov.uk/media/6312627/gn20\\_guide\\_to\\_settlement\\_boundaries\\_august2015.pdf](https://www.herefordshire.gov.uk/media/6312627/gn20_guide_to_settlement_boundaries_august2015.pdf) and can be summarised as follows:

- **Lines of communication** – a boundary should trace the edge of the built up area, excluding roads, paths, railways and other lines of communication;
- **Physical features** – where possible a boundary should follow physical features including buildings, field boundaries and curtilages. However, in order to conserve the character and to limit expansion, settlement boundaries can exclude large gardens, orchards and other areas;
- **Planning history** – a boundary should be drawn to reflect planning decisions, including recent refusals, existing commenced planning permissions and new developments.
- **Village enhancements** – a boundary should include buildings and associated land that make up the village form, and may need to include small areas of land and/or buildings which offer the opportunity for improvements the settlement.
- **Important amenity areas** – important amenity areas which form part of the character of the settlement should be identified, protected by policy and included in the settlement boundary.
- **Growth** – a boundary should be drawn to facilitate an appropriate level of proportional growth within the plan period.

- **Have acceptable highway access and meet the necessary standards required by the Highway Authority**

**2. Outside the boundaries Policies H2, RA3, RA4 and RA5 of the Core Strategy, supplemented by the relevant policies in this Plan, will apply.**

## **5 CRITERIA FOR NEW HOUSING**

5.1 The Local Plan sets out policies governing new housing development. These include, for instance, policies on affordable housing (H1), housing types (H3), sustainable design and energy efficiency (SD1), meeting open space requirements (OS1), and traffic and transport (MT1).

5.2 For this Plan, Policies BNDP3 and BNDP4 below address issues of particular local relevance. These are the size, type and tenure of the houses to be built; sustainable drainage and waste water issues; and site specific issues. This local perspective is intended to supplement, not duplicate the Core Strategy's policies. These two NDP Policies are relevant to all development that comes forward during the Plan period and are to be read alongside other policies of this Plan which focus on landscape, townscape and building design.

### **Dwelling Size, Type and Tenure**

5.3 The size of dwellings should reflect local housing requirements, and will vary according to whether the houses are to be sold on the open market or are being provided as affordable housing. Over the plan period, in the rural parts of the Bromyard Housing Market Area, the majority of open market housing will need to be either 1-2 bedroom or 3 bedroom (30% and 70% respectively of the rural requirement). There is no requirement for 4 bedroom dwellings. The requirement for affordable housing is for 1 and 2 bedroom properties (66%) against 3 bedroom or larger (33%).<sup>(7)</sup> This pattern is reflected in the 2014 Affordable Housing Needs Survey for Bodenham. The Neighbourhood Plan Survey responses particularly identified 2 and 3 bedroom dwellings as being required overall (71% and 83% of respondents respectively). The most requested types of development were starter-homes and family houses. The majority of respondents were against executive home development. There was a clear view that the existing infrastructure constraints should allow only limited growth.

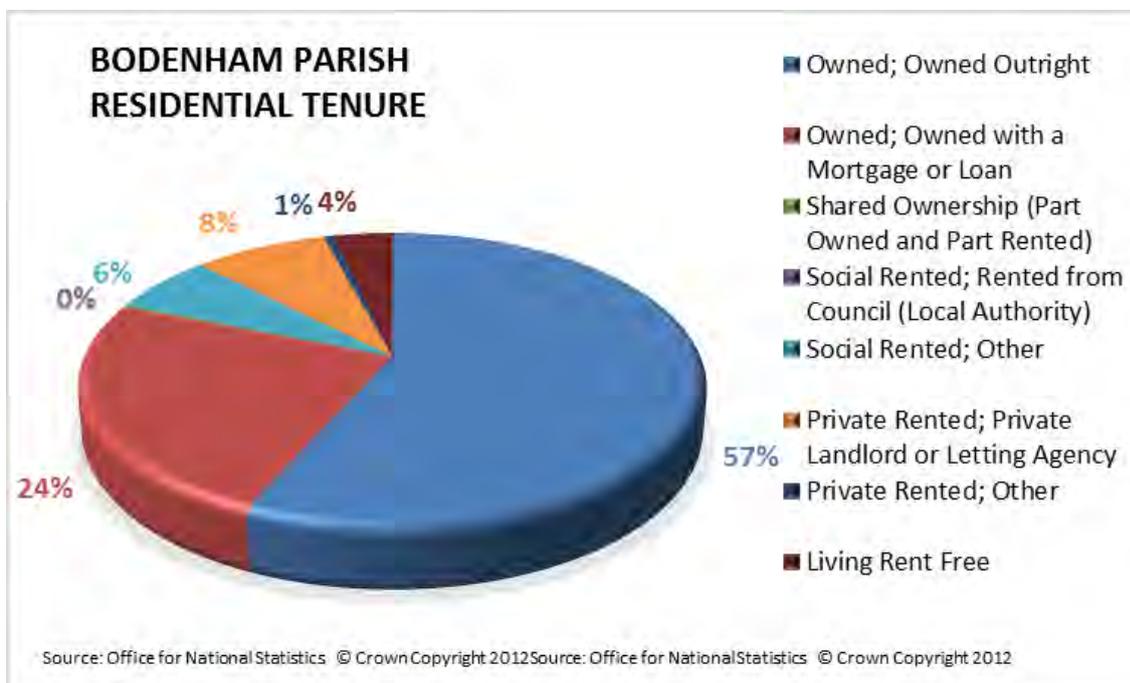
5.4 In terms of dwelling type, the presumption is that houses will be the norm, though there is support in the Neighbourhood Plan Survey for single-storey dwellings (41% of replies). There is very limited support for new sheltered housing which reflects the satisfactory existing level of provision of 24 units at the Siward James Centre.

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7. Herefordshire Local Housing Market Assessment 2013, Figs. 55 & 56.

## Affordable Housing.

5.5 Herefordshire Core Strategy (Policy H1 - *Affordable Housing*) requires 35% of new housing units to be 'affordable' – that is, provided to meet the needs of eligible households whose needs are not met by the open market. The affordable units should be presented 'tenure blind', so that they cannot be distinguished from market units by virtue of either their location or appearance.



**Figure 3**

5.6 Affordable housing can be provided either as social- or affordable-rented dwellings, usually by a housing association, or through various other forms of 'intermediate' arrangement, such as shared ownership, offering homes for sale or rent below market levels. The appropriate mix of affordable tenures will need to be determined at the time of application, having regard to prevailing local needs. As an indication, current evidence for the Bromyard Housing Market Area indicates affordable tenure requirements as follows: social rent 24%; affordable rent 36%; and intermediate tenures 40%.<sup>(8)</sup> This pattern may not hold locally or over time during the plan period, and will need to be validated at each application. For example, the 2014 Bodenham Affordable Housing Needs Survey indicates that 8 respondents prefer affordable purchase options, with 2 preferring rental options.<sup>(9)</sup>

### **POLICY BNDP 3: MIX, TYPE AND TENURE OF NEW HOUSING DEVELOPMENT**

**1. Planning applications must include comprehensive details of the proposed development, including dwelling type(s), size(s) and tenure(s) to meet local housing requirements, and to include affordable housing to comply with Core Strategy Policy H1 – *Affordable Housing – Thresholds and Targets.***

8. Herefordshire Local Housing Market Assessment 2013, Para. 11.33.

9. Local Affordable Housing Needs Survey for Bodenham 2014.

**2. Proposals for affordable housing development should normally be located on appropriate sites within the Bodenham Moor or Bodenham settlement boundaries. However, where this is not practicable consideration will be given to proposals on exception sites in line with Herefordshire Core Strategy Policy H2, providing that:**

- They are located on the edge of the settlement boundary;
- They meet the clearly identified needs of local people (normally from within the Parish or having a local connection – see the Local Occupancy Condition below);
- Planning consent for such development will be subject to a planning condition to ensure that the housing is retained in perpetuity for future local housing needs; and
- The development is of a design mix, scale and character appropriate to its location.

**3. The delivery of housing to meet local needs will be monitored during the Plan period. Should monitoring clearly demonstrate that local needs are not being met the Plan will be reviewed.**

### **Local Occupancy Condition**

5.7 In order to ensure that provision of affordable housing under Core Strategy Policy H2 is solely to meet the genuine ongoing needs of local people, housing permitted under Policy BNDP 3 will be restricted for local occupancy only in line with “The Developers Guide to Delivering Affordable Housing in Herefordshire”, Chapter 5. In order to secure this condition, properties restricted for local occupation only shall only be occupied by a person or household who:

- currently lives in the locality <sup>(10)</sup> and has done so for a continuous period of at least 3 years; and/or
- works in the locality and has done so for at least 3 years; and/or
- has moved away but has strong established and continuous links with the locality by reason of birth or long term immediate family connections; and/or
- has an essential need through age or disability to live close to those who have lived in the locality for at least 3 years; and/or
- has, for whatever reason, the written support of Bodenham Parish Council.

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10. The definition of ‘locality’ refers to Bodenham Parish in the first instance, and if after a reasonable period of active marketing an occupier cannot be found, the definition would cascade to include Herefordshire, and following further unsuccessful marketing the property may be occupied by person/ persons from outside the area.

## 6 FLOOD RISK AND DRAINAGE

6.1 All planning applications for new development must comply with Core Strategy Policies SD3 - *Sustainable Water Management*, SS7 *Addressing Climate Change* and SD4 - *Wastewater Treatment and River Quality*.

6.2 Specifically all new developments should:

- incorporate sustainable drainage measures;
- be safe from flood risk for the lifetime of the development taking climate change into account;
- not increase flood risk elsewhere; and
- where possible, reduce flood risk.

6.3 Additional investment to increase the capacity of local watercourses and surface water drainage systems will be necessary to comply with these requirements and appropriate financial contributions, covered by Section 106 agreements, will be sought from developers in the Parish for this purpose, with the replacement of the Ketch Lane culverts being a high priority.

6.4 Foul water from new development in Bodenham Moor should be directed to the sewage treatment works on Ketch Lane (C1113), subject to formal confirmation from Welsh Water that there is sufficient capacity in the public sewerage infrastructure to receive and treat foul water loadings from the new development. If there is insufficient capacity, reinforcement of the sewerage infrastructure will be required in advance of the development taking place.

6.5 In Bodenham, where there is no public foul water sewerage infrastructure (*i.e.* a non-mains sewered area), foul water from new development will be required to be to a packaged treatment plant or septic tanks, subject to the approval of the Local Planning Authority and the Environment Agency.

### **POLICY BNDP 4: FLOOD RISK AND DRAINAGE**

**1. Planning applications must provide comprehensive details of:**

**a. How the development will be safe from flooding for its lifetime taking into account climate change and how the development will not increase, and where possible will reduce, flood risk elsewhere.**

**b. How Sustainable Drainage Systems will be used to manage surface water runoff to control runoff rates and volumes and the quality of surface water runoff from the development. For greenfield sites, the peak surface water run off rate of the developed site should be controlled so that it does not exceed the peak run off rate for the existing site. For brownfield sites, peak run off rates should be reduced by a minimum of 30% compared to the existing rates, and as close as possible to greenfield runoff rates. There should be no increase in runoff volume for any new development. Maintenance arrangements for the lifetime of the development should be provided.**

c. How foul water will be managed. For Bodenham Moor evidence from Welsh Water should be provided confirming that there is sufficient capacity in the public foul sewerage infrastructure to receive and treat foul water from the development. Elsewhere, details of how foul water will be managed must be provided demonstrating compliance with the relevant Environment Agency water quality consents.

## 7 JOBS AND LOCAL SERVICES

### Small-Scale Employment

7.1 The main economic activities in the Parish are farming and homeworking, while the main local centres for other employment are Leominster and Hereford. There are three small employment sites within the Neighbourhood Area, with other employment linked to local services such as the school, garage, public house, Broadfield Court and tourist accommodation. (The chart below shows the latest (2011 Census) data for employment in the Parish). It is likely that homeworking will remain the predominant local economic activity and it is felt that this form of activity contributes directly to the three sustainable development dimensions set out in the National Planning Policy Framework and Local Plan Policy E3 (see paragraph 2.1 above).

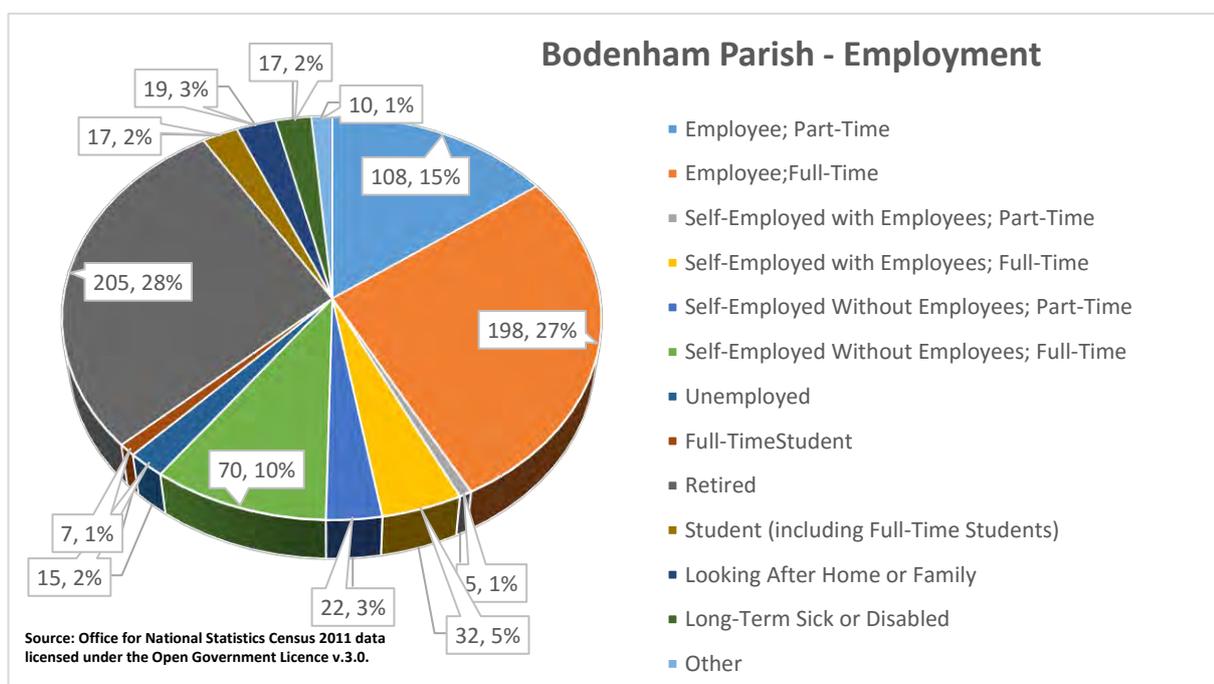


Figure 4

7.2 Neighbourhood Plan Survey respondents showed a strong preference for the encouragement of businesses based on entrepreneurs working from home and those which help

to maintain and support the rural nature of the Parish. There was also strong support for farm diversification schemes that do not adversely affect the local environment and for the establishment of tourist accommodation other than caravan or camping sites.

