



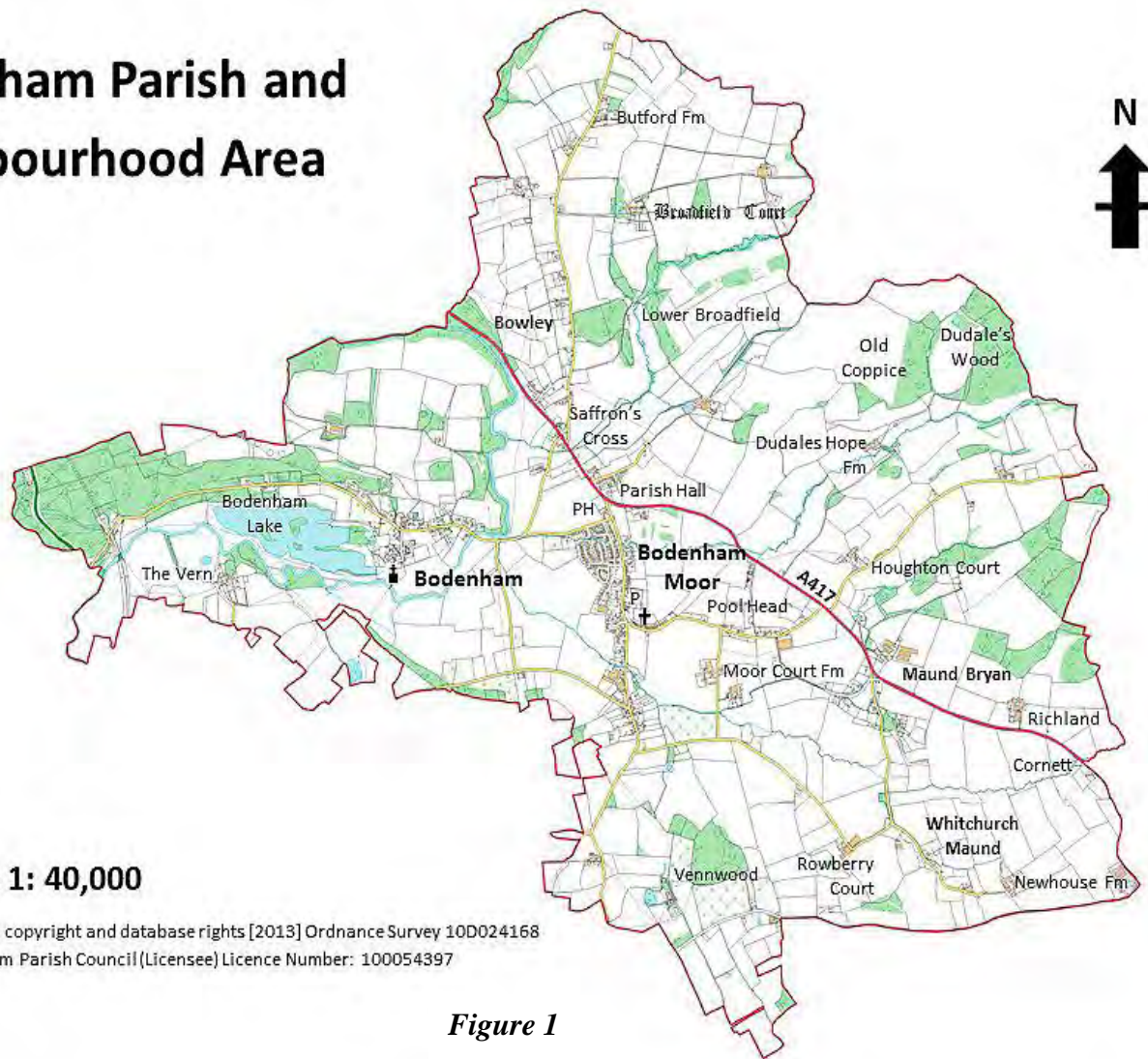
Bodenham Neighbourhood Development Plan Consultation Statement



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Bodenham Parish and Neighbourhood Area



Scale 1: 40,000

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Figure 1

1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations stipulates that a Consultation Statement should:

- (a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) explain how they were consulted;
- (c) summarise the main issues and concerns raised by the persons consulted;
- (d) describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 The Bodenham Neighbourhood Development Plan has been prepared in response to The Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory neighbourhood plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, since planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework.



