

Latham, James

From: Banks, Samantha
Sent: 09 May 2018 14:45
To: Latham, James
Subject: FW: Bodenham queries

Hi James,

Here is a copy of the queries between the examiner and HC and the PC during the examination which need to be placed on the web.

Thanks

Sam

From: Banks, Samantha
Sent: 26 April 2018 14:26
To:
Cc: bodenhampcclerk@gmail.com
Subject: RE: Bodenham queries

Dear Richard,

Please find attached the responses from the parish council to queries who had regarding the Bodenham NDP.

1. Now that it has been drawn to our attention, we realise that the entry at Annex C, Table 1, Serial 3 (c) should have read "Local Green Space", as reflected in the maps at Appendices 1 and 2 of Annex C, and not "Public Open Space". Although the Village Green has a degree of protection as a recognised Public Open Space, it is not in the Parish Council's ownership, but in that of Herefordshire Council. The Parish Council felt that at some point, especially in the present (and probable future) financial climate, Herefordshire Council might choose to divest itself of its responsibility for this parcel of land and the adjacent one North-East of the GP Surgery (Annex C, Table 1, Serial 2). The proposal that both areas should be designated as Local Green Spaces is therefore intended to give them a second 'layer' of protection similar to that provided to them in the former UDP, as noted in Column (g) of the Table against each item.

2. The Local Green Spaces shown in the draft Neighbourhood Development Plan are simply proposals that these parcels of land should be designated as such. If these designations are not allowed, some of the areas concerned, for example the land North-East of the GP Surgery (Annex C, Table 1, Serial 2) and that surrounding the War Memorial (Annex C, Table 2, Serial 5), would be vulnerable to development in some form. Part 2 of Policy BNDP12 is intended to preclude this. Furthermore, although it might be somewhat optimistic to imagine that at some future date an area of land might be donated to the Parish, for example as a playing field, or, indeed that local residents might decide to buy such an area for community use, as other parishes have done, those possibilities exist. Part 2 is therefore intended to cover such an eventualities and protect any public land thus acquired.

I hope you find these provide some clarification.

If you have any further queries, please let me know

Kind regards

Sam

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From:
Sent: 24 April 2018 18:32
To: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Cc: bodenhampcclerk@gmail.com
Subject: RE: Bodenham queries

Dear Sam

I have two further queries in relation to Policy BNDP 11.

1. There appears to be a conflict between Table 1 in Annex C and the map at Appendix 1 of Annex C with regard to the Village Green at Bodenham Moor. The map and the supporting text at paragraph 8.11 of the Plan suggest that it is designated as a Local Green Space. The table under the Category column says Public Open Space. Could you please clarify the intention here?
2. Part 2 of the policy resists the loss of Public Open Space. The map at Appendix 1 of Annex C does not identify any public open spaces other than those proposed for Local Green Spaces (subject to the point above) and the map at Appendix 2 only identifies three areas of Common Land which as the supporting text have another form of protection. To what land is Part 2 of the policy intended to apply?

Kind Regards

Richard

From: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Sent: 20 April 2018 11:56
To:

Cc: bodenhampcclerk@gmail.com

Subject: RE: Bodenham queries

Dear Richard,

Please find attached responses to the queries you sent us earlier;

- 1) HC acknowledge that there are some drafting errors on the policies map but this may be due to the scale of the map and the thickness of the settlement boundary line on the printed version. The electronic GIS version is more accurate. HC will review the mapping to ensure consistency.
PC have responded as follows:
 - **Broom Cottage.** The Policies Map is, I'm afraid, incorrect, not least because the boundary it shows seems to cut Broom Cottage in two. It is perhaps worth noting that the Policies Map is also not very consistent in following the northern edge of the carriageway of Chapel Lane to the East of the Cottage. Here, as mostly elsewhere, the NDP map simply tries to follow the old UDP boundary, except where there are new developments which affect it.
 - **Land to the East of the C1125 just to the South of Eastfields Farm.** I'm not sure on what basis the Policies Map has shown the boundary here. The NDP map boundary simply follows the outline of the three plots on which new dwellings are now being constructed in accordance with Planning Application P151651/F.
 - **South Side of the Unnamed Road running NW from the C1125 South of Eastfields Farm.** I'm not quite sure what Mr High means here. The two maps seem to agree fairly closely, although, if anything, the boundary on the Policies Map does seem to be slightly more tightly drawn than the NDP one. The main discrepancy actually seems to be just North of the road (Dunfield Lane), in the delineation of the boundary where it crosses North of the road and turns south-eastward.
- 2) The document is available at https://www.herefordshire.gov.uk/downloads/file/4921/bodenham_2014 , a copy has been attached for ease of reference. The Parish Council will place a copy within the evidence base section of their parish council website.

I hope this helps. If you have any further queries, please let me know

Kind regards

Sam

Herefordshire.gov.uk

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From:
Sent: 20 April 2018 09:05
To: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Cc: Chris Smith <bodenhamclerk@gmail.com>
Subject: Bodenham queries

Dear Sam

I have the following queries in relation to the Bodenham Neighbourhood Plan.

1. There are some small scale inconsistencies between the definition of the Settlement Boundary for Bodenham Moor in the submission version of the Neighbourhood Plan and that shown on the Bodenham Policies Map prepared by Herefordshire Council. One of these has been referred to in a representation relating to Broom Cottage. Other discrepancies are on land to the east of the C1125 just to the south of Eastfields Farm, where commitments are shown for three dwellings, and on the south side of the unnamed road running NW from the C1125 south of Eastfields Farm. In each case the Herefordshire Map defines the Settlement Boundary slightly more tightly. It appears to me that these are drafting errors on the map prepared by Herefordshire Council and that the map in the submitted plan should be regarded as correct. I should be grateful if you could confirm this.
2. On Page 14 of the Plan there is a reference in the supporting text to the "2014 Affordable Housing Needs Survey for Bodenham" This reads as a separate document, but I been unable to find a document with that title in the evidence base. Is it in fact part of the 2014 Neighbourhood Plan Survey 2014?

Kind Regards

Richard