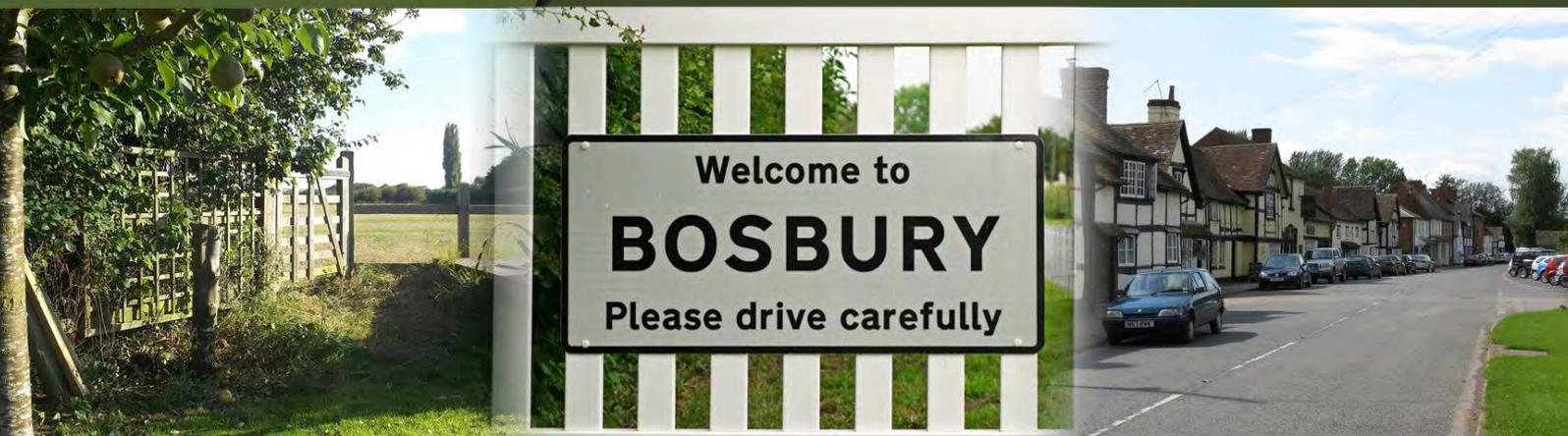


© Frank Seabright 2010



Bosbury Neighbourhood Plan



Final Submission – October 2016

Bosbury Neighbourhood Plan

A Brief History of the Parish

The parishes of Bosbury and Coddington are beside an Area of Outstanding Natural Beauty (AONB) in the county of Herefordshire, approximately 4 miles north of Ledbury, 12 miles east of Hereford and 12 miles south-west of Worcester. The Malvern Hills on the east side provide both a backdrop and a large influence on the local weather.

Both villages were once part of the same Manor and share a varied history. Bosbury rural parish, occupying 4769 acres, and the parish of Coddington with 1076 acres were both part of the old Saxon hundred of Radlow. The name Bosbury is derived from the Anglo-Saxon '**Boseburge**' or **Bosa's settlement which is how it appears in the Norman 'Domesday' survey of 1086.** Bosbury had 6 hides of cultivated farmland, 8 acres of pasture meadow and a water mill. The population was around 37 villagers and smallholders including a priest who had income from one hide of farmland.

The Bishop of Hereford was Lord of the Manor **and his manor house known as 'Bishop's Palace'**, on the site of the present Old Court Farmhouse, was a favourite residence when bishops visited the parish. They held ecclesiastical courts, collected tithes and carried out other duties but also enjoyed hunting deer to provide venison for the larder.

Also in Bosbury parish is the former Manor of Upleadon, which included Catley hamlet and which was owned by the Knights Templars who built a moated Preceptory at the property now **known as 'Temple Court'**. The river Leadon possibly delineated the boundary between the two manors.

The present Bosbury parish church, The Church of the Holy Trinity, is a late 12th century development on an earlier Saxon site, parts of which are visible on the West end of the church. Sir Rowland Morton (who also endowed, through a grant of land and cottages, the foundation of a **Boys' Grammar School**) **added a chantry chapel** around 1530, with large perpendicular windows unusual for that time. The detached tower, one of seven in Herefordshire, once supported a wooden spire which was struck by lightning in 1638 and is thought to have been a refuge for villagers during periods of unrest.

A girls' school originally stood on the driveway entrance to the present school. The Grammar school eventually became a junior mixed school **with the infants housed on the girls' school site** until it closed when the present school was built in 1968.

There were three other places of worship in Bosbury: a Methodist chapel in the village, a Wesleyan chapel on Stanley Hill and a Primitive Methodist chapel at Swinmore.

with thanks to Barry Sharples for the above narrative

Neighbourhood Planning Background

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the Local Plan, or through other planning mechanisms such as Local Development Orders and supplementary planning documents or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations.

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next ten, fifteen, twenty years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision for the sustainable development they want to see.

Bosbury Neighbourhood Plan

Plan Introduction

Sustainable development is about positive growth –making economic, environmental and social progress for this and future generations. These three dimensions constitute what is sustainable in planning terms.

- Economic – contributing to building a strong, responsive and competitive economy
- Social – supporting strong, vibrant and healthy communities
- Environmental – contributing to protecting and enhancing our natural, built and historic environment

To achieve this, a thoughtful and innovative approach is required, which works more positively; with residents, landowners and developers taking a continuing interest in the future of the village.

This is the approach adopted in the Plan and on the basis of this the Parish will look to engage positively with the current and incoming statutory planning processes to guide future development.

People living in the Parish of Bosbury appreciate the special qualities the village of Bosbury and its surrounding land possesses. It is a great place to live, and in accommodating housing growth it will be vital that the qualities which make Bosbury so distinct and special are protected. Current residents accept that more people will want to come and live in Bosbury and this is important to any thriving and evolving community, equally as previous surveys have shown, there is a need for some sustainable housing for local residents so that families can continue to live in the village as they have done for previous generations.

This plan wholly supports proportionate and sustainable growth, and the community understands the need to accommodate new housing. But there is great concern that new development in Bosbury could erode the very qualities that make the village special if it is not carefully managed in terms of its scale and design. Any new layers of growth for the village must create developments of quality which contribute to the character of the village and which provide local benefit.

It must be more than an exercise in meeting **housing supply 'numbers' by the addition of** characterless estates on the rural edge of the village more typical of suburban developments. The objective, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner which respects the character of the village and wider parish.

Character and Situation

The village of Bosbury is situated approximately 5 miles north of the market town of Ledbury. It has developed over the centuries on the basis of ribbon development along the B road from Ledbury to Worcester.

Most of the village is within the Bosbury Conservation Area and there are 29 listed buildings within that boundary. These heritage assets are largely grade II structures but the Church and Belltower are both separately grade I listed and there are also two scheduled ancient monuments present within the Conservation Area.

At present it is clear when travelling through the village that the built development to either side is one property deep. This is due to the views between the buildings which give glimpses of the fields beyond. To the north of the village the rising land enables the fields to be more prominent, but the lack of buildings behind the southern frontage is clear due to the trees and landscaping as much as being able to see the crops or grass.