7.3 In line with the focus on small-scale forms of employment, survey replies supported the conversion of existing buildings for such uses. Respondents also supported minor extensions to existing employment centres such as those at Saffrons Cross Garage (A417), Baches Bargains (C1125) and the Hamwyn Joinery/ River Media site (C1125). There was no call for the allocation of new land for employment development in the Parish. (This also reflects the results of the survey taken during the preparation of the Bodenham Parish Plan). At the same time the protection of the residential character of Bodenham Moor and Bodenham and the rural environs was a strongly expressed theme.

7.4 In response to this, and reflecting the rural economy policies in the Core Strategy, this Plan does not identify new employment land. Equally, there are no existing employment sites requiring protection. Rather, the following Policy (BNDP 4) supplements the Core Strategy's policies by providing more specific guidance as to the type of employment development that is appropriate within the Parish, together with the associated planning requirements. The Policy is supportive of suitable types of new employment provision where these are compatible with the local environment and residential amenity. It is envisaged that such development will involve existing buildings, delivered through change of use or homeworking, rather than new build. Proposals to extend existing businesses and premises will need to be carefully considered against the policy criteria.

## **POLICY BNDP 5: EMPLOYMENT**

**1. The creation of small scale new business space, live/work units and home working will be supported through:**

- **the conversion and re-use of redundant rural buildings;**
- **appropriate small scale extensions to existing residential properties;**
- **Appropriate extensions to existing employment operations;**
- **Small scale new buildings or workshops on suitable sites within the defined settlement boundaries of Bodenham Moor and Bodenham.**

**2. If the above provisions do not meet the stated business need for an on-site dwelling, providing that there is full compliance with the Core Strategy's Policies RA4 and RA5, support will be given to the development of a work/live unit within the curtilage of an existing house/ farmhouse outside the settlement areas.**

**3. All proposals will need to ensure that:**

- **The proposed work activity and proposed development are compatible with their location and setting.**

- **The development is designed in accordance with the policies contained within this Plan and does not impact on local amenity or detract from the quality and character of the building to which they are linked or neighbouring buildings, by reason of height scale, massing, location or facing materials used in their construction.**

**4. All proposals must comply with Policies RA5, RA6, E1 and E3 of the Core Strategy.**

**5. While applications to develop facilities catering for tourism, which are consistent with the above development criteria, will be permitted, there will be a presumption against any proposals to develop commercial-scale camping, caravanning or mobile home sites. Small farm-scale sites providing touring facilities that avoid adverse impacts on the landscape and residential amenity and can be accommodated within the local highway network will be considered on a case-by-case basis.**

### **Local Community Facilities**

7.5 As noted at paragraph 1.7 above, the Parish has a good range of well patronised community facilities – a parish hall, primary school, GP surgery and dispensary, church, chapel, post office/ general store, garage/ shop, public house, café (at the Golf Course) and hairdressers. There is sufficient flexibility to allow for modifications to these facilities to take account of fluctuations in population and age mix. The Core Strategy’s Policy SC1 - *Social and community facilities* seeks to resist the loss of existing facilities and in this regard Bodenham Moor’s public house, England’s Gate Inn, has been registered under the Localism Act 2011 as an Asset of Community Value in order to safeguard against its loss.

7.6 The Core Strategy (Policy ID1 - *Infrastructure delivery*) proposes a co-ordinated approach to the delivery of infrastructure to support development and sustainable communities. This is to be undertaken by securing developer contributions through legal Section 106 agreements and/or a Community Infrastructure Levy. In furtherance of this approach, local parish requirements for new and improved community facilities infrastructure are identified below. These reflect issues raised during the preparation of the Bodenham Parish Plan and also highlighted by the Neighbourhood Plan Survey, such as flood risk, traffic speeds and speed limit enforcement within the Parish.

7.7 Forthcoming enhancements to broadband are welcomed by the Parish Council and supported in the Bodenham Parish Plan. No specific land use implications are expected to arise requiring a NDP policy, with necessary development delivered through permitted development rights. However, such infrastructure improvements will support local business and economic activity, including homeworking, as well as many other aspects of village and community life, and are welcomed as such.

## **POLICY BNDP 6: LOCAL COMMUNITY FACILITIES**

- 1. Existing local community facilities will be protected, retained and enhanced. Support will be given to appropriate diversification proposals where these can be shown to assist viability.**
- 2. Proposals for new community facilities in the Parish which are accessible by a choice of transport modes will be supported. Proposals should take account of the potential for the co-location of services in achieving viability.**
- 3. Appropriate developer contributions will be sought towards meeting identified community needs, including:**
  - a. Measures to reduce flood risk, such as the replacement of the Ketch Lane culverts;**
  - b. New and enhancement of existing play areas, public open spaces and safe cycle and walking routes;**
  - c. Support for the continued use of the Lengthsman Scheme for minor highway works;**
  - d. Traffic speed monitoring and enforcement.**

## **8 OPEN SPACES AND THE ENVIRONMENT**

### **Context**

8.1 The environment is a key theme within the Bodenham Parish Plan, with the objective to protect and enhance the distinctive local, natural and historic environment. This aim is replicated in this Plan. Much of this protection and enhancement is already in place through a range of designations which apply in the Parish. The statutory designations comprise:

- The River Lugg Special Area of Conservation and Site of Special Scientific Interest (SSSI\_059; Grid reference SO173751/SO565372; part of which is in the Parish).
- Dinmore Hill Woods (SSSI\_023; Grid reference SO512516; part of which is also in the Parish).
- Hill Hole Dingle (SSSI\_033; Grid reference SO537540).
- The Bodenham Conservation Area
- Numerous listed buildings within the Parish (see the table in Annex C).

8.2 Non-statutory features include several Special Wildlife Sites.

8.3 All these features are protected, according to their importance, by national and Core Strategy planning policies. These do not need to be repeated here, but this Plan adds further detail on local landscape character and the setting of the villages, building design, and the protection of open spaces.

#### **Landscape, Vistas and Local Distinctiveness.**

8.4 Bodenham is a mainly rural parish mostly lying within the Herefordshire Lowlands National Character Area as defined by Natural England <sup>(11)</sup>. However, the north-eastern part of the Parish, bounded by Bowley Lane (C1113) and the A417, lies within the Herefordshire Plateau National Character Area. The River Lugg flows from North to South through the Parish and the two main centres of population lie on either side of it. The County Landscape Character Assessment <sup>(12)</sup> identifies three types of landscape within the Parish: Principal Settled Farmlands, Riverside Meadows and Plateau Estate Farmland (the Broadfield Estate). Riverside Meadows are secluded pastoral landscapes associated with alluvial floodplains, characterised by tree-lined rivers and riverside meadows defined by hedgerow and ditches. The landscape between the main two settlements up to the Isle of Rhea is typical of this type. Principal Settled Farmlands are the rolling lowlands, a rich patchwork of pasture, arable fields and orchards and hedgerow filled boundaries. The open, more elevated land to the South of Dunfield Lane - Ash Grove/ Cuddy Meadow Hill ridgeline (C1120) and Rowberry Lane/ Venn Wood ridgeline (U94018), together with the backdrop to the north of the C1121, Bodenham Conservation Area and the high ground of Bun Hill/ Westfield Wood - is typical of this type of landscape which offers much-valued vistas.

8.5 The three landscape types, and the distinctive differences between them, are readily apparent in local countryside walks around Bodenham Moor and Bodenham. These settlements have a clearly defined 'urban' edge which is also evident in the settlement boundaries shown on Annexes G and H. As such, they are important in defining the character of the landscape setting of the settlements.

8.6 The Core Strategy (Policy LD1 - *landscape and townscape*) provides for landscape character to be considered when determining planning applications, and includes reference to the setting of settlements. National planning policy enables the protection and enhancement of valued landscapes <sup>(13)</sup>. Neighbourhood Plan Survey responses give considerable weight to the protection of important views (75%) and to the landscape setting (78%) of the two main settlements. The protection of open countryside around the settlements is clearly valued and supported by almost 80% of respondents.

### **POLICY BNDP 7: PROTECTING LANDSCAPE AND IMPORTANT PUBLIC VIEWS**

**1. Proposals should ensure that the prevailing landscape character type, including key features and attributes, has positively influenced their design, layout and scale, as appropriate to the location and context of the site. Any landscaping proposals should be compatible with, and serve to consolidate, the established landscape character.**

11. Natural England, National Character Areas 100 Herefordshire Lowlands and 101 Herefordshire Plateau, 2013

12. Landscape Character Assessment 2009.

13. National Planning Policy Framework, Para 109.

- 2. Proposals should particularly respect the open countryside setting of the two main settlements. Development which would have an adverse effect upon the landscape setting of these settlements, considered in terms of the assessed landscape character, will not be permitted.**
- 3. The important public views defined in the map and table at Annex I will be protected from inappropriate development.**

## **POLICY BNDP 8: LANDSCAPE DESIGN PRINCIPLES**

- 1. All new development proposals will be required to demonstrate consideration of the following landscape design principles:**
  - a. Local habitats should be preserved and enhanced and wildlife conserved.**
  - b. Veteran, mature and established trees should be protected and incorporated into landscaping schemes wherever possible. The planting of native species will be encouraged where they are appropriate to the location and setting in terms of type, height, density and the need for on-going management. Existing hedgerows should be retained and the establishment of new native species hedges is encouraged.**
  - c. Development which involves the removal of any orchard will be resisted unless developers can demonstrate that the loss of the orchard will not reduce the environmental biodiversity or cause the loss of wildlife habitat.**

### **Building Design**

8.7 A further aspect of local distinctiveness is the characteristic building design. Although there is no single vernacular architectural style, the older buildings in the Parish, such as in the historic core of Bodenham and Bodenham Moor are typically built of local stone, with some oak timber-framed houses supplemented with later developments in brick. More modern property is in a range of materials, including brick and brick/render. Many of the dwellings erected in the Ash Grove estate area from 1968 onwards are of single-storey form. Most dwellings tend to be detached or semi-detached, although the former Arkwright Homes in the Conservation Area form a small attractive terrace. The majority of dwellings are set back generously from the highway. Such aspects contribute to the established "village" character, which also draws on natural features, open spaces and historic buildings, including two places of worship, within the settlements. These two settlements are set either side of 'C' class roads with a clear and close relationship to the surrounding countryside and links to the A49 and A417 highways leading to Hereford and Leominster respectively.

8.8 Planning policy supports high quality design. Herefordshire Core Strategy (Policy SD1 - *Sustainable design and energy efficiency*) details the wide range of factors that are assessed in this respect. For this Plan, the following policy emphasises the importance of securing a locally distinctive design approach in individual developments, which relates to and supports the existing character of the two settlements. A large majority of respondents to the neighbourhood survey wanted to see the careful integration of new development in keeping with “village” character, with 75% supporting the use of traditional building materials. In assessing schemes under the following policy, regard will be needed to such aspects of design as layout and siting; density; means of access and enclosure, including relationship to the highway; scale and mass; height; detailing; materials; and landscaping. In particular, proposals will be required to conform to the guidance set out in *Building for Life 12*.

### **POLICY BNDP 9: PROTECTION OF LOCAL CHARACTER**

**Proposals should be designed in accordance with the guidance provided in *Building for Life 12* so as to protect and enhance the distinctive character and appearance of the Bodenham Moor and Bodenham settlements and the rural areas of the Parish. In particular:**

- a. Regard should be had to their established built, natural and historic characteristics and the wider townscape and landscape contexts;**
- b. Proposals should seek to conserve or enhance the character of the settlements and farmsteads especially those with buildings of statutory and non-statutory heritage value;**
- c. Layout, design and landscaping proposals should respect the landscape and townscape setting, the setting of heritage assets and residential amenity of neighbours;**
- d. Suitable vehicular access to the highway, off-street parking and safe pedestrian access and cyclist access to local facilities should be provided; and**
- e. Street lighting will not be permitted.**

### **Open Spaces**

8.9 The open spaces in and around the existing settlements greatly contribute to their rural character and are much valued. The Core Strategy (Policies LD1 - *landscape and townscape* and LD3 - *green infrastructure*) provide a strategic direction, but it falls to this Plan to identify specific areas for protection. 77% of the Neighbourhood Plan Survey responses confirm the importance of this issue, with many residents wanting the Plan to identify and protect open spaces.

8.10 Parcels of land in the Parish were identified and protected in the former UDP as important open areas/ green spaces, and this protection should be continued. In Bodenham Moor these are located:

- Off the C1125 and bounded by Ash Grove Road and Brockington Road known as ‘The Green’ <sup>(14)</sup> (part of which is a children’s play area);
- Adjacent to, and to the North-East the GP surgery and
- Adjacent to the Parish Hall (part of which contains tennis courts, part provides car parking for the Hall, and part remains in agricultural use).

8.11 The protection of all these spaces is continued in this Plan, using the Local Green Space designation introduced by the National Planning Policy Framework <sup>(15)</sup>.

8.12 There are further public open spaces owned by Bodenham Parish Council opposite St. Michael’s Primary School and adjacent to the Parish Hall which are available for car parking, as well as the parcel of land on which the War Memorial, the Well and the remains of the Market Cross stand. In addition, the field lying East of the C1125 and bounded to the North by Chapel Lane, commonly known locally as ‘Shuker’s Field’, emerged from the Neighbourhood Plan Survey as deserving protection from built development. It offers relief to the mainly built-up form of Bodenham Moor on this principal road frontage and plays an important role in contributing to the agricultural character and rural sense of place. Indeed, the strength of local feeling is such is that a recent proposal to develop it for residential use drew over 250 letters of objection from residents.

8.13 The 1.70ha field parcel in Bodenham opposite the War Memorial at the junction of the C1121 and Church Lane (U94029) to the North of Aisling House is particularly sensitive, lying at the historic core of the settlement in close proximity to the medieval Market Cross, village Well and several Listed Buildings. The open nature of the field relieves the otherwise built form of the streetscene in this location and contributes in large measure to the character and local distinctiveness of the Bodenham Conservation Area. Neighbourhood Plan Survey respondents gave strong support to the retention of the area as a valued open space amenity critical in maintaining the rural character of the area.

8.14 There are three areas of registered Common Land in the Parish – Maund Bryan, Upper Maund with Whitchurch Maund, and Common Marsh adjacent to Rowberry Lane - that are protected and registered under separate legislation <sup>(16)</sup> and thus do not require any additional protection under this Plan.

8.15 Lady Close Orchard and Bodenham Lake are in the ownership of Herefordshire Council, but are leased to a community interest company (CIC) formed by Herefordshire Wildlife Trust and New Leaf which is responsible for their day-to-day management. In the Neighbourhood Plan Survey Bodenham Lake was the area most quoted as being of special importance as a public open space of great sensitivity and one which makes a major contribution to the character and appearance of the Bodenham Conservation Area and the wider Parish. Lady Close Orchard and Bodenham Lake are designated as a Local Wildlife Site and this Plan seeks to ensure the further protection conferred by defining each of them as a Local Green Space and by seeking to have them eventually approved as a Local Nature Reserve.