The relationship between the buildings of the conservation area and their surrounding agricultural fields is considered important. The Forge Bank development constructed some forty years ago has given the east edge of the village a different character from the conservation area.

At present it is clear that the built environment of Bosbury stretches east and west from the Church with buildings lining the village road and fields beyond. This is the historic setting of the listed buildings within the conservation area, and it is clearly legible. If the building line were to be extended to the south, in a similar way to Forge Bank then this legibility would be lost. Any proposed future development should therefore not adversely affect the character and appearance of the conservation area and the views into and out of it, nor indeed detrimentally affect the character, access or amenity of the Forge Bank estate.

Bosbury Neighbourhood Plan

Vision

As detailed in the Bosbury and Coddington Parish Plan of 2010 and further confirmed by the Neighbourhood Planning workshops during the summer of 2014, the community wants Bosbury to remain a distinctive and historic village that continues to respect and reflect the character of the village and the views of its community.

It is accepted that the village needs to grow between now and 2031, but it is deemed essential that this happens slowly whilst retaining the unique and distinctive character of Bosbury. In addition it must continue to provide and protect a high quality of living for current and future generations of residents. New facilities and resources should be developed and made available to enhance and develop the heart of village, therefore enabling future housing development to offer proper sustainability to new residents of the Village.

The Parish Council will do this by:

- Supporting the redevelopment of the Sports Hall/Institute building and for the re-establishment of a village shop.
- Supporting suitable local trades and crafts in establishing themselves within the wider Parish.
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk.
- Supporting small scale residential development projects that offer a high quality of living and contribute to or enhance the character of the village.

Objectives

1. Deliver a housing growth strategy tailored to the needs and context of Bosbury village.
2. Sustain and improve local facilities for existing and new residents
3. Strengthen and support economic activity
4. Only consider sensitive development which protects and enriches the landscape and built setting
5. Promote environmental energy performance thereby reducing carbon emissions.
6. Prioritise local distinctiveness in every element of change and growth
7. Protect green-space and the rural landscape

Objectives referenced to Plan Policies:

Objective	Policy supporting the Objective
1	<i>1A, 1B, 1E</i>
2	<i>4A, 4B, 5B</i>
3	<i>3A, 3C</i>
4	<i>1C, 1D, 2E, 3A, 3B, 3D, 5A</i>
5	<i>2C</i>
6	<i>2A</i>
7	<i>2B, 2D, 6A</i>

Strategy

The heart of the village will be protected as a significant heritage asset within the County. Sustaining local businesses and improving local facilities will be a key plan priority, however this will be done in a manner that does not contradict the protection of the heart of the village. Local community facilities will be supported and indeed if new enterprise can be brought to the Parish it will be encouraged.

Housing growth is to be accommodated in a sensitive way and the strategy for housing growth is explained later in this document (See Policy 1). This is entirely based on small scale developments within and on the edge of Bosbury village. To that end a new and larger settlement boundary has been defined to accommodate growth within the village. Future growth based on large scale, inappropriate development alongside existing village boundaries will not be supported by the community.

A number of appropriate small scale developments can be accommodated throughout the village and could provide new and affordable housing opportunities to new and existing residents. This will align with the Adopted Core Strategy for Herefordshire. Bosbury Village has significant local and environmental constraints on new housing development, however this document still promotes what is considered an appropriate amount of new development.

The important rural surroundings are to be protected as are strategic views within the Parish and into and out of the village of Bosbury, in particular it is noted that the Area of Outstanding Natural Beauty of Colwall provides a key backdrop to the South. Green wildlife corridors are promoted along Dowdings Brook and the River Leadon as well as the preservation of habitats such as existing hedgerows and stands of trees.

The Plan is also positive about new employment development of an appropriate scale. Within the Bosbury and Catley Neighbourhood Plan Area Boundary there are redundant agricultural buildings that could be utilised for commercial or light industry (for example the old poultry sheds at Bosbury House) and therefore create local employment opportunities.

The Neighbourhood Plan Policies

The following suite of policies has been developed to manage the future development of Bosbury in order to achieve the vision, objectives and strategy of the Neighbourhood Plan. Decision makers and applicants must take into account and assess the policies as a whole when judging if a proposal would be acceptable.

To reflect the results of the consultation events **undertaken during the Plan's preparation and** evidence of local issues and characteristics the policies are separated into six themes – Housing, Local Character, Local Economy, Local Facilities, Transport, and Landscape and Wildlife.

To aid interpretation, for decision makers and applicants each policy is accompanied by supporting text setting out the context for the **theme, the local community's views on that** subject and the evidence, plans and strategies that offer support and evidence for its approach. All policies have been framed in the context of the remaining Unitary Development Plan, the National Planning Policy Framework, and the newly adopted Local Core Strategy for Herefordshire including its evidence base.

Whilst the Neighbourhood Plan is first and foremost a land-use document, a number of **issues falling outside of the planning system's** remit were identified by the local community during consultation events. Alongside its core policies the Plan therefore includes a number of aspirations to encourage interventions by wider stakeholders. These are included within each topic where relevant.

Bosbury Neighbourhood Plan

Housing Growth

Justification and Evidence

There are currently circa 350 dwellings in the Parish of Bosbury. Of these, about 100 are located within the main village (defined by the UDP settlement boundary (2007)), and the remainder are spread around the Parish including the smaller settlements of Catley and the collection of properties at Aylescroft, Cold Green, Pow Green and along the road towards Cradley.

The newly adopted Core Strategy for Herefordshire has set the agenda for housing numbers and growth within the County, including within Bosbury. Policy RA1 states indicative growth targets, however clearly states that per Parish; *local evidence and environmental factors will determine the appropriate scale of development*. Bosbury will plan positively to meet the appropriate local housing requirement and will respond positively to the supply of these new homes.

The most sustainable villages have developed through incremental growth that harmonises with the existing character of their setting and buildings. It is essential that this continues to be the case in Bosbury. The supply of new homes in the village and wider parish must be realised in accordance with the distinctive features, scale and grain of the local area. Housing sites must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the Neighbourhood Plan taken as a whole.

Delivering a choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Bosbury this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish. Evidence from the Herefordshire Local Housing Market Assessment indicates demand for a range of property sizes and types in the Ledbury and Hope End Ward area. Housing developments must therefore provide a mixture of housing to meet the needs of the community.

Affordability remains a key housing issue for Bosbury and there is a compelling case to meet local targets for affordable housing provision, with average house prices too high for those on average incomes. The overall volume of affordable housing requirement is not high however, so a few well considered units will meet this need.

There will hopefully be windfall development within the neighbourhood plan area and surrounding Parish and this will be keenly supported as long as it aligns to the policies of this Neighbourhood Plan.

The community recognises that housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the on-going use of a building and providing much needed affordable homes. Bosbury has for decades, sought the re-generation of the derelict barns at Old Court Farm (as evidenced in a prior development **proposal in the 90's, the Parish Plan of 2009 and** in the current Neighbourhood plan workshops) Such proposals will be keenly supported in accordance with this policy and the Neighbourhood Plan overall.

Policy 1 – Housing Growth

To deliver managed housing growth in the Parish:

1A - Proposals involving up to 8 homes will normally be permitted within the main area of Bosbury village over the period 2011 to 2031; This area is defined by the settlement boundary within this Neighbourhood Plan.

1B - Exceptions in scale will be made where additional housing development involves the redevelopment of the brownfield land to the north of the Village, specifically the conversion of the existing redundant farm buildings at Old Court Farm. Any exception will be judged on its individual merit with regards to the appropriate re-use of the existing buildings and the provision **of an element of 'starter home' market housing** and affordable housing. Policy 2E and Note 1 must be thoroughly considered.

All housing proposals should:

1C - Respect and, where possible, enhance the natural, built and historic environment.

1D - Respect the current village character.

Furthermore all proposals of 4 or more dwellings should:

1E - Provide a mix of homes taking into account objectively identified housing needs, and if over 10 dwellings; include an element of affordable housing as recommended in regional planning guidance and/or specified in the Local Plan. The affordable housing will be secured by way of a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling in perpetuity.

Bosbury Neighbourhood Plan

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to Housing growth that the policy seeks to address. Development should:

..be all in one site/location until that area is exhausted, then move on	35.5% Agreed
..be spread in small pockets across numerous suitable sites/locations	74.2% Agreed
..respect the current village character	87.1% Agreed
..continue the linear layout of the village with open fields behind	54.8% Agreed
..add housing choice and meet local needs	54.8% Agreed
..be limited to 6 new homes over the next 5 years	25.8% Agreed
..be limited to 7-12 new homes over the next 5 years	35.5% Agreed
..be limited to 13-16 new homes over the next 5 years	6.5% Agreed
..not be limited but be tightly controlled by setting the size of individual development proposals that comply with the policies of the Neighbourhood Plan as a whole, and the rate of development overall	58.1% Agreed
..use brownfield sites as a priority	58.1% Agreed

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

The following plans, documents and strategies support policy 1:

- National Planning Policy Framework
- Herefordshire Unitary Development Plan – Saved policies
- Herefordshire Local Development Framework (LDF)
- Bosbury Strategic Environmental Assessment
- Bosbury Parish Plan

Local Character

Justification and Evidence

The landscape surrounding Bosbury retains a significant historic character of agriculture. These areas contribute to local distinctiveness and the retention of their character is a key element in achieving sustainable development preserving the setting of Bosbury. Most of the land surrounding the village is either Arable, Grazing, Hop Yard, or Apple Orchard, all of which support a diverse local economy including the National Cider and Brewing Industries.

Whilst agriculture remains the principal land use surrounding Bosbury, the character of the local landscape is also defined by its buildings, many of which have been listed for their special architectural or historic interest. Today the village of Bosbury is one of the least spoilt of the primary villages in Herefordshire and much of the village is now designated a Conservation Area.

Only sustainable development that is in keeping with the existing character of the village will be permitted. Proposals coming forward in Bosbury should be exemplary and score highly on the Building for Life assessment tool from the Commission for Architecture and the Built Environment (CABE). (see note on page 12)

A further characteristic of the Bosbury area is its prevalence to flood in its low lying areas, both from fluvial flooding and from flash rainwater runoff. This must be taken into account in any proposed development. For example, houses that are built must have suitable flood defences in their siting or design and existing homes should not be detrimentally impacted by new development.

Policy 2 – Local Character

Any proposed future development should:

2A - Respect the local character and historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.

2B - Respect rural character and local landscape quality particularly the open landscape beyond the boundary of the conservation area that currently **strongly contributes to its' character and which underpins its' special interest and ensure positive views and vistas particularly those into and out of the conservation area are maintained.**

Bosbury Neighbourhood Plan

2C - Take every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation.

Consideration should be given to the visual impact of any feature when assessing its viability.

2D - The removal of any trees that have a significant amenity value will be resisted. An arboricultural report by an appropriately qualified company should be provided to evidence the necessity of any removal. New schemes should allow space for existing and proposed trees to mature, to avoid any later pressure for their removal.

2E – New development should be protected from flood by siting and/or design and not worsen any flood risk to other parts of the village.

2F - New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence

Development that does not meet these criteria will not normally be permitted. Applicants should include an assessment of how their scheme performs against the twelve criteria set out in Building for Life with any application. (ref P. 13)

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address. Development should:

..respect and, where possible, enhance the natural, built and historic environment	87.1% Agreed
..maintain Bosbury village's strong and unique sense of history	90.3% Agreed
..not spoil the views into and out of the Village and Parish	74.2% Agreed
..be at a measured pace to enable infrastructure expansion	77.4% Agreed

..be in areas that are not prone to any types of flooding within Bosbury	90.3% Agreed
..be designed and constructed in a manner that will not worsen the flood risks of any other area within Bosbury	90.3% Agreed
..minimise impact on woodland, hedges, the river, brooks, verges and geological features	93.5% Agreed
..ensure boundaries respect/reflect local tradition/materials	87.1% Agreed
..include native Herefordshire species in landscaping	90.3% Agreed
..minimise unnecessary tree felling	93.5% Agreed

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

The following plans, documents and strategies support policy 2:

- National Planning Policy Framework
- Herefordshire Unitary Development Plan – Saved policies
- Herefordshire Local Development Framework (LDF)
- Technical Guidance to the National Planning Policy Framework (Flood Risk)
- Bosbury Strategic Environmental Assessment
- Bosbury Parish Plan

The Local Economy

Justification and Evidence

Historically farming has been the key driver behind the prosperity of the parish, but in line with experiences seen across the British countryside the Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. Although the land is still farmed, the number of farmers and agricultural employees has reduced over the decades, with several farm buildings now either standing empty or converted to other uses.

Over the past fifty years, rural settlements have become attractive to an increasing number of commuters who choose to live in the country but work in the towns or cities. As Bosbury is not in close proximity to major urban areas, this has been less prevalent, however there are still residents who travel significant distances for work and have no opportunity to work nearby.

The limited availability of workspace and jobs in rural communities can further encourage local people of working age to leave the area, and prevent people of working age from moving in.

Bosbury Neighbourhood Plan

This loss of the working age population has social as well as economic consequences. Communities where there is a daily exodus of people of working age can also struggle to provide the viable conditions for many community services and facilities.

The Neighbourhood Plan sets out to maintain **and encourage the Parish's local economy** to support the on-going sustainability of the community. It will support the sustainable growth of all types of businesses and enterprise in the Parish that offer a real employment opportunity for local people within the Parish, and rural tourism and leisure facilities that genuinely benefit local businesses, residents and visitors, and which respect the character of the countryside.

Policy 3 – The Local Economy

The following policies regarding employment development should be adhered to:

3A -The conversion of existing redundant buildings into non-residential workshops or workplaces within the Neighbourhood Plan area will normally be permitted.

3B - "Greenfield" new build development outside of the settlement boundary will not normally be permitted.