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14. This is designated as a Public Open Space (Registration Nos. HE37364 and HE37365).

15. National Planning Policy Framework, paras. 76 and 77.

16. Commons Registration Act 1965 Sects. 8(3) & 9.

8.16 A list of the areas identified by this Plan as Local Green Spaces is contained in Annex C.

### **POLICY BNDP 10: OPEN SPACES**

- 1. Development of the Local Green Spaces listed in Annex C will not be permitted unless, in the judgement of the Parish Council, very special circumstances arise which outweigh the need for their protection.**
- 2. Proposals that would result in the loss of public open space will not be permitted.**

## **9. RENEWABLE ENERGY**

9.1 The Neighbourhood Plan Survey sought local residents' views on the possible provision of solar, wind, hydropower, or ground source heat pumps as energy sources for private residences, for the community, and by commercial enterprises. Various methods of small scale generation were supported, notably solar and capturing natural heat in the ground, but not wind turbines. Large systems, such as solar farms, biomass plants, anaerobic digesters and wind turbines were not favoured. Renewable energy is covered by the Core Strategy (Policies SD1 - *Sustainable design and energy efficiency* and SD2 - *Renewable and low-carbon energy*), which provide a positive framework for such proposals. In particular, community-led micro-generation schemes proposed in neighbourhood plans will be supported where they meet the Core Strategy's policies. (There are no such proposals in the Neighbourhood Plan Area at present). It is for this Plan to define more precisely what renewable energy schemes are, and are not, acceptable.

### **POLICY BNDP 11: RENEWABLE ENERGY**

- 1. Large scale and/ or commercial proposals to generate energy from solar, wind, hydropower, biomass or ground heat sources will not be supported.**
- 2. Subject to their complying with the other relevant policies in this Plan, small scale proposals to generate energy from renewable sources for the direct benefit of local community facilities and/ or individual residences will be encouraged, except those relying on wind as the energy source which will not be supported.**

## **10 DELIVERING THE PLAN**

10.1 This Plan is a long-term planning document, which will be implemented in the period to 2031 primarily *via* decisions on planning applications, but also by the actions and investments of other agencies and parties. In delivering the sustainable development of the Parish, the Parish Council will seek to implement and deliver the Plan through each of its four Plan themes as follows:

**10.1.1 Settlement Boundaries.** The Parish Council will work with Herefordshire Council to secure decisions on planning applications which are in accordance with the Plan. Decisions in favour of development which meets Plan objectives and policies, including the delivery of housing growth, will be supported and proposals which would conflict with the Plan, particularly those which adversely affect the setting and/ or character of the two 'village' settlements, will be resisted.

**10.1.2 Housing.** The Parish Council will work with Herefordshire Council, landowners, developers, social housing providers and the community to secure housing growth as set out in the Plan.

**10.1.3 Jobs and Local Services.** The Parish Council will:

- Work with businesses to improve local employment opportunities in line with the objectives and policies of the Plan.
- Work with Herefordshire Council and local organisations to protect, retain and enhance community facilities.

**10.1.4 Open Spaces and the Environment.** The Parish Council will:

- Work with Herefordshire Council to protect and enhance landscape and townscape throughout the Parish through appropriate decision-making on planning applications.
- Protect valued open spaces throughout the Parish as Local Green Spaces.
- Seek the use of infrastructure monies, including developer contributions, to meet needs, including for the reduction of flood risk, the enhancement of open space, the improvement of cycle and walking routes, supporting the Lengthsman Scheme, and traffic speed monitoring and enforcement.

## **11. REVIEWING AND MONITORING THE PLAN**

**11.1** This NDP covers the period until 2031. Inevitably within this period there will be changes, including those relating to:

- The Parish's demographics, possibly with an increase in the proportion of older people.
- National planning policies.
- The housing market, reflected in movements in both the price of new and older properties and the market value of land.
- The demand for local housing, particularly from younger members of the community and the needs of elderly members.
- Small businesses and farming, which may affect the demand for other types of building and the availability of land.

**11.2** These and other unforeseen developments make it essential that this Plan is kept under review. It is proposed to hold a formal review in 2021 to ensure that the details of the Plan, particularly in terms of housing, are still relevant and that the Plan continues to serve the best interests of the Parish.

## **NATIONAL AND LOCAL PLANNING POLICIES**

1. A wide range of planning policies already apply to the Bodenham Neighbourhood Area courtesy of the National Planning Policy Framework and county-level plans. The principal documents and their provisions are summarised below.

### **National Planning Policy Framework**

2. The Framework sets out national policy statements on the full range of planning matters, including both development and environmental protection. Relevant chapters are:

- Supporting a prosperous rural economy (Chapter 3)
- Delivering a wide choice of high quality homes (6)
- Requiring good design (7)
- Promoting healthy communities (8)
- Meeting the challenge of flooding (10)
- Conserving and enhancing the natural and historic environment (11, 12)

3. The Framework is supported by Planning Practice Guidance which sets out more details on how the national policies should be implemented, for instance with regard to flood risk.

### **Herefordshire Unitary Development Plan 2007**

4. Though the bulk of the Unitary Development Plan policies have been superseded by those set out in the Local Plan, the following policy remains in force:

- M5, Safeguarding mineral reserves

### **Herefordshire Local Plan 2015**

5. This sets out a county-level spatial strategy and policies on a wide range of planning matters, with the following of particular relevance and importance to the Neighbourhood Plan:

- SS1 Presumption in favour of sustainable development
- RA1 Rural housing distribution
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire's countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- RA5 Re-use of rural buildings
- RA6 Rural economy
- H1 Affordable housing
- H3 Ensuring a range and mix of housing types
- SC1 Social and community facilities

- OS1 Requirement for open space, sports and recreational facilities
- OS2 Meeting open space, sports and recreation needs
- MT1 Traffic management, highway safety and promoting active travel
- E3 Home working
- E4 Tourism
- LD1 Landscape and townscape
- LD2 Biodiversity and geodiversity
- LD3 Green infrastructure
- LD4 Historic environment and heritage assets
- SD1 Sustainable design and energy efficiency
- SD2 Renewable energy
- SD3 Sustainable water management and water resources
- SD4 Wastewater treatment and river water quality
- ID1 Infrastructure delivery

## **EVIDENCE BASE**

1. The following planning policy documents, reports and survey material have been used in drawing up the draft Neighbourhood Plan. They are all available *via* the Bodenham Parish Website at <http://www.bodenhamparish.org.uk/evidencebase.asp> , but in almost all cases direct links are provided below.

### **2. National and County-level Evidence**

- Department for Communities and Local Government, National Planning Policy Framework and Planning Practice Guidance.  
<http://planningguidance.communities.gov.uk/>
- Herefordshire Council Unitary Development Plan, 2007.  
<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/unitary-development-plan>
- Herefordshire Council Rural Housing background paper to Core Strategy, 2013.  
[https://www.herefordshire.gov.uk/media/5749300/Rural\\_Housing\\_Background\\_Paper\\_March\\_2013.pdf](https://www.herefordshire.gov.uk/media/5749300/Rural_Housing_Background_Paper_March_2013.pdf)
- Herefordshire Council Local Housing Market Assessment, 2013.  
[https://www.herefordshire.gov.uk/media/7673526/herefordshire\\_local\\_housing\\_market\\_assessment\\_final\\_amended.pdf](https://www.herefordshire.gov.uk/media/7673526/herefordshire_local_housing_market_assessment_final_amended.pdf)
- Herefordshire Council Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.  
[https://www.herefordshire.gov.uk/media/268536/landscape\\_character\\_assessment.pdf](https://www.herefordshire.gov.uk/media/268536/landscape_character_assessment.pdf)
- Natural England, National Character Area profile 100 (Herefordshire Lowlands)  
<http://publications.naturalengland.org.uk/publication/4827527503675392>
- Natural England, National Character Area profile 101 ([Herefordshire Plateau](#))  
<http://publications.naturalengland.org.uk/publication/5006583801053184>
- Environment Agency and Natural England, River Wye SAC, Nutrient Management Plan, Evidence base and options appraisal, Action Plan, 2014.  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/375847/Wye\\_SAC\\_NMP\\_Action\\_Plan.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/375847/Wye_SAC_NMP_Action_Plan.pdf)
- Herefordshire Council Local Plan, Core Strategy 2011-2031, Adopted Nov. 2015.  
<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

- Herefordshire Council Strategic Housing Land Availability Assessment 2015 for Bodenham Moor  
[https://www.herefordshire.gov.uk/media/3821270/bodenham\\_moor.pdf](https://www.herefordshire.gov.uk/media/3821270/bodenham_moor.pdf)
- Herefordshire Council Strategic Housing Land Availability Assessment 2015 for Bodenham  
<https://www.herefordshire.gov.uk/media/3821276/bodenham.pdf>
- Herefordshire Council Strategic Intelligence Team, Local Housing Needs Survey for Bodenham Parish June 2014.  
[https://www.herefordshire.gov.uk/media/7848684/bodenham\\_hnrpt2014\\_v10.pdf](https://www.herefordshire.gov.uk/media/7848684/bodenham_hnrpt2014_v10.pdf)

### 3. Parish and Local Level Evidence

3.1 The documents listed below provide evidence of community involvement in the development of Bodenham's Neighbourhood Development Plan and/ or data supporting statements in the Plan, for example, those relating to housing growth:

3.2 **Bodenham Parish Plan.** The initial basis for the Neighbourhood Plan is the Parish Plan published in October 2012, which was itself based on the outcome of a survey of the views of residents conducted in October 2010 by means of two questionnaires – one to all adults in the Parish and the other to all those under 18. The responses to each questionnaire were analysed by Herefordshire Council's Research Team who produced summaries of both sets of data and separate reports on each:

- Bodenham Parish Plan  
[http://www.alphadocs.co.uk/bpc/noticeboard/CLP-ActionPlan\(Final\).pdf](http://www.alphadocs.co.uk/bpc/noticeboard/CLP-ActionPlan(Final).pdf)
- Parish Plan Survey - Adult Questionnaire  
[http://www.alphadocs.co.uk/bpc/pcd/Parish Plan - Adult Questionnaire \(Final\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Parish Plan - Adult Questionnaire (Final).pdf)
- Parish Plan Survey - Under 18 Questionnaire  
[http://www.alphadocs.co.uk/bpc/pcd/Parish Plan - Under 18 Questionnaire \(Final\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Parish Plan - Under 18 Questionnaire (Final).pdf)
- Parish Plan - Responses to Adults Questionnaire - Data Summary  
<http://www.alphadocs.co.uk/bpc/pcd/Bodenham ADULTS Data summary.xlsx>
- Parish Plan - Responses to Under 18s Questionnaire - Data Summary  
<http://www.alphadocs.co.uk/bpc/pcd/Bodenham CYP Data summary.xlsx>
- Bodenham Parish Plan Adult Questionnaire Report March 2011  
[http://www.alphadocs.co.uk/bpc/pcd/Bodenham Parish Plan final Report IGv2 \(Rev2A\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Bodenham Parish Plan final Report IGv2 (Rev2A).pdf)

- Bodenham Parish Plan Young People's Questionnaire Report March 2011  
[http://www.alphadocs.co.uk/bpc/pcd/Bodenham Parish Plan final CYP Questionnaire Report IG \(2\)\(Rev\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Bodenham Parish Plan final CYP Questionnaire Report IG (2)(Rev).pdf)

3.3 **Neighbourhood Plan Survey.** A further survey of all adult residents in the Parish was carried out in September/ October 2014 specifically to provide input to the Neighbourhood Plan. To avoid any possibility of bias the responses to the Survey were independently analysed by Data Orchard, who reported their findings in November 2014. These were then further distilled by the Neighbourhood Plan Steering Group into a 'Summary and Conclusions' document, which was discussed and approved at a public meeting in the Parish Hall on 10 March 2015.

- Neighbourhood Plan Survey Questionnaire 2014  
[http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood Plan - Questionnaire \(Final2\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood Plan - Questionnaire (Final2).pdf)
- Data Orchard Report on responses to the Neighbourhood Plan Survey 2015  
<http://www.bodenhamparish.org.uk/pdf/Neighbourhood Plan - Data Orchard Analysis Report.pdf>
- Agreed Summary and Conclusions from the Data Orchard Report 2015  
[http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood Plan - Basic Analysis - Summary and Conclusions \(Rev\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood Plan - Basic Analysis - Summary and Conclusions (Rev).pdf)

#### 4. Other Supporting Documents

- Residential Commitments and Completions Data for Bodenham Parish to 2016.  
[http://www.alphadocs.co.uk/bpc/pcd/Windfalls and Commitments \(Website v3\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Windfalls and Commitments (Website v3).pdf)
- Study of Potential Housing Land in Bodenham Neighbourhood Area.  
[http://www.alphadocs.co.uk/bpc/pcd/Potential Housing Land in Bodenham Moor \(Final\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Potential Housing Land in Bodenham Moor (Final).pdf)
- Habitats Regulations Assessment for Bodenham Neighbourhood Area.  
<http://www.alphadocs.co.uk/bpc/pcd/Bodenham HRA June2016.pdf>
- Environmental Report for Bodenham Neighbourhood Area.  
Available at <http://www.bodenhamparish.org.uk/evidencebase.asp>

## Key Environmental and Other Assets Protected from Development under this Plan

**TABLE 1 - BODENHAM MOOR (For locations see the maps at Appendices 1 and 2 to this Annex)**

Ser	Item	Category	Proximity to Community Centre	Special Qualities/ Local Significance and Character	Approximate Area	Notes
(a)	(b)	(c)	(d)	(e)	(f)	(g)
1.	The car park and tennis courts adjacent to Bodenham Parish Hall, together with the Field Parcel to the East not lying within the Settlement Boundary.	Local Green Space	500m	Sole publicly owned social and recreational facility in the Parish	0.9 hectares (2.1 acres)	The Tennis Courts plot was previously 'protected' by UDP Policy RST4.
2.	The grassed space to the North-East of the GP Surgery in Bodenham Moor bounded by the C1125 and Ash Grove Road	Local Green Space	50m	Essential to the open character of the heart of the village	0.1 hectares (0.3 acres)	Owned by Herefordshire Council and defined as a public open space. It was previously 'protected' under UDP Policy HBA9.
3.	The Village Green in Bodenham Moor bounded by the C1125, Ash Grove Road and Brockington Road	Public Open Space	N/A	Essential to the open character of the heart of the village	0.4 hectares (1.0 acres)	Owned by Herefordshire Council and defined as a public open space. It was previously 'protected' under UDP Policy RST4. <sup>(1)</sup>
4.	The field lying East the C1125 and bounded to the North by Chapel Lane, known locally as 'Shuker's Field'.	Local Green Space	350m	The field makes a significant contribution to public amenity by virtue of its open space rural character and provides	3.0 hectares (7.4 acres)	Was the subject of a planning application for residential development which, was refused by Herefordshire Council on landscape and other grounds. There were

1. The County Land Agent advised in letter of 9/4/10 to the Parish Clerk that the land is designated as a "Public Open Space". Sch. 5A Amendment to Open Spaces Act 1906 (c.25) -23 June 2003: Column GC32. Registration Numbers HE37364 & HE 37365.