3C – By exception to 3B, development of single discrete 1 or 1.5 storey accommodation may be considered with an Agricultural Tie Occupancy Condition attached to the property if also in alignment with policy H2 of the Core Strategy

3D - All new development, or redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Herefordshire Farmsteads Characterisation Project as appropriate.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

..encourage employment/apprenticeships for local people	64.5% Agreed
---	--------------

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

..encourage employment/apprenticeships for local people	64.5% Agreed
---	--------------

The following plans, documents and strategies support policy 3:

- National Planning Policy Framework
- Herefordshire Unitary Development Plan – Saved policies
- Herefordshire Local Development Framework (LDF)
- Technical Guidance to the National Planning Policy Framework (Flood Risk)
- Bosbury Strategic Environmental Assessment
- Bosbury Parish Plan

Local Facilities

Justification and Evidence

With increasing mobility the viability of many rural services has declined significantly over the past fifty years. Many villages in rural Herefordshire have a poor range of retail services, as local residents increasingly use the larger retail outlets located in or on the edge of the major settlements. Non-retail and recreational facilities are also spread thinly albeit most villages in the area, including Bosbury have a Pub and some form of social space.

At present Bosbury's facilities include a Village Hall, a Tennis and Bowls Club, a Gents Barbers, a Public House, and a Church. Also the Village benefits from a Primary School and Day Nursery. A post office service is operated for two hours a week on a Tuesday from within the Parish Hall.

To promote the on-going prosperity of the Parish it is essential that Bosbury retains and provides local services that will sustain the vitality of the community and encourage local spending. Occasionally, development will offer substantial opportunities to enhance existing infrastructure, such as improving the main sewerage system within the village or improving the storm drainage system. Where such improvements are made as part of new development proposals, this will be seen as a positive benefit.

Policy 4 – Local Facilities

Proposals for development will be required to identify their likely impact on local infrastructure, amenities, services and facilities and to demonstrate how any such impacts will be addressed should they be negative. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission.

Bosbury Neighbourhood Plan

4A - Development that supports the sustainable development of the village centre by diversifying and enhancing the range of local amenities and related services for the local community will be allowed.

4B - The loss of amenities or services for the local community will be resisted. Applications will be refused unless significant material evidence and reason can justify any such loss.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address. Development should:

..support or enhance existing services and facilities (including school, sports field, pub and community buildings)	87.1% Agreed
..show how it will contribute to increasing sustainability in the Parish	67.7% Agreed

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

The following plans, documents and strategies support policy 4:

- National Planning Policy Framework
- Herefordshire Unitary Development Plan – Saved policies
- Herefordshire Local Development Framework (LDF)
- Bosbury Strategic Environmental Assessment
- Bosbury Parish Plan

Transport

Justification and Evidence

Bosbury is a rural Parish and there are no major roads within it. The main road through the village is used daily by local traffic and also as access from the Ledbury direction through to the main Hereford to Worcester Road. Positive efforts have been made in recent times to slow down motorists within the main village.

Traffic flow increases at peak commuting hours and also at school times when there is congestion in the village centre as children attending Bosbury school are dropped off or collected.

Public transport provision in the Parish is inadequate, the only regular bus service travelling to Ledbury or Hereford does so only after peak hours so it is not useable for commuting, there are only 4 buses a day so the service is also barely useful for shopping or short excursions.

For most people living in the Parish, the car is the principal mode of transport, even for some of the shortest journeys. Better footpaths, public rights of way and safer cycle routes connecting the main **village with other nearby Parish's and the local town of Ledbury** some 4.5 miles away would help to address this issue.

Policy 5 - Transport

Development should:

5A - Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.

5B - Maximise opportunities to walk and/or cycle to the village centre and within the Local area.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issue in relation to this topic that the policy seeks to address. Development should:

..improve footpaths/bridleways/ pedestrian and cycle facilities	71% Agreed
---	---------------

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

The following plans, documents and strategies support policy 5:

- National Planning Policy Framework
- Herefordshire Unitary Development Plan – Saved policies
- Herefordshire Local Development Framework (LDF)
- Bosbury Strategic Environmental Assessment
- Bosbury Parish Plan

Landscape and Environment

Justification and Evidence

Bosbury is a rural parish. Whilst the main village has seen development during the second half of the 20th century at Forge Bank and Moreton Cottages, it retains the clear link to open countryside that forms a part of the character of the core village. In accordance with national planning guidance the community wishes to see the most important of these spaces protected for future generations. Accordingly they will be afforded protection from new development unless very exceptional circumstances demonstrate that proposals should go ahead.

A key part of the consultation process within the village focussed on identifying areas that were or specifically were not suitable for sustainable development, and one area in particular was highlighted as in need of protection.

The field to the south of the village that has been farmed for generations, is a backdrop for **much of the single width "ribbon" of housing** within the core part of the village. Its boundary with the village has been the edge of the Unitary Development Plan settlement boundary and Bosbury Conservation Area since they were created. The local children play in this field and people walk around it on a daily basis for exercise, access to other parts of the village or dog walking, it has a formal footpath running through it and parallel to Mill Lane. This field is **also a "hawking ground" for the local bat** population and they can be seen on warm nights taking insects over the field. Equally the summer visiting swallows can be seen doing the same.

This plan seeks to protect its landscape and environment by creating a new settlement boundary. This will enable the village to clearly define areas in which it is beneficial to have sustainable development, and protect the areas which do not offer a perceived benefit. This will in no way put a cap on the total amount of development as the new settlement boundary will be reviewed on a regular basis, however it will create a framework whereby development can be controlled at a pace that is sustainable for Bosbury and its surroundings.

The Parish's open fields support rabbits and brown hare, which in turn support buzzards and other birds of prey. Hedgerows in the parish, (particularly alongside the brooks and ditches) form important corridors for wildlife including

badgers and foxes; small birds such as finches, great tits and blue tits; dragonflies and butterflies. Small woodland areas also provide important habitats for many species including the tawny owl and great spotted woodpecker. Watercourses also provide an important wildlife habitat and the River Leaddon still has Trout and stickleback, which encourage kingfishers and heron.

Policy 6 - Landscape & Environment

6A – To protect the rural landscape the undeveloped areas outside the new Bosbury Settlement Boundary are to be excluded from any new housing development unless wholly in accordance with policy 3C.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address. Development should:

..minimise visual and landscape impact	83.9% Agreed
..not harm or impact habitats and wildlife corridors	83.9% Agreed
..conform with landscape and nature conservation policies	90.3% Agreed

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

The following plans, documents and strategies support policy 6:

- National Planning Policy Framework
- Herefordshire Unitary Development Plan – Saved policies
- Herefordshire Local Development Framework (LDF)
- Bosbury Strategic Environmental Assessment
- Bosbury Parish Plan

Plan Delivery and Implementation

The Neighbourhood Plan will be delivered and implemented over a long period and by different **stakeholders and partners**. It is not a rigid “blue-print” and provides instead a “direction for sustainable change” through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect the review period will be crucial.

In terms of the key areas of action the following summarises **the Parish Councils’ approach to delivery and implementation**.

Housing Growth:

The Parish Council will work with developers and the Local Authority to deliver suitable incremental growth over the Plan period.

Local Character:

The Parish Council will work with residents, owners of land and buildings, and other stakeholders to bring back into economic use brownfield sites, such as the disused farm buildings at Old Court Farm and poultry sheds at Bosbury House, and vacant properties, such as the old Sports Hall especially those which make a positive contribution to the character of the area.

Local Facilities:

The Parish Council will work with local organisations and Herefordshire Council to improve facilities and services for local people.

Local Economy:

The Parish Council will encourage businesses (in part through the policies of this plan) to improve local employment opportunities. The creation of more individual retail units within the Parish will be encouraged.

Transport:

The Parish Council will continue to find ways to improve road safety, and address speed issues. It will also investigate with stakeholders the possibility of better bus timetabling and more frequent services.

Landscape and Environment:

The Parish Council will work with Local Wildlife Groups and Herefordshire Council as appropriate to ensure that wildlife and the countryside surrounding Bosbury is protected.

The Bosbury Neighbourhood Plan is a “living” document and as such should be reviewed at least every five years. Whilst this first defined Plan Settlement Boundary already offers enough potential development space to cater for the proposed targets in the emerging core strategy, the Plan Settlement Boundary will be reviewed more frequently by the Parish Council if necessary.

This will ensure that sustainable development can be a gradual and measured process that aligns with the evolving wishes and aspirations of the Parish and truly enables the proper sustainable development of Bosbury for generations to come. Any review of the settlement boundary must be a rigorous, inclusive and transparent process conducted publicly within the Parish and with the wishes of the overall majority represented as the result.

Building for life

Building for Life is a tool for assessing the design quality of homes and neighbourhoods in England. It was developed by the Commission for Architecture and the Built Environment (CABE), with partners the Home Builders Federation, the Civic Trust and Design for Homes.

As this tool evolves on a regular basis (now stating 20 measures instead of the 12 defined a few years ago) it is not possible to set the absolute measure of compliance for any development measured against it in the future.

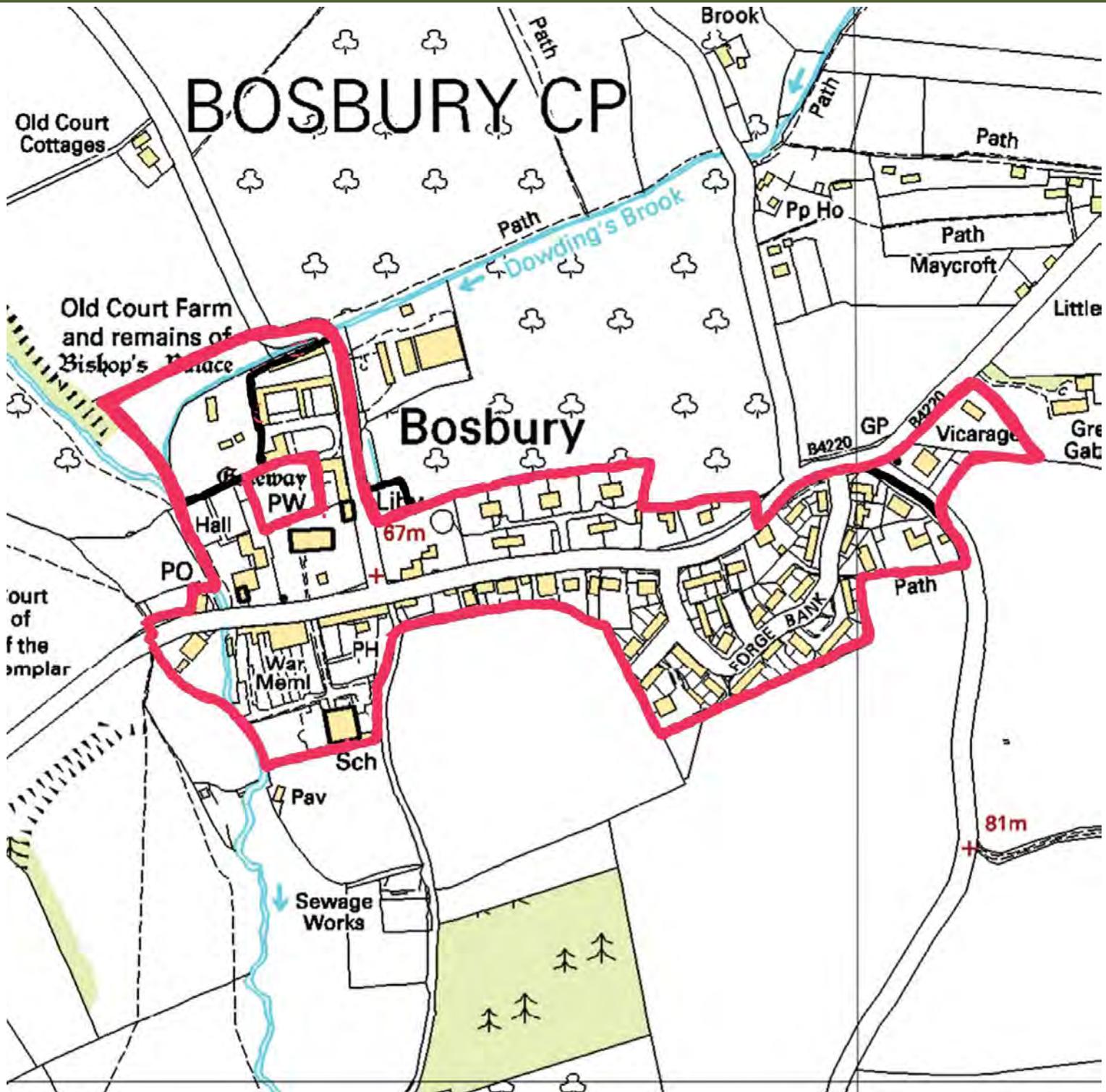
We would however expect to see any planning application to have at least 75% compliance with relevant measures that are in force at the time of application to the Council.

Next Steps

The following sets out the next steps for the Neighbourhood Plan:

- **Final Document** – Autumn 2016
- **Independent Examination** – Spring 2017
- **Referendum** – Spring 2017
- **Adoption**