Ser	Item	Category	Proximity to Community Centre	Special Qualities/ Local Significance and Character	Approximate Area	Notes
(a)	(b)	(c)	(d)	(e)	(f)	(g)
				crucial much valued relief from the otherwise linear built form in the central southern part of the Bodenham Moor settlement. It is of critical importance in helping to preserve the character and setting of four immediately adjacent Grade II listed buildings.		also over 250 strong local objections to its development.

**TABLE 2 - BODENHAM (For locations see the maps at Appendices 1 and 2 to this Annex)**

Ser	Item	Category	Proximity to Community Centre	Special Qualities/ Local Significance and Character	Approximate Area	Notes
(a)	(b)	(c)	(d)	(e)	(f)	(g)
5.	The Village Green on which are sited the War Memorial, Well and the Market Cross.	Local Green Space	At the centre	Essential to the Parish's heritage and to the open character of the heart of the village.	200m <sup>2</sup>	Unit No. VG.9 in the Land Section of the Register of Town or Village Greens maintained by Herefordshire County Council. Ownership is vested in Bodenham Parish Council. <sup>(2)</sup>
6.	The field opposite the War Memorial at the junction of the C1121 and Church Lane	Local Green Space	20m	Key to preserving the rural character of the village and the eastern	1.7 hectares (4.2 acres)	

2. Under the Commons Registration Act 1965, Section 8(3) by Decision Notice 15/U/18 dated 27 February 1973 issued by the Commons Commissioner.

Ser	Item	Category	Proximity to Community Centre	Special Qualities/ Local Significance and Character	Approximate Area	Notes
(a)	(b)	(c)	(d)	(e)	(f)	(g)
	(U94029) and to the north of Aisling House.			part of the Conservation Area.		
7.	Lady Close Orchard and Bodenham Lake (GR523511).	Local Green Space	140m	Critically important not only to Bodenham, but the County as a whole as a nature reserve and recreational facility.	45.9 hectares/ (113.5 acres)	The entire land parcel is owned by Herefordshire Council and leased on 15 March 2016 to a community interest company (CIC) formed by Herefordshire Wildlife Trust and New Leaf Sustainable Development Ltd.

### **TABLE 3 - OUTSIDE THE SETTLEMENTS**

Assets in the following table are listed in the order in which they appear in Appendix 8 to Herefordshire Council's Core Strategy and their locations in the Parish are shown in the maps contained in Appendices 3 and 4 to this Annex.

Ser	ID	Item	Category	Map at Appendix	Notes
(a)	(b)	(c)	(d)	(e)	(f)
8.		Bodenham Conservation Area	Conservation Area	1 & 2	An area of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance. Listed in Herefordshire Council Core Strategy, Appendix 8a (Page 1).
9.		Bodenham Manor	Unregistered Park and Garden	4	GR 52677-51433. Listed in Herefordshire Council Core Strategy, Appendix 8d (Page 15). Partly accessible on PROW.
10.		Broadfield Court	Unregistered Park and Garden	4	Off C1113, Bowley Lane. GR 54836-52794. Listed in Herefordshire Council Core Strategy, Appendix 8d (Page 15).
11.		The Vern	Unregistered Park and Garden	4	GR 351955-250848. Listed in Herefordshire Council Core Strategy, Appendix 8d (Page 17).

Ser	ID	Item	Category	Map at Appendix	Notes
(a)	(b)	(c)	(d)	(e)	(f)
12.		Vennwood	Unregistered Park and Garden	4	GR 354773–249023. Listed in Herefordshire Council Core Strategy, Appendix 8d (Page 18).
13.	SAC_002	River Lugg	Special Area of Conservation (SAC)	3	GR 544912 – 230429. Part of River Wye SAC_002. Listed in Herefordshire Council Core Strategy, Appendix 8e (Page 19).
14.	SSSI_023	Dinmore Hill Woods (Part)	Site of Special Scientific Interest (SSSI)	3	GR 512516. Date 18/02/1986. Listed in Herefordshire Council Core Strategy, Appendix 8f (Page 20).
15.	SSSI_033	Hill Hole Dingle (Part)	Site of Special Scientific Interest (SSSI)	3	GR 537540. Date 31/07/1987. Listed in Herefordshire Council Core Strategy, Appendix 8f (Page 20).
16.	SSSI_059 A & B	River Lugg (Part)	Site of Special Scientific Interest (SSSI)	3	GR 173751 to 565372. Date 02/02/1985. Listed in Herefordshire Council Core Strategy, Appendix 8f (Page 21).
17.	LNR_001	Dinmore Hill Woods (Queenswood) (Part)	Local Nature Reserve (LNR)	3	GR 365048-250845. Listed in Herefordshire Council Core Strategy, Appendix 8f (Page 24).
18.	SO54/006	Venn's Wood	Local Wildlife Site (LWS)	3	GR 550491. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 37).
19.	SO54/007	Upper Maund and Whitchurch Commons <sup>(3)</sup>	Common and Local Wildlife Site (LWS)	2 & 3	GR 562494-563491. Register Unit CL.30. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 37). Approximate area 3.1 hectares (7.7 acres).
20.	SO54/008	Maund Common	Common and Local Wildlife Site (LWS)	2 & 3	GR 561499- 560500. Register Unit CL.2. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 37). Approximate area 3.2 hectares (7.9 acres).
21.		Common Marsh	Common	2	Fronting on Rowberry Lane and adjacent to the western boundary of Blue Cedar Cottage. Register Unit CL.90 (GR547498). Approximate area 0.4 hectares (0.9 acres).

3. Registered under the Commons Registration Act 1965, Sect. 9. Decision Notice 15/U/19, 15/U/20 & 15/U/21 dated 16 March 1973 issued by the Commons Commissioner.

<b>Ser</b>	<b>ID</b>	<b>Item</b>	<b>Category</b>	<b>Map at Appendix</b>	<b>Notes</b>
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>(d)</b>	<b>(e)</b>	<b>(f)</b>
22.	SO55/003	Dinmore Hill and adjoining woodland	Local Wildlife Site (LWS)	3	GR 507513. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 37).
23.	SO55/004	River Lugg	Local Wildlife Site (LWS)	3	GR 537519. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 37).
24.	SO55/007	Gravel pits at Bodenham	Local Wildlife Site (LWS)	3	GR 523511. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 38).
25.	SO55/010	Dorlas Coppice	Local Wildlife Site (LWS)	3	GR 543524. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 38).
26.	SO55/013	Dudale's Wood and Old Coppice	Local Wildlife Site (LWS)	3	GR 562521. Listed in Herefordshire Council Core Strategy, Appendix 8i (Page 38).
27.		Bodenham Tufa Falls	Local Geological Site	4	Off the C1120 (GR 517513). Listed in Herefordshire Council Core Strategy, Appendix 8j (Page 45).
28.		Dudale's Hope Valley	Local Geological Site	4	Off the A417 (GR 566516). Listed in Herefordshire Council Core Strategy, Appendix 8j (Page 45). No public access.
29.	1504163	Breaks Coppice	Ancient & Semi-Natural Woodland	4	GR 549531. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 53)
30.	1106208	Combs Hill Wood (part)	Ancient & Semi-Natural Woodland	4	GR 573503. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 57)
31.	1106190	Dorlas Coppice	Ancient & Semi-Natural Woodland	4	Off C1113, Bowley Lane. GR 543524. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 61). No public access.
32.	1106203	Dudale's Wood	Ancient & Semi-Natural Woodland	4	GR 567522. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 62).

<b>Ser</b>	<b>ID</b>	<b>Item</b>	<b>Category</b>	<b>Map at Appendix</b>	<b>Notes</b>
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>(d)</b>	<b>(e)</b>	<b>(f)</b>
33.	1106203	Dudale's Wood	Ancient Replanted Woodland	4	GR 568522. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 62).
34.	1106189	Hill Hole Dingle	Ancient Replanted Woodland	4	GR 529537. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 67).
35.	1106189	Hill Hole Dingle	Ancient & Semi-Natural Woodland	4	GR 534537. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 68).
36.	1504333	Holbatch Coppice	Ancient Replanted Woodland	4	GR 554482. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 68).
37.	1504164	Lower Yeald Wood	Ancient Replanted Woodland	4	GR 554527. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 73).
38.	1504166	North Hill Grove	Ancient Replanted Woodland	4	GR 557513. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 76).
39.	1504165	Open or Round Coppice	Ancient & Semi-Natural Woodland	4	GR 552517. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 77).
40.	1106188	The Rookery	Ancient Replanted Woodland	4	GR 525521. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 86).
41.	1106177	Venns Wood	Ancient Replanted Woodland	4	GR 550492. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 88).
42.	1106177	Venns Wood	Ancient & Semi-Natural Woodland	4	GR 550491. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 88).
43.	1414439	No name supplied	Ancient & Semi-Natural Woodland	4	GR 562521. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 92).

Ser	ID	Item	Category	Map at Appendix	Notes
(a)	(b)	(c)	(d)	(e)	(f)
44.	1414429	No name supplied	Ancient & Semi-Natural Woodland	4	GR 571509. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 93).
45.	1414431	No name supplied	Ancient & Semi-Natural Woodland	4	GR 559519. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 93).
46.	1414420	No name supplied	Ancient & Semi-Natural Woodland	4	GR 570503. Listed in Herefordshire Council Core Strategy, Appendix 8k (Page 95).

**TABLE 4 - LISTED BUILDINGS IN BODENHAM PARISH**

The description of each of the assets in the following table can be found on the [britishlistedbuildings.co.uk](http://britishlistedbuildings.co.uk) website by clicking on the name of the asset in column (b). The locations of the listed buildings within the Parish are shown in the maps contained in Appendices 5 and 6 to this Annex.

Ser	Building	Grade	Remarks
(a)	(b)	(c)	(d)
1.	<a href="#">Bank House</a>	II	
2.	<a href="#">Barn About 12 Yards South of Maund Farmhouse</a>	II	
3.	<a href="#">Barn About 20 Yards North of Broadfield Court</a>	II	
4.	<a href="#">Barn and Adjoining Shelter Sheds About 30 Yards North East of Broadfield Court</a>	II	
5.	<a href="#">Barn and Adjoining Stable and Shelter Sheds About 30 Yards North West of Bodenham Court Farmhouse</a>	II	
6.	<a href="#">Barn and Stable Adjoining the Vern to the South East</a>	II	
7.	<a href="#">Bodenham Bridge</a>	II	Millcroft Road (C1121)
8.	<a href="#">Bodenham Court Farmhouse</a>	II	
9.	<a href="#">Bodenham Hall</a>	II	
10.	<a href="#">Bower Cottage</a>	II	
11.	<a href="#">Broadfield Court</a>	II*	

Ser	Building	Grade	Remarks
(a)	(b)	(c)	(d)
12.	Brook House	II	
13.	Broom Cottage	II	Chapel Lane,
14.	Church of St Michael and All Angels	II*	1 Church Walk, Bodenham 
15.	Cider Mill, Granary and Hop Kiln Adjoining Broadfield Court to the East	II	
16.	Corduoy	II	
17.	Cowhouse and Linhay Adjoining Wood House Farmhouse and Granary to the West	II	
18.	Cowhouse and Stables About 20 Yards South West of Bodenham Court Farmhouse	II	
19.	Devereux Court	II	Church Walk
20.	Dewdale's Hope Farmhouse Dudale's Hope	II	
21.	Dovecote About 20 Yards East South East of the Pigeon House	II	
22.	Englands Gate Inn	II	Millcroft Road
23.	Field House	II	Bowley Lane
24.	Halfway House	II	
25.	Houghton Court	II	
26.	Isle of Rhea Cottage	II	A417
27.	Lower Broadfield and Adjoining Outbuilding	II	
28.	Maund Court	II	A417 
29.	Maund Farmhouse	II	A417
30.	Moor Farmhouse	II	The Moor
31.	Outbuilding About 20 Yards East of Bodenham Court Farmhouse	II	
32.	Outbuilding About 20 Yards South East of Maund Farmhouse	II	
33.	Outbuilding About One Yard South West of Englands Gate Inn	II	Millcroft Road
34.	Pease Green Cottage	II	Church Walk
35.	Remains of Churchyard Cross About 10 Yards South East of the Church of St Michael and All Angels	II	Church Walk
36.	Remains of Market Cross About 30 Yards South West of Well Cottage	II	
37.	Rose Cottage	II	Omega Place
38.	Stables About Five Yards North East of Englands Gate Inn	II	A417
39.	Stock Tree Cottage	II	Bowley Lane
40.	Tan-Y-Bryn	II	Church Walk

Ser	Building	Grade	Remarks
(a)	(b)	(c)	(d)
41.	<a href="#">The Haven</a>	II	Chapel Lane
42.	<a href="#">The Ketch House and Adjoining Stables</a>	II	A417
43.	<a href="#">The Old Toll House</a>	II	A417
44.	<a href="#">The Vern</a>	II	
45.	<a href="#">The Weir House and Flanking Walls</a>	II	
46.	<a href="#">The White House</a>	II	
47.	<a href="#">Well Cottage</a>	II	
48.	<a href="#">Wood House Farmhouse and Adjoining Granary</a>	II	