Bosbury Settlement Boundary



Settlement Boundary - voted for on 31st July 2014

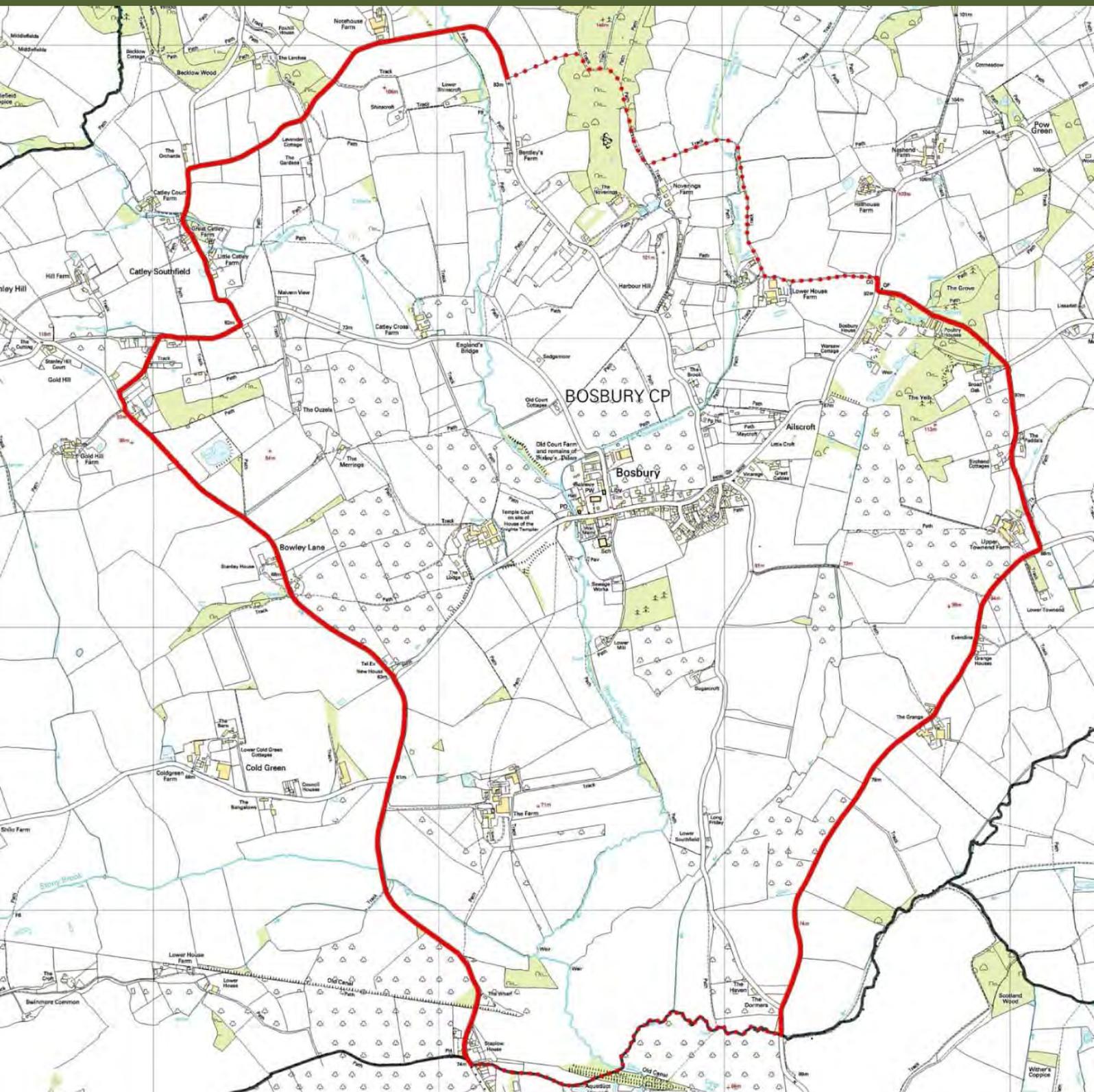
The above Boundary was defined and refined through public workshops in the summer of 2014. In the final public workshop, four different options were presented and every visitor was entitled and encouraged to vote. This chosen option had a significant clear majority. (The black line shows the edge of the 2007 UDP Boundary)

NOTE 1. It is noted that some of the area surrounding and to the north of Old Court Farm is currently modelled within flood zone three. The "set-aside" field to the north of Dowdings brook has been included within this new settlement boundary to give enhanced scope for civil engineering to create proper flood defence that will protect any re-development of Old Court Farm barns and the surrounding area. Any development proposal in this area must strongly consider the flood defence requirement and will not be permitted without a suitable scheme.

© Crown copyright and database rights [2014] Ordnance Survey [100055863].

You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

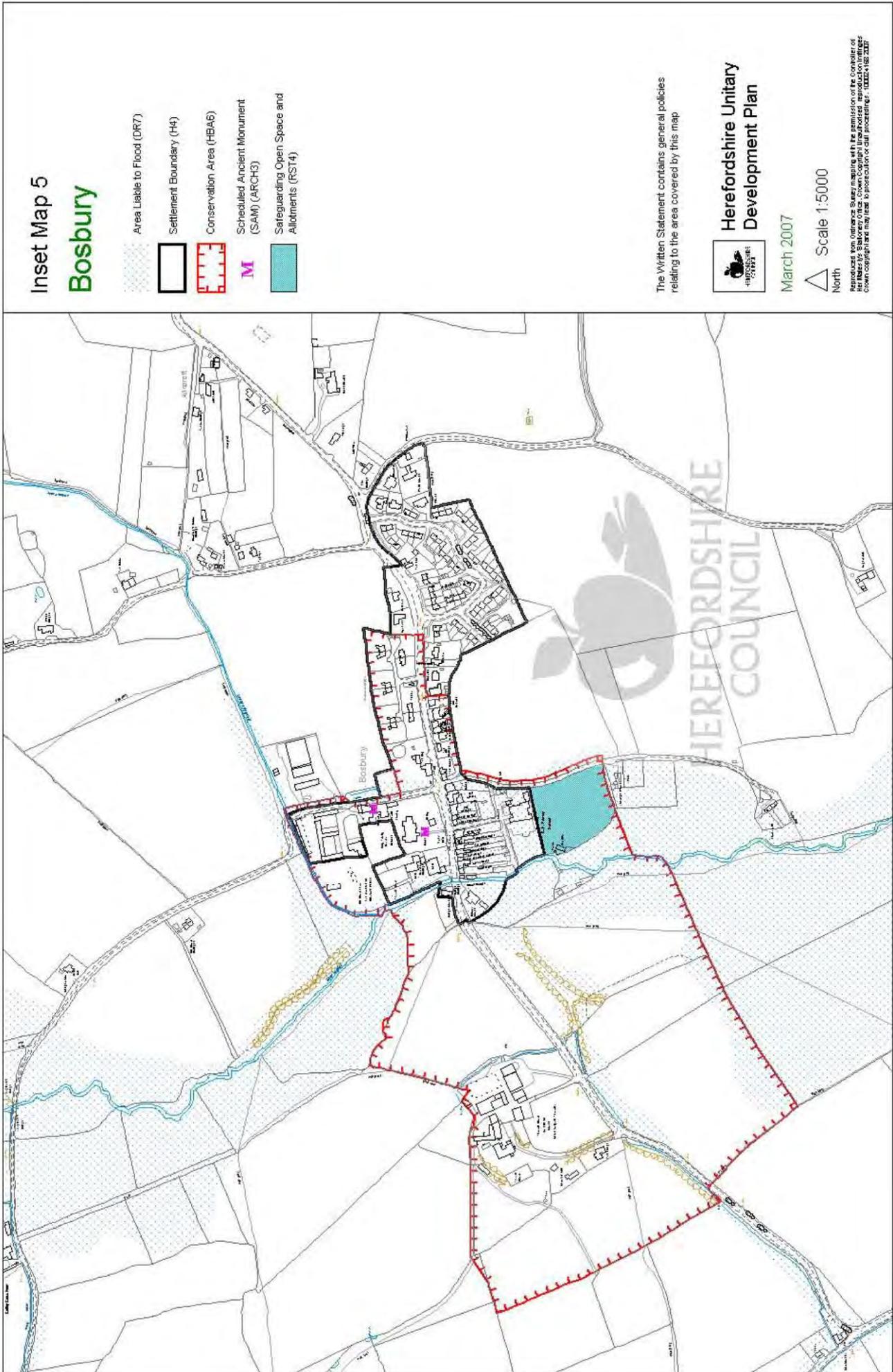
Bosbury and Catley Neighbourhood Area



© Crown copyright and database rights [2014] Ordnance Survey [100055863].

You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data.
You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Bosbury UDP Settlement boundary (2007)



© Crown copyright and database rights [2014] Ordnance Survey [100055863].
 You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Bosbury Neighbourhood Plan

The Parish Consultation Process

At the start of June 2014 a suite of public workshops were advertised to begin dialogue and aid consultation within the village. A Twitter feed was also started to help advertise the project and a large Neighbourhood Plan Notice board was erected in the middle of the village with relevant information posters displayed.

The consultation workshops were advertised on **all village notice boards and an A5 "flyer" was hand delivered to every household in the Neighbourhood Plan area detailing purpose and dates etc.**

Also the same flyer was distributed via the **Parish Magazine "Network Five" to all households in the Parish.**

Workshops were run through June and July, timetabled from 4.30pm to 6.30pm so that people who worked outside the village also had an opportunity to attend. All were individually advertised throughout the village and on Twitter.

Within the workshops there was open debate regarding sustainable development options within the village and two questionnaires were **prepared and distributed. A "planning for real" approach was taken to elicit as many opinions possible from attendees. In the final workshop a range of options for a new settlement boundary based on prior workshop input were presented for a public vote.**

A draft plan was prepared with the output from all of the workshops plus other feedback given. It was posted inviting feedback and comment to the whole electoral role of the parish and sent to the following statutory consultees:

Environment Agency
Natural England
English Heritage
Welsh Water
Severn Trent Water
Highways Agency

This draft contains all all feedback received within the six week following the distribution.

There has also been consistent engagement with Herefordshire Council Neighbourhood Plan team throughout the entire plan development process.

Housing Volume Calculation basis

This Plan sets out a maximum number of houses that any one development proposal should contain.

This number was derived from two elements of questionnaire 1 across a spectrum of 13 sites identified by the public:

*What is the total volume of housing potential for the site?
What should the maximum amount of housing in any one development be:*

*Up to 4
Up to 6
Up to 10
Up to 12
Up to 15
More than 15?*

Once the six sites of excessive size (that are not appropriate compared to the extension of the settlement boundary) had been removed from the result set, the seven remaining site results were accumulated as follows:

Answer/Option:	Votes	Count	%
Up to 4	4	16	21%
Up to 6	6	36	31.5%
Up to 10	2	20	10.5%
Up to 12	6	72	31.5%
Up to 15	1	15	5.5%
More than 15	0	0	0%
<i>Total</i>	<i>19</i>	<i>159</i>	<i>100%</i>

Taking the two totals and dividing one by the other to find the mean average result gives:

$$159 / 19 = 8.3 \text{ houses per development}$$

Therefore rounding the result to the nearest whole number has produced the 8 house stipulation to be found at Policy 1A.

One of these seven remaining sites that provided more weighting to the higher numbers was Old Court Farm & Barns therefore despite rounding down, it is felt that Policy 1C caters for sizing of any development at that site in any event.

Constraints in housing volume increase within Bosbury village

Within the core strategy for Herefordshire, Policy RA1 states the minimum housing targets for rural settlements and suggests a 14% increase in existing parish housing volume to be targeted at the main settlement of Bosbury.

The Core Strategy highlights that proportional growth figures are indicative and do not take into account any environmental factors or constraints which may exist on a parish by parish basis. Therefore proportional growth is an indication not the absolute number of houses to be found.

Bosbury has three significant constraints that dramatically restrict the potential for housing development; those are:

- Bosbury Conservation Area & Listed buildings
- Significant Flood zone coverage
- Local Planning evidence

Conservation Area:

As shown in Conservation area mapping (page 16 & overlay on page 19), circa 60% of the village by area is within the Bosbury Conservation Area which also extends to the west. Recent planning applications and appeals have withheld the protection of this heritage asset (and the listed buildings and scheduled ancient monument within it) from any significant development. This means that housing growth could not be targeted anywhere near the core of the village (near the amenities) or anywhere to the south or west.

Herefordshire Planning Ref: P141550 & APP/W1850/W/15/3002571

Flood Zoning:

As shown in Flood Zone Mapping (page 19) much of the existing village (the core and west) are at risk from flooding and mapped in zone 3, therefore no development should be permitted in this area, in line with the Core Strategy. This also means that housing growth could not be targeted anywhere near the core of the village (near the amenities) or anywhere to the south or west.

Planning Evidence:

Recent planning decisions and appeal refusals have referenced the flooding concerns and the heritage assets of the conservation area. They have stated concerns that development away from the core of the village will not be

sustainable and will lead to remote and isolated forms of development. This does not align with the adopted core strategy. (See Page 19 Map overlay)

Herefordshire Planning Refs: P143370 & APP/W1850/W/15/3053084, P160450

Combining the first two constraints alone means that housing growth cannot be achieved anywhere near the core of the village (near the amenities) or anywhere to the south or west.

Adding the local planning evidence then puts significant further constraints on opportunities for future development and effectively rules out any opportunities adjacent to the settlement boundary.

Options for the Neighbourhood Plan

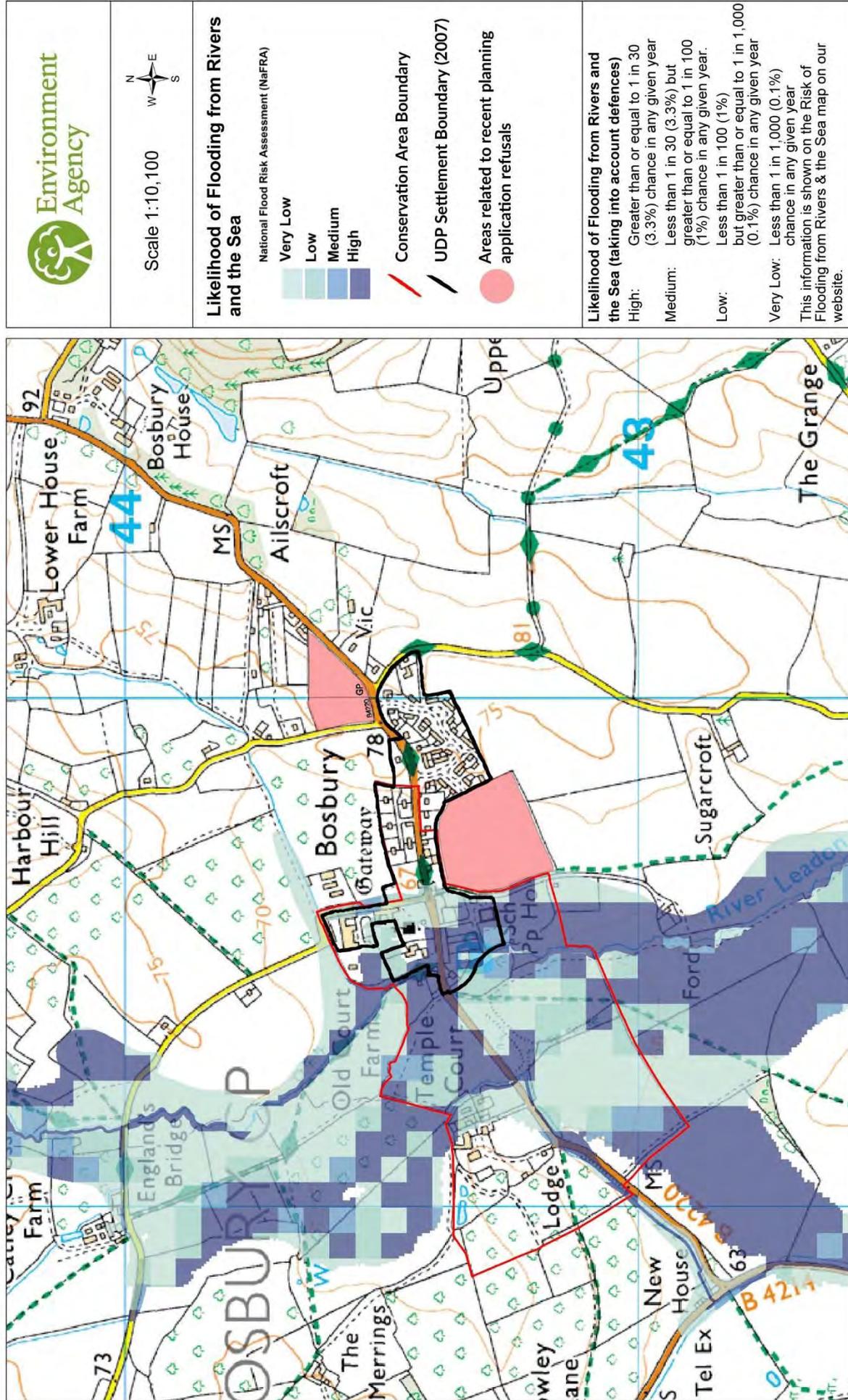
Within the existing planning framework policies and specifically the guidance of the new Core Strategy it is not possible to add 46 new homes to Bosbury village and be compliant. Although throughout the consultation process several potential sites were identified, nearly all are firmly invalidated by the constraints identified above.