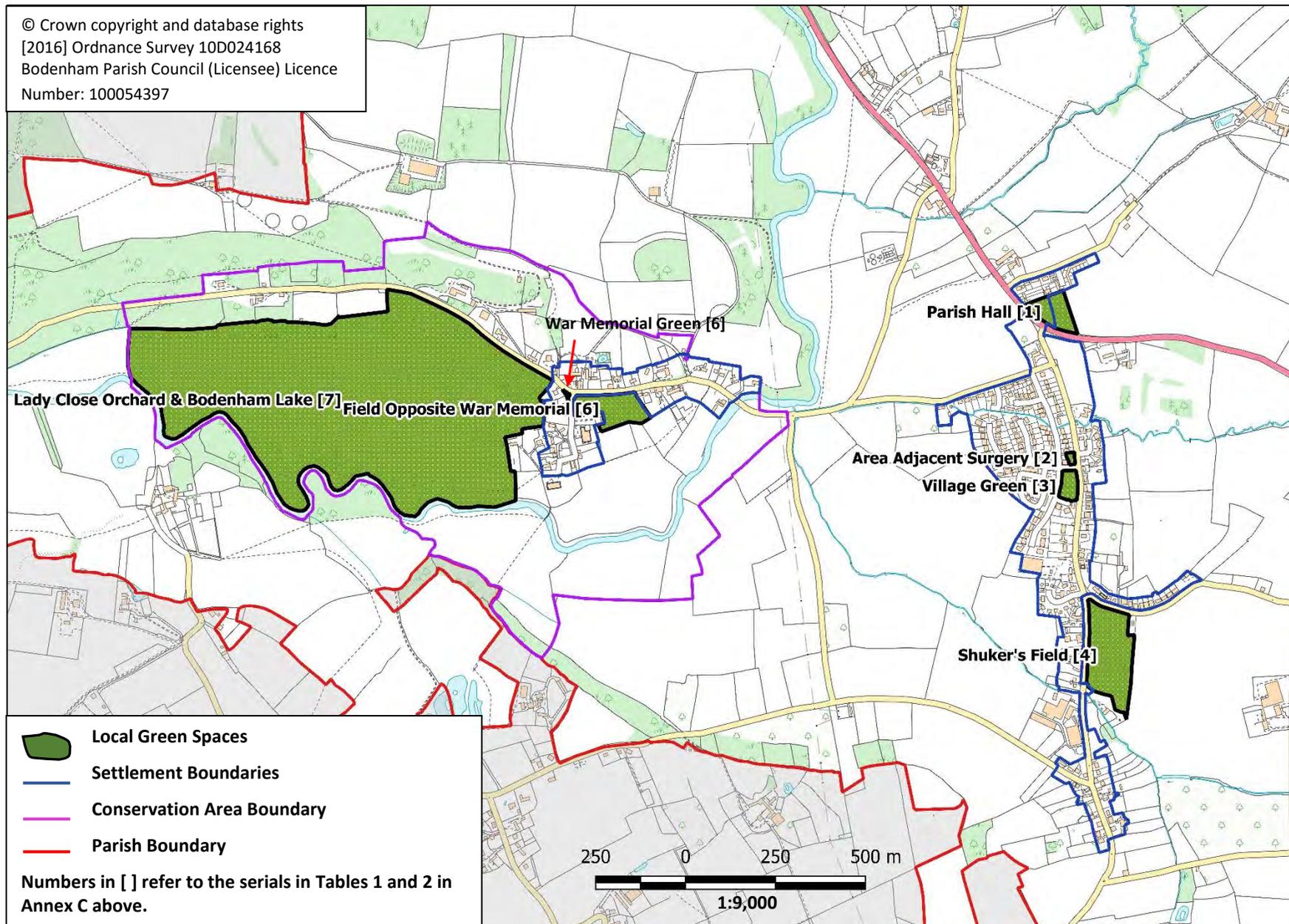
#### **PUBLIC RIGHTS OF WAY IN BODENHAM PARISH**

A map showing the footpaths and bridleways in the Parish is at Appendix 7 to this Annex.

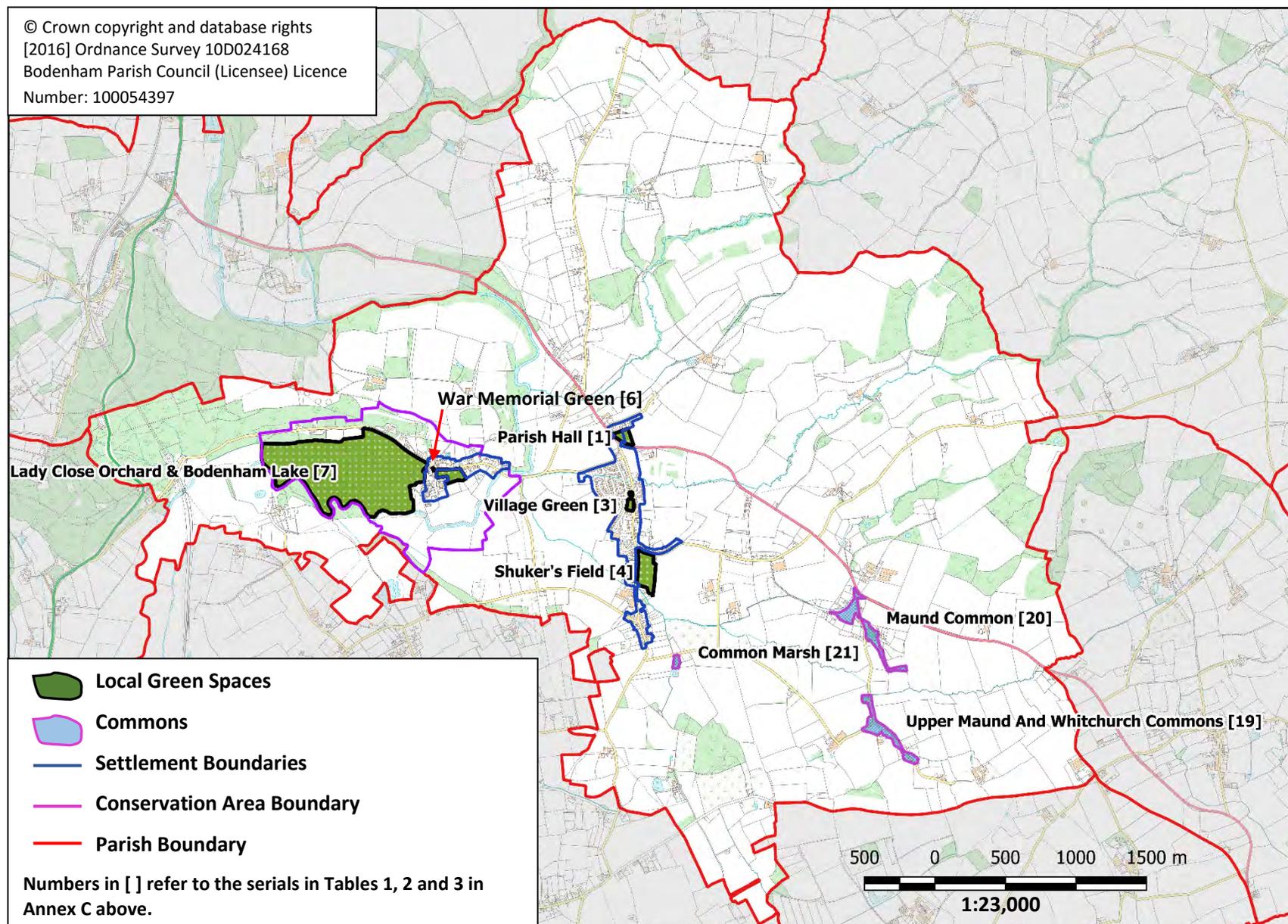
Appendices:

1. Bodenham Neighbourhood Area - Local Green Spaces.
2. Bodenham Neighbourhood Area: Local Green Spaces and Commons – Overview.
3. Bodenham Neighbourhood Area – Environmental Assets.
4. Bodenham Neighbourhood Area – Other Assets.
5. Bodenham Neighbourhood Area: Listed Buildings – Overview.
6. Bodenham Neighbourhood Area: Listed Buildings – Parish Centre.
7. Bodenham Neighbourhood Area – Public Rights of Way.

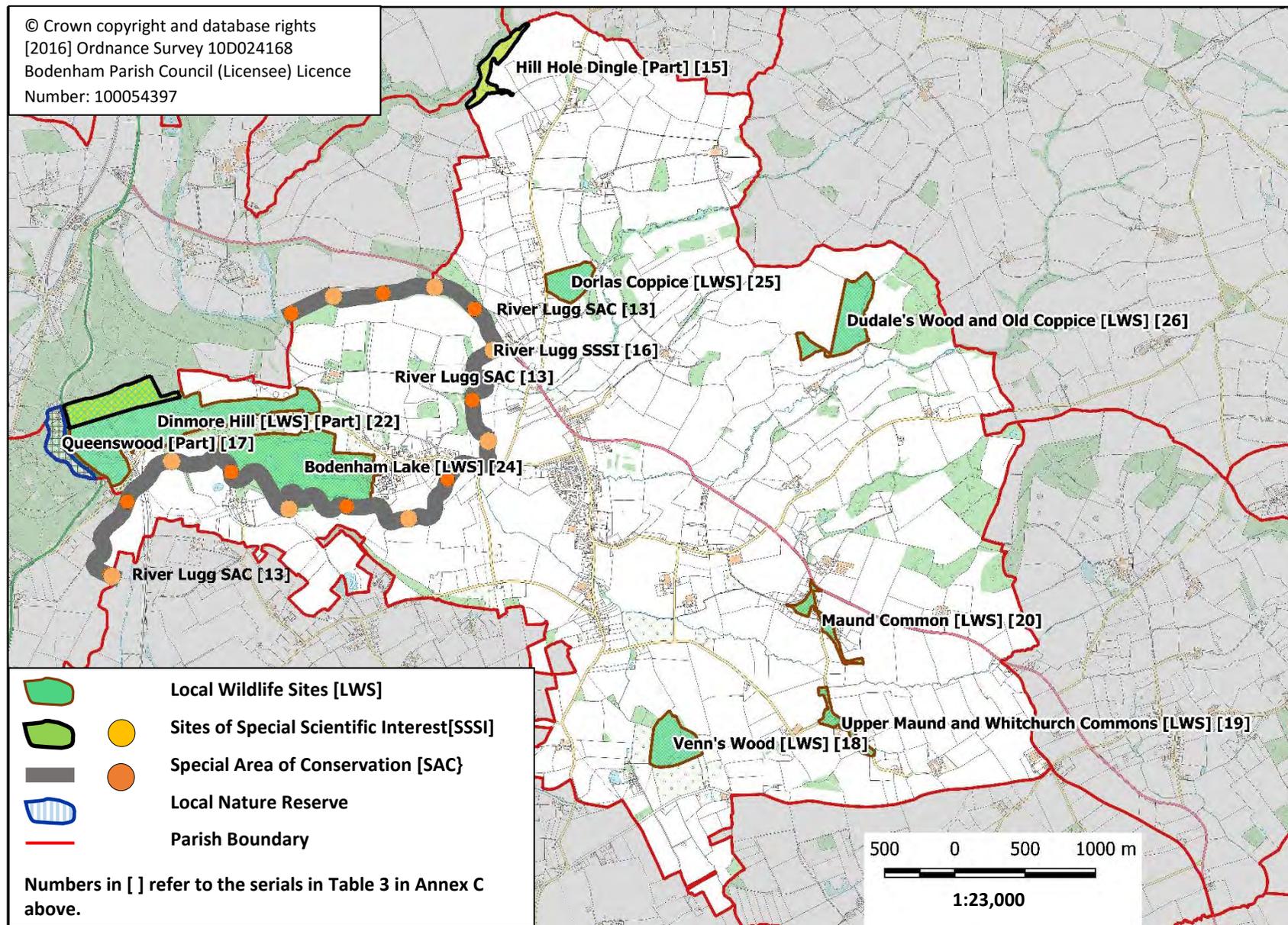
# Bodenham Neighbourhood Area - Local Green Spaces



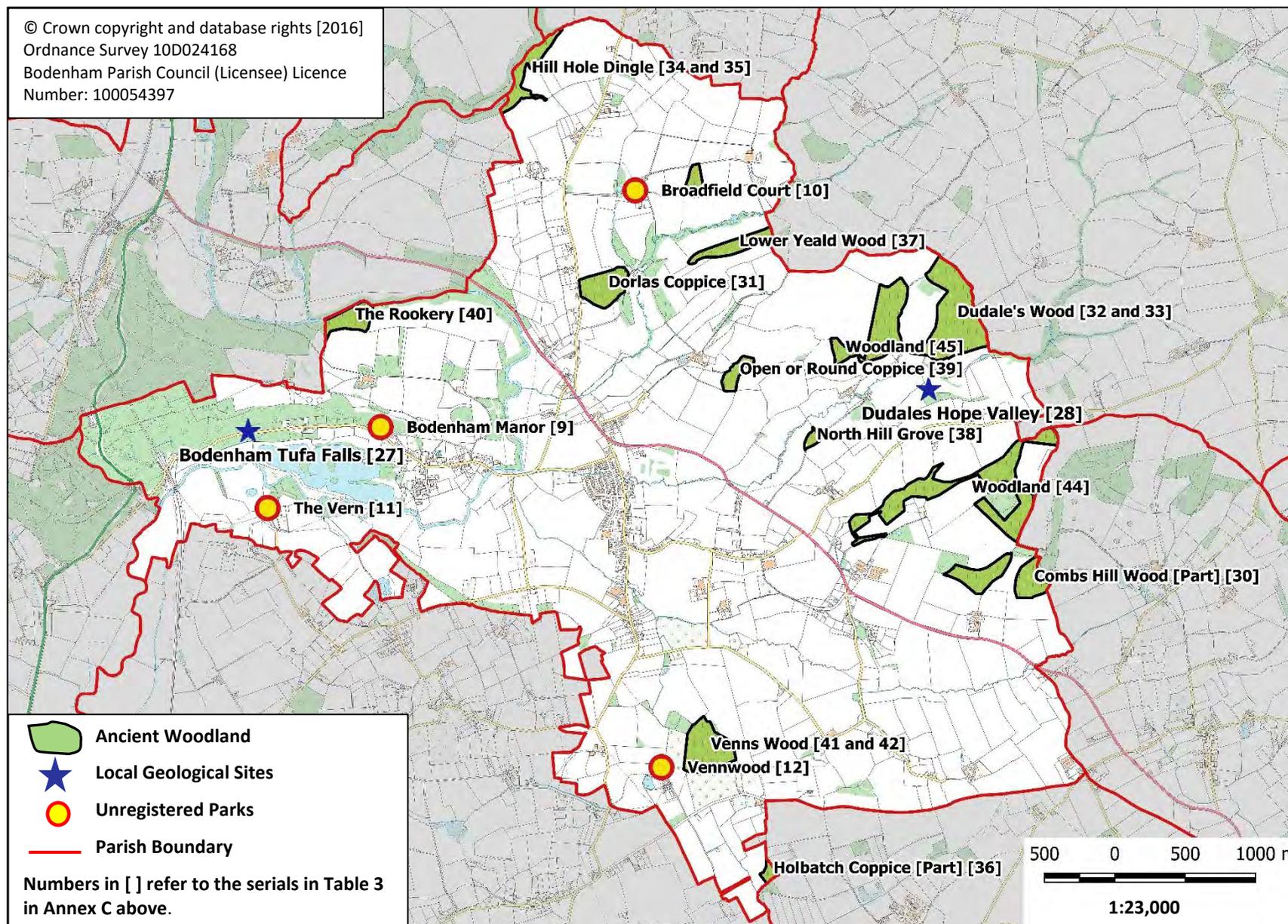
### Bodenham Neighbourhood Area: Local Green Spaces and Commons - Overview