Whilst the Flooding, Conservation and Planning constraints preclude any significant development opportunities at all, there are potentially a few small infill opportunities and a chance to re-develop a small brownfield area to the north of the village (Ref Policy 1B & with further to extra flood defence). This area is relatively close to the core of the village and can potentially be linked by footpath so is certainly worth pursuing.

Taking a proportionate view based on infill development, brownfield development and small carefully considered development extensions that would not create isolation, it is perceived that potential circa 21 new dwellings could be achieved over time. This would be further to suitable planning permissions being granted and may potentially be slightly exceeded if existing factors and constraints are overcome.

Location / Area:	Est. Potential New Dwellings (No.)
Old Court Farm Barns	5
North of Old Court Farm	8
Other small infill	5
Windfall inc. Policy 3C	3
<i>Total</i>	<i>21</i>

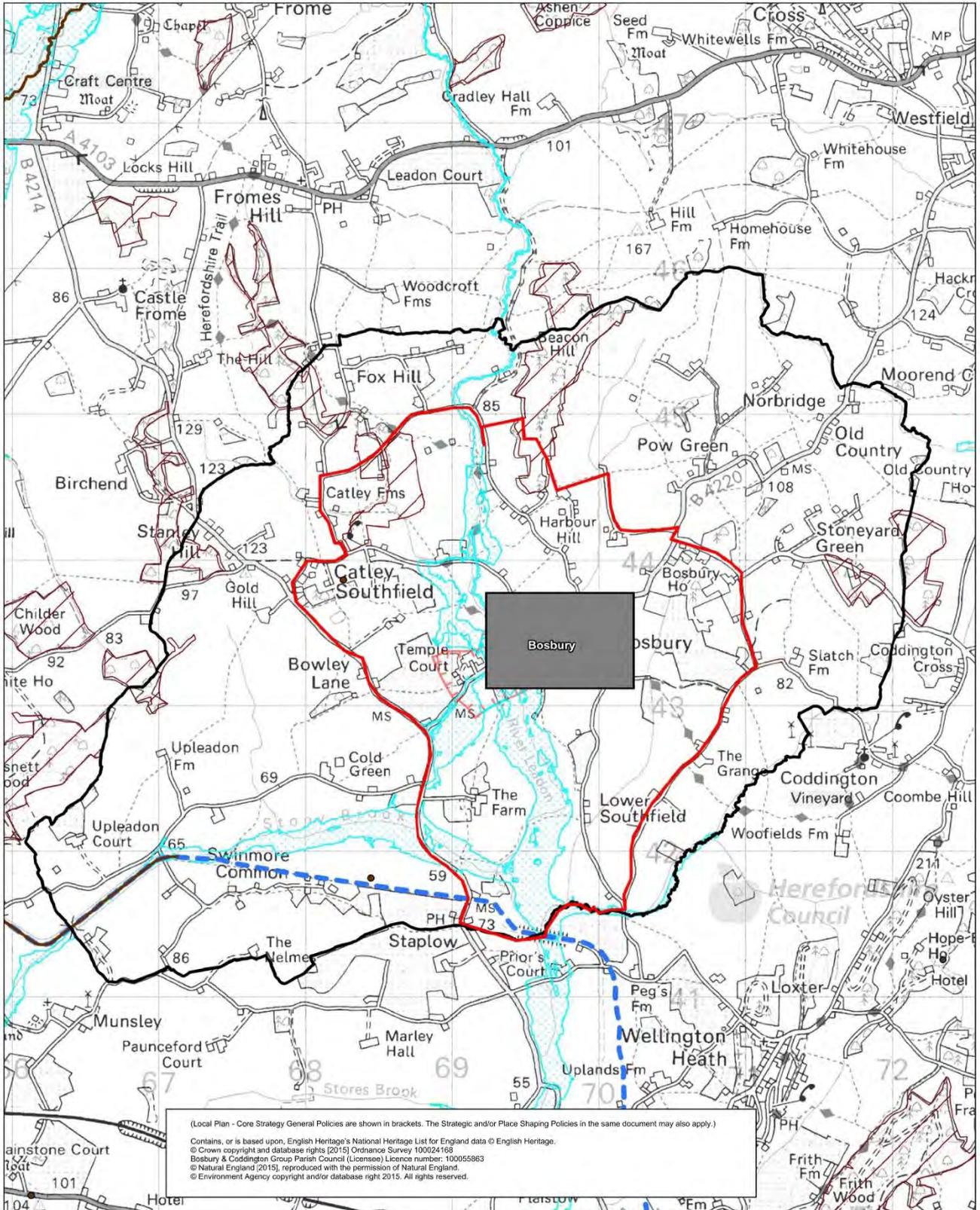
Risk of Flooding from Rivers and the Sea centred on HR8 1PR - created 7 May 2014



© Environment Agency copyright and / or database rights 2014. All rights reserved. © Crown Copyright and database right 2014. Ordnance Survey licence number 100024198.

Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

Bosbury parish policies map



-  Land Liable to Flood (SD3)
-  Bosbury Neighbourhood Area
-  Local Wildlife Site (LWS), Site of Importance for Nature Conservation (LD2)
-  Bosbury Parish Area
-  Conservation Area (LD4)
-  Herefordshire and Gloucestershire Canal (E4, LD4)

Bosbury Parish Policies Map

Scale 1: 25,000
at A3 size