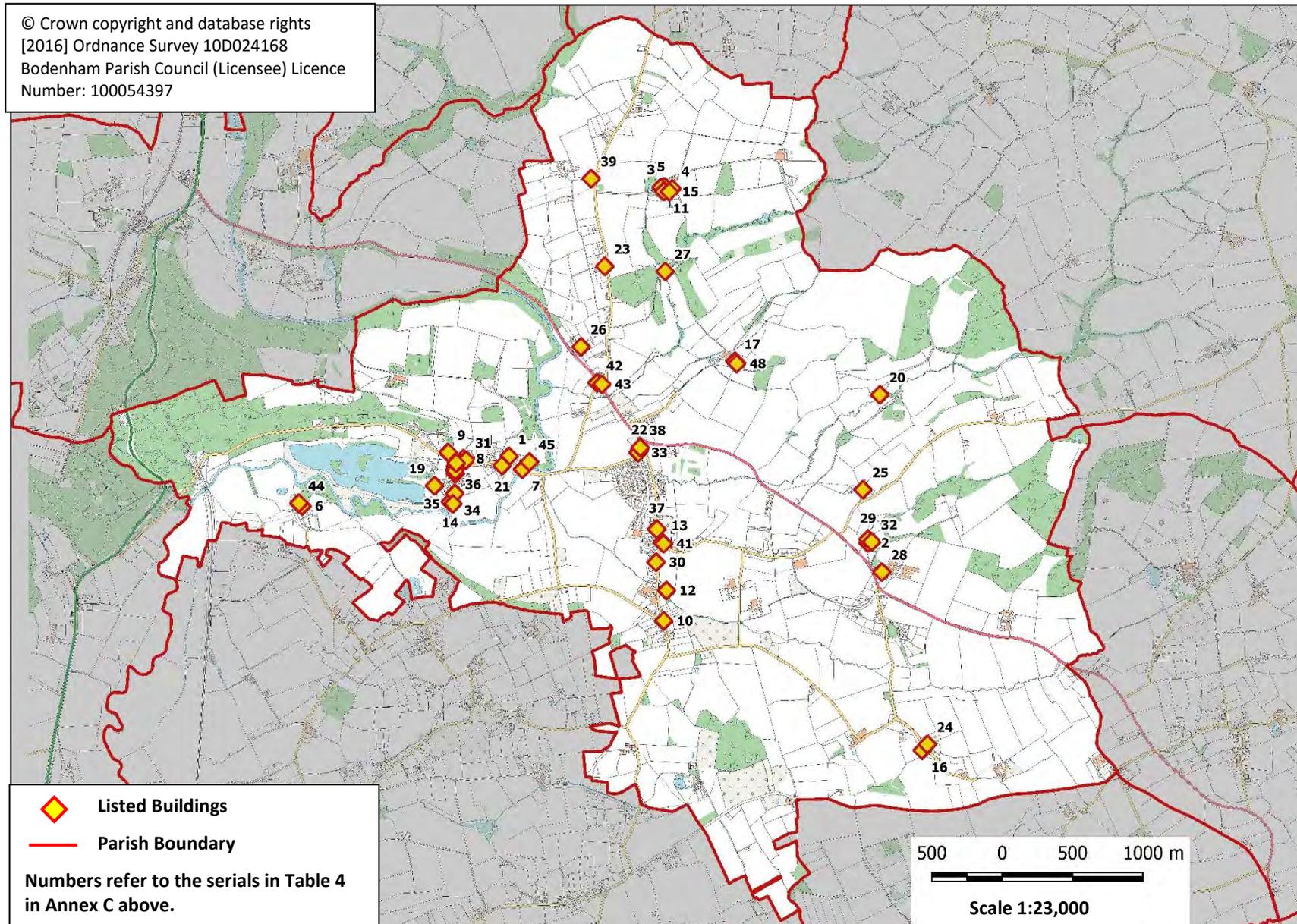
### Bodenham Neighbourhood Area – Environmental Assets



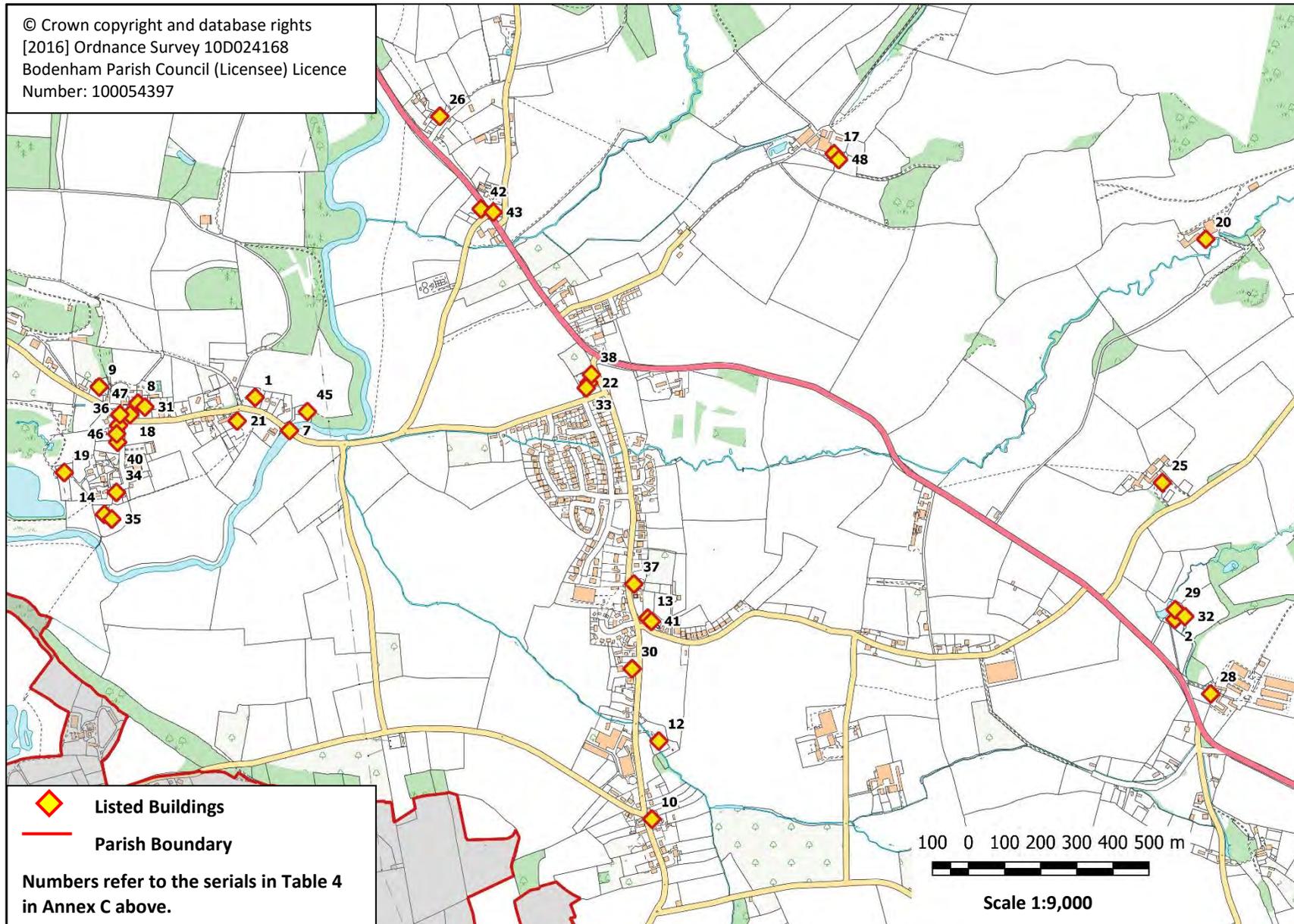
### Bodenham Neighbourhood Area – Other Assets



### Bodenham Neighbourhood Area: Listed Buildings - Overview

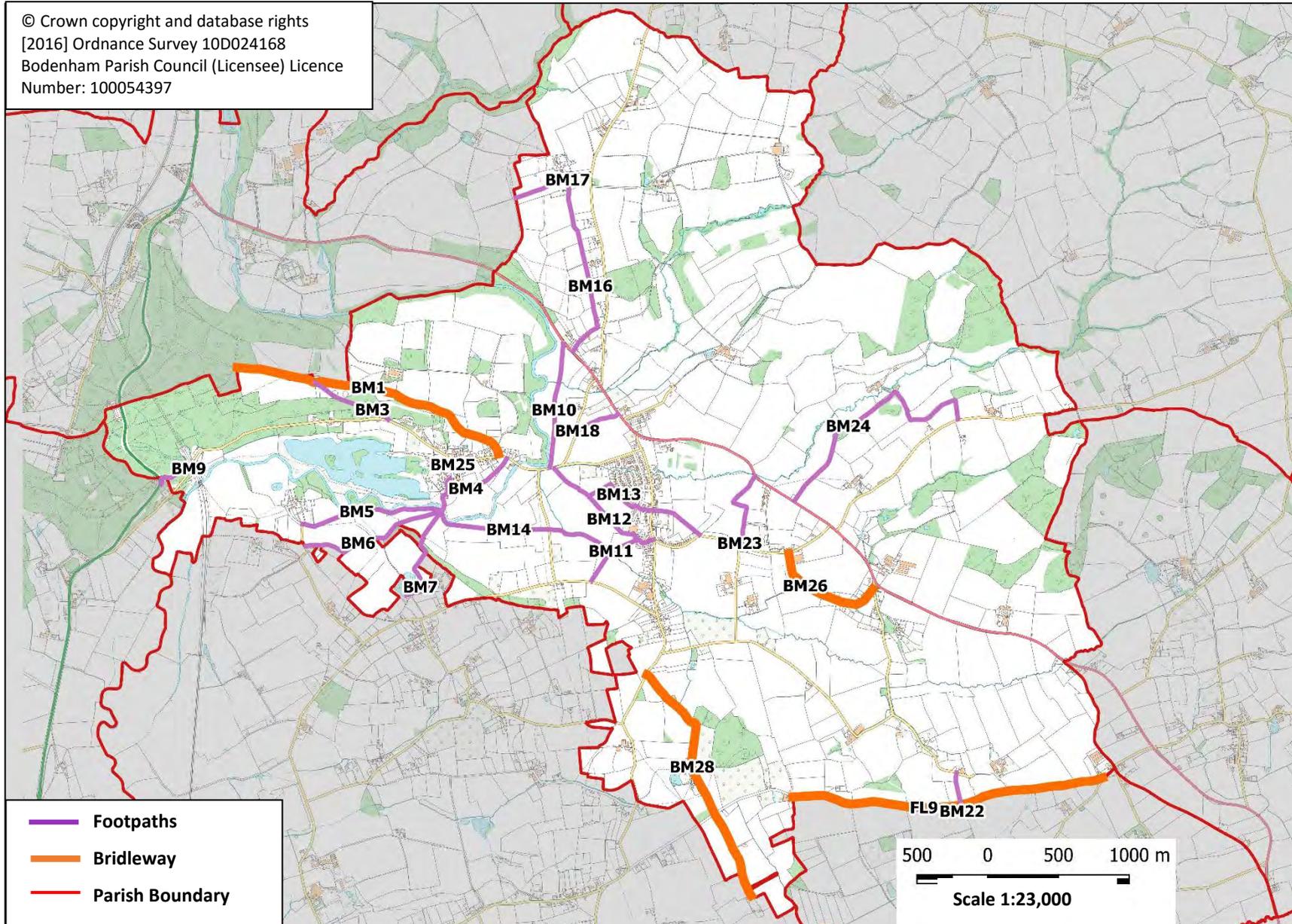


### Bodenham Neighbourhood Area: Listed Buildings – Parish Centre

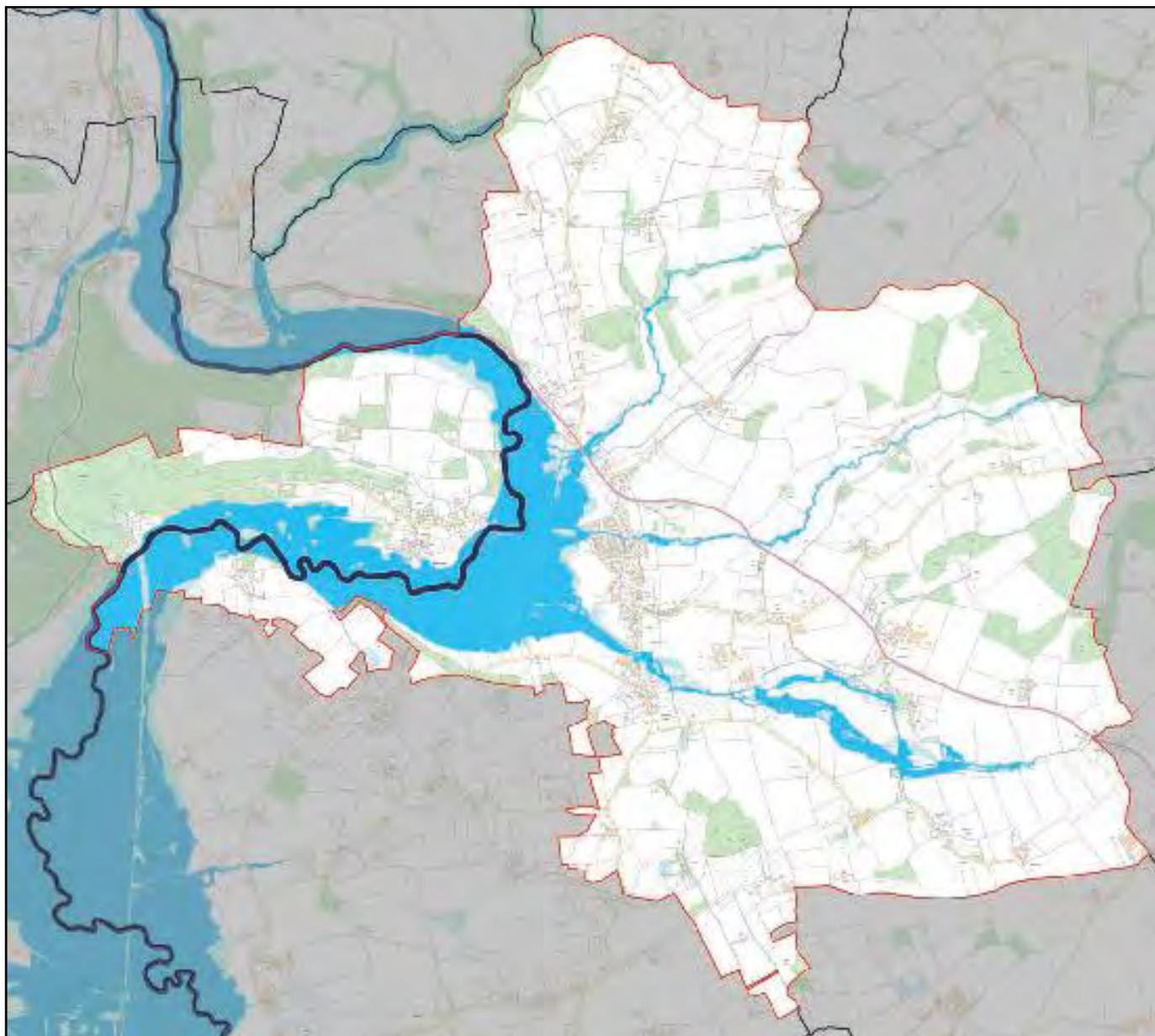


### Bodenham Neighbourhood Area – Public Rights of Way

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Number: 100054397



## Environment Agency River Flood Map and Bodenham Neighbourhood Area

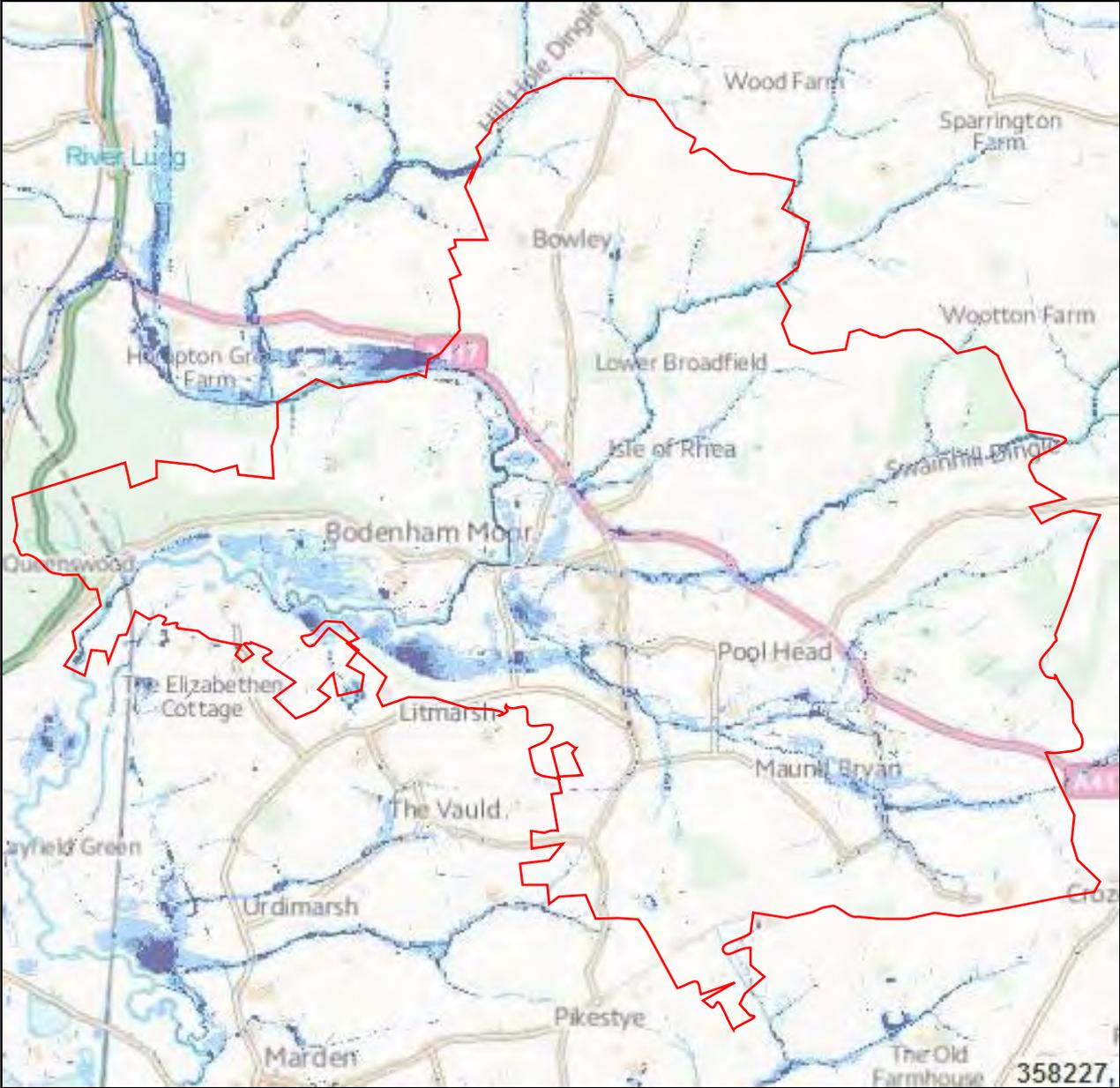


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### Legend

-  **Main River**
-  **Flood Zone 3 (1 in 100 and greater)**
-  **Flood Zone 2 (1 in 1000 – 1 in 100)**
-  **Parish Boundary**

# Environment Agency Surface Water Flood Map and Bodenham Neighbourhood Area



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### Legend – Surface Water Flood Risk

- High (1 in 30)
- Medium (1 in 100 – 1 in 30)
- Low (1 in 1000 – 1 in 100)
- Very Low (<1 in 1000)
- Parish Boundary

## Housing Growth in the Plan Period

**Table 1 - Windfall (including Commitments) Development in Recent Years  
(as at September 2016)**

Ser	Number of Houses	Development	Remarks	Location
(a)	(b)	(c)	(d)	(e)
<b>From 2000 to 2011</b>				
1.	1	Dwelling at Laxton Barn, The Moor, Bodenham Moor (C1125)	<a href="#">DCN010185/F</a> 19 Dec 2001	Bodenham Moor
2.	3	Houses in Sycamore Close, Bodenham Moor (off C1125)	<a href="#">DCN013437/F</a> 18 Feb 2002	Bodenham Moor
3.	1	Duncton House, The Moor, Bodenham Moor (C1125)	<a href="#">DCN031123/F</a> 22 Oct 2003	Bodenham Moor
4.	1	Dwelling adjacent to Maundfield House in Chapel Lane, Bodenham Moor (C1114)	Adaptation of former Smithy <a href="#">DCN040858/F</a> 6 Jul 2004	Bodenham Moor
5.	1	Dwelling adjacent to Millcroft Farm, Bodenham Moor (C1121)	Barn conversion <a href="#">DCN050190/F</a> 10 Mar 2005 <a href="#">DCN010055/F</a> 8 Jun 2001	Bodenham Moor
6.	2	Border Oak houses adjacent to West Bay on The Moor, Bodenham Moor (C1125)	Willowherb and Pearmain Cottages <a href="#">DCN051610/F</a> 20 Jul 2005	Bodenham Moor
7.	2	Houses North-West of Stonehouse in Dunfield Lane ( <i>aka</i> Gravel Lane), Bodenham Moor (U94021)	<a href="#">NC053327/F</a> 4 Jan 2006 Dunfield House and The Hawthornes	Bodenham Moor
8.	1	Dwelling at Pool Head House, Chapel Lane, Bodenham Moor	<a href="#">DCN063453/F</a> 11 Dec 2006	Open Countryside
9.	4	Houses in Chapel Lane, Bodenham Moor (C1114)	Former Berrington House site. <a href="#">DCN071177/F</a> 5 Jun 2007 <a href="#">DCN070958/F</a> 5 Jun 2007 <a href="#">DCN062669/RM</a> 21 Sep 2006 <a href="#">DCN052271/O</a> 25 Aug 2005	Bodenham Moor

Ser	Number of Houses	Development	Remarks	Location
(a)	(b)	(c)	(d)	(e)
10.	3	Dwellings at Moor Court Farm (U94020)	<a href="#">DCN071743/F</a> 15 Aug 2007 Barn conversion to 3 dwellings	Open Countryside
11.	5	Dwellings at Dudales Hope Farm, Bodenham	Conversion of redundant barns <a href="#">DCN072936/F</a> 14 Nov 2007	Open Countryside
12.	1	Traveller residential accommodation at Pool Head Orchard, Chapel Lane (C1114)	<a href="#">DCN081725/F</a> 12 Nov 2009. Permanent consent.	Open Countryside
13.	25	<b>Sub-Total for 2000 - 2011</b>		
		<b>From 2011 (Start of the Plan Period) to the Present</b>		
14	4	Dwellings at Bodenham Court, Bodenham (C1121)	Adaptation of agricultural buildings. Decision notice stamped 16 Mar 2011.	Bodenham
15.	2	Dwellings adjacent to 10 Caldervale, Woodhouse Lane, Bodenham Moor (U94016)	<a href="#">N102973/F</a> 24 Mar 2011 Affordable dwellings (Marches Housing)	Bodenham Moor
16.	1	Dwelling at Rowberry Court, Rowberry Lane (U94018)	Adaptation of agricultural building (CLUED) <a href="#">N123358/U</a> 14 Feb 2013	Open Countryside
17.	3	Dwellings at Maund Court (off A417)	Barn conversions <a href="#">N130167/F</a> 24 May 2013	Open Countryside
18.	3	Dwellings at The Forge, Bodenham (C1121)	Change of use to holiday accommodation <a href="#">DCN003130/F</a> 13 Sep 2000 <a href="#">DCN990251/F</a> 16 Nov 1999 From holiday use to residential <a href="#">P131668/G</a> 22 Aug 2013	Bodenham

Ser	Number of Houses	Development	Remarks	Location
(a)	(b)	(c)	(d)	(e)
19.	1	Dwelling on Land South of Eastfields Farm, Dunfield Lane, Bodenham Moor (U9402)	Agricultural worker's dwelling <a href="#">P132141/F</a> 12 Mar 2014	Bodenham Moor
20.	1	Dwelling at Broxmere, Maund Bryan	Conversion from holiday accommodation <a href="#">P141158/F</a> 5 Jun 2014	Open Countryside
21.	1	Dwelling at Gritt Farm, Chapel Lane (C1114)	<a href="#">P141352/F</a> 20 Jun 2014	Open Countryside
22.	1	Dwelling at Pump Cottage, Bodenham (C1121)	<a href="#">P150103/F</a> 17 Mar 2015	Bodenham
23.	2	Dwellings at Stonehouse Farm, Hollybush Lane, HR1 3HZ	Conversion of rural buildings (grain store). Consent under GPDO <a href="#">P150341/PA4</a> 27 Mar 2015	Open Countryside
24.	2	Houses on land at the Walled Garden Bodenham Manor, Bodenham (C1121)	<a href="#">P151090/F</a> 8 Jun 2015	Bodenham
25.	1	Dwelling adjacent to the Pigeon House, Bodenham (C1121)	<a href="#">P151660/F</a> 30 Jul 2015	Bodenham
26.	40	Dwellings in Bell Homes development opposite England's Gate Inn, Bodenham Moor (C1125)	<a href="#">P151055/RM</a> 26 Oct 2015	Bodenham Moor
27.	2	Dwellings at Wynmoor, Bodenham Moor (C1125)	<a href="#">P152415/O</a> 13 Nov 2015	Bodenham Moor
28.	5	Houses adjacent to England's Gate Inn, Bodenham Moor	<a href="#">P151675/O</a> 2 Feb 2016	Bodenham Moor
29.	3	Houses adjacent to Stoneleigh, Bodenham Moor (C1125)	<a href="#">P151651/F</a> 17 June 2016	Bodenham Moor
30.	72	<b>Sub-Total 2011 to the present (53 in Bodenham Moor, 11 in Bodenham and 8 elsewhere).</b>		

Ser	Number of Houses	Development	Remarks	Location
(a)	(b)	(c)	(d)	(e)
31.	97	<b>Total</b>		

**Note.** The locations of post-2011 commitments within the Parish are shown in the overview map in Appendix 1 to this Annex. The locations of those sited within the Bodenham Moor and Bodenham settlement boundaries are also shown in more detail in Annexes G and H.

**Table 2 - Housing Growth Data**

	Housing Supply Calculations	Total
A.	Total housing stock in the Parish as at October 2015. <sup>(1)</sup>	474
B.	Total housing stock in the Bodenham Moor and Bodenham settlements as at October 2015. <sup>(2)</sup>	311
C.	Local Plan <b>minimum</b> 15% requirement for new houses in the Parish in the Plan Period [A x 15%].	71
D.	Completions and commitments from 2011 to date (see Table 1 above).	72
E.	Additional new houses required to meet the <b>minimum</b> 15% requirement [C-D]	Nil
F.	Number of houses built/ committed since 2000 ( <i>i.e.</i> over the past 15 years), <b>excluding</b> the major development opposite England's Gate Inn (see Table 1 above).	57
G.	Potential future windfalls from 2016 to the end of the Plan Period ( <i>i.e.</i> over the next 15 years) at the same rate of development [= F].	57

**Appendix:**

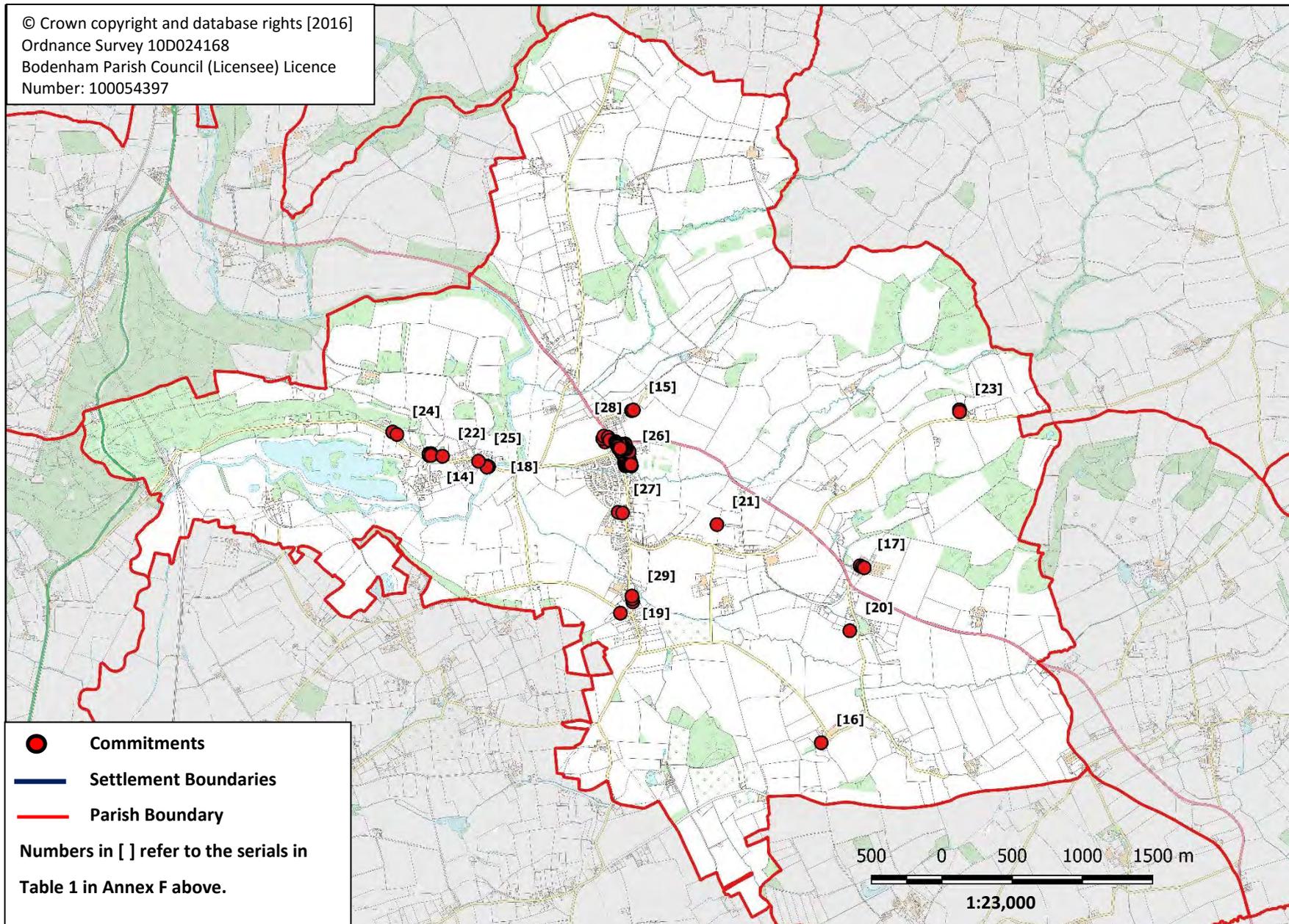
1. Bodenham Neighbourhood Area Commitments (2011-2016) – Overview.

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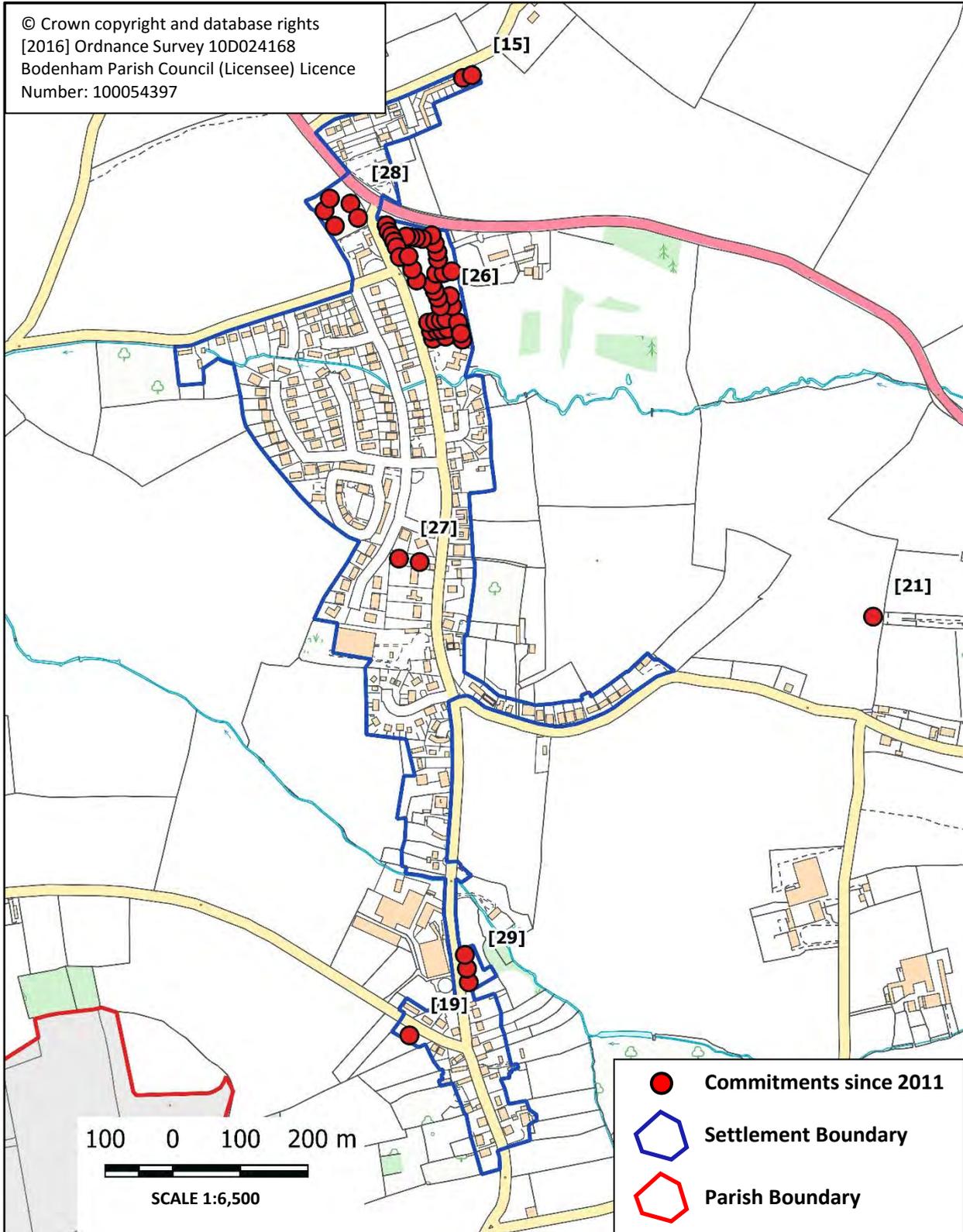
1. The figure of 474 is the result of a physical count and mapping of all dwellings in the Neighbourhood Area as at 16 October 2015 when the Core Strategy was adopted by Herefordshire Council. The figure differs from that of 485 shown in the Local Plan which would set the minimum 15% requirement for new housing at 73.

2. As at October 2015 there were 242 houses in Bodenham Moor and 69 houses in Bodenham. The size ratio of the two settlements is therefore very approximately 4:1.

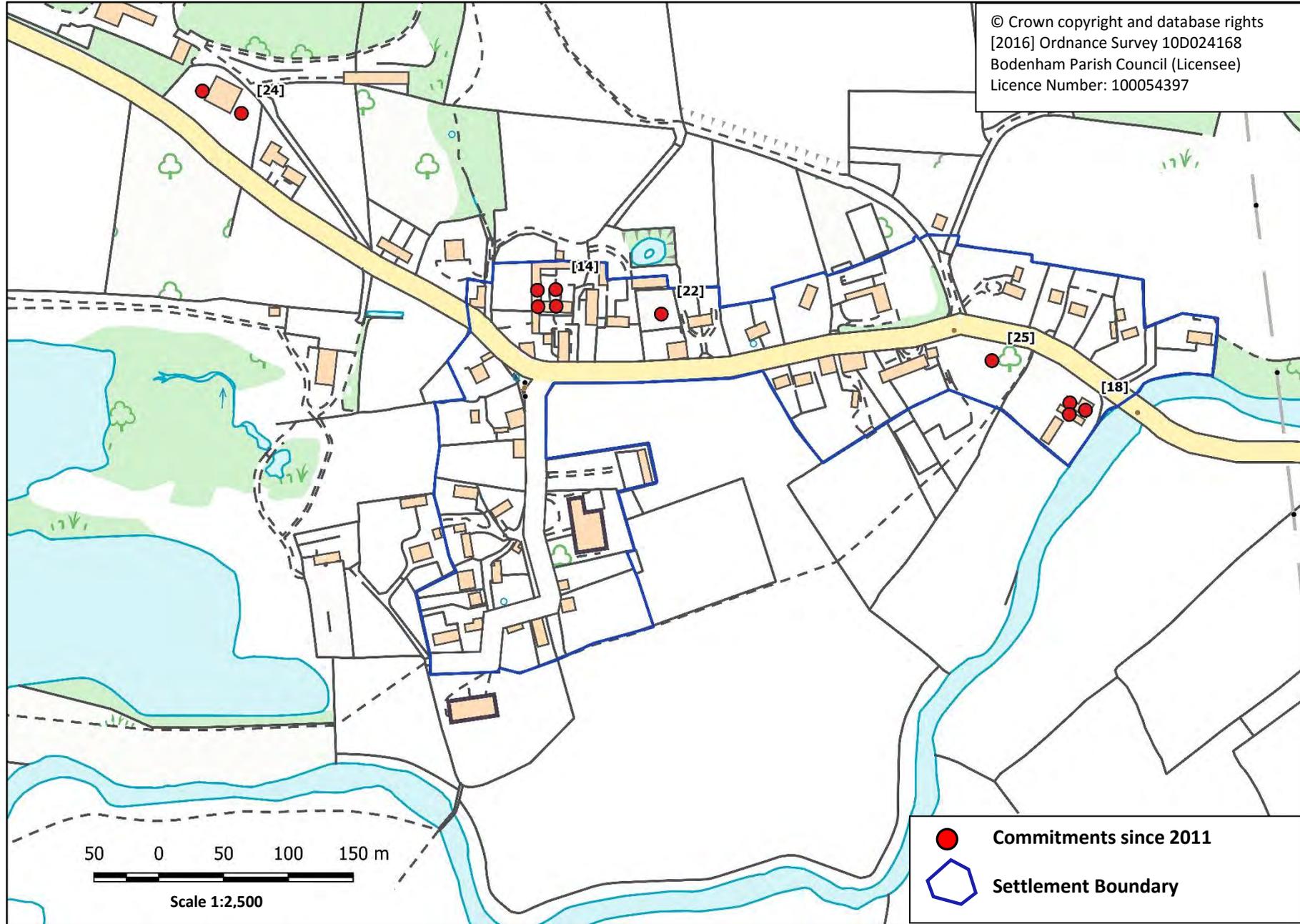
### Bodenham Neighbourhood Area Commitments (2011-2016) – Overview



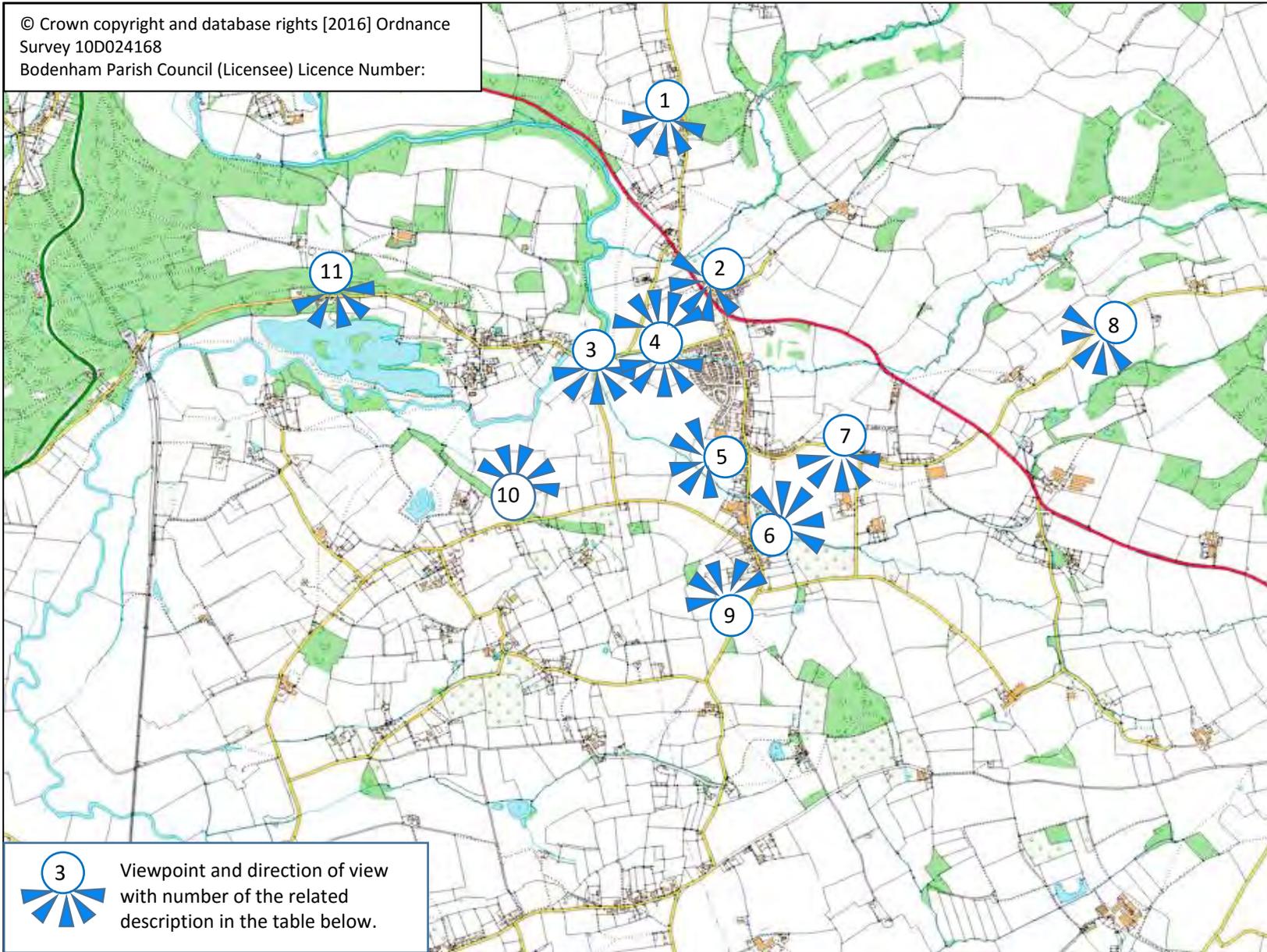
### Bodenham Moor Settlement Boundary with Commitments since 2011



### Bodenham Settlement Boundary with Commitments since 2011



# Bodenham Neighbourhood Area - Important Public Views



View number	Description
1.	From PROW BM16 (runs north/south parallel to Bowley Lane, C1113) across River Lugg Bodenham Loop & Bun Hill Promontory with Ashgrove Wood and Cheat Hill ridgelines backdrop. Distant vista of Skirrid, Garway & Orcop Hills.
2.	From the A417 across the River Lugg flood plain to Bunhill and St Michael's Church and south-west to the backdrop of the 'God Almighty' ridge line.
3.	From Bodenham Bridge across River Lugg flood plain towards Ash Grove ridgeline.
4.	From Millcroft Road (C1121) southward across mixed orcharding/arable & flood plain pasture to Venn Wood and Cheat Hill escarpment and northward across floodplain and arable either side of Ketch Lane (C1113) towards Dorlas Coppice and the arable slopes either side of Bowley Lane.
5.	From the Siward James Centre and edge of The Moor settlement along the River Lugg floodplain and the wooded slopes of Dinmore Hill.
6.	From the C1125 running along The Moor north/east towards the elevated patchwork of fields at Dudales Hope & Houghton Court Farms
7.	From Chapel Lane (C1114) to the south over arable farmland towards elevated Venn Wood and Cheat Hill escarpment.
8.	From Hollybush Lane (C1114) over The Moor settlement and River Lugg floodplain towards Bodenham Lake Nature Reserve and the wooded slopes of Dinmore Woods beyond.
9.	View to the north before entering Bodenham Moor along the C1125 across the River Lugg floodplain towards the elevated partly wooded Broadfield Estate.
10.	From Ashgrove Wood north east across floodplain meadow towards St Michael's Church, Bodenham loop of the River Lugg and Bun Hill backdrop.
11.	From Westfield Wood/C1121 across Bodenham Lake Nature Reserve and River Lugg valley and, in the south-east, to St. Michael's Church & Ashgrove Wood ridgeline backdrop.