1.3 The Plan has been prepared on behalf of the local community by Bodenham Parish Council, the detailed work being done by a Steering Group. This was formed after the Parish Council decided at a formal public meeting on 5 November 2012 to proceed with the preparation of a plan. That meeting was followed by publicity and a call for volunteers in the *Bodenham Newsletter* ⁽¹⁾, on the Parish Website (www.bodenhamparish.org.uk) and on notice boards throughout the Parish, as a result of which three Parish Councillors and two community representatives came forward, to be joined by some others over the following months.

1.4 The Bodenham Neighbourhood Area, which corresponds to the Parish Area, was approved by Herefordshire Council under the Neighbourhood Planning Regulations 2012 on 22 April 2013 and is shown in the map at Figure 1 above.

2. Draft Neighbourhood Plan Development and Informal Public Consultation

2.1 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 during a long period of consultation as successive drafts of the Plan emerged.

1. See Annex A, Item 1.

2.2 The first Survey was conducted in October 2010 under the auspices of the Parish Council during the development of the Parish Plan. Copies of the Adult and Young Persons Questionnaires can be found in the Neighbourhood Plan Evidence Base on the Parish Website ⁽²⁾. The results were analysed and reported by Herefordshire Council's Research Team in March 2011 ⁽³⁾ and informed the drafting of the Parish Plan which was published in October 2012 ⁽⁴⁾.



2.3 The lengthy and detailed work done on preparing the Parish Plan meant that, when the Parish Council came to decide on the need for a Neighbourhood Plan, the Council had a thorough knowledge of the issues of concern to the local community. The inaugural meeting of the Neighbourhood Plan Steering Group was held on 23 April 2013 ⁽⁵⁾. The Group then spent the next few months establishing itself, calling for volunteers to join it and publicising neighbourhood planning through the monthly Parish *Newsletter* ⁽⁶⁾ and the Parish Website ⁽⁷⁾. Its work started in earnest in the Summer of 2013 with a series of meetings in the Parish Hall Committee Room. Although these were very much open to the public and advertised as such, they attracted little interest by local residents ⁽⁸⁾. This situation abruptly changed when in November 2013 the Parish Council received a letter from



Bovis Homes expressing an interest in developing the field South of Chapel Lane and East of the C1125 (known locally as Shuker's Field). At the next Meeting of the Steering Group on 18 December 2013 ⁽⁹⁾ the Group was joined by nine local residents and at the following Meeting on 20 January 2014 ⁽¹⁰⁾, at which a representative of Bovis Homes had been invited to speak, nearly 100 parishioners attended.

2.4 During 2014 the Steering Group devoted its time to conducting a study of possible sites for residential development, which developed into its

2. The Adult Questionnaire is at [http://www.alphadocs.co.uk/bpc/pcd/Parish%20Plan%20-%20Adult%20Questionnaire%20\(Final\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Parish%20Plan%20-%20Adult%20Questionnaire%20(Final).pdf) and the Questionnaire for those under 18 is at [http://www.alphadocs.co.uk/bpc/pcd/Parish%20Plan%20-%20Under%2018%20Questionnaire%20\(Final\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Parish%20Plan%20-%20Under%2018%20Questionnaire%20(Final).pdf) .

3. The Research Teams Summary of Responses by Adults can be found at <http://www.alphadocs.co.uk/bpc/pcd/Bodenham%20ADULTS%20Data%20summary.xlsx> with their corresponding Report at [http://www.alphadocs.co.uk/bpc/pcd/Bodenham%20Parish%20Plan%20final%20Report%20IGv2%20\(Rev2A\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Bodenham%20Parish%20Plan%20final%20Report%20IGv2%20(Rev2A).pdf) . For those under 18 the Summary of Responses is at <http://www.alphadocs.co.uk/bpc/pcd/Bodenham%20CYP%20Data%20summary.xlsx> and the Research Team's Report at [http://www.alphadocs.co.uk/bpc/pcd/Bodenham%20Parish%20Plan%20final%20CYP%20Questionnaire%20Report%20IG%20\(2\)\(Rev\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Bodenham%20Parish%20Plan%20final%20CYP%20Questionnaire%20Report%20IG%20(2)(Rev).pdf) .

4 The Parish Plan is at [http://www.alphadocs.co.uk/bpc/noticeboard/CLP-ActionPlan\(Final\).pdf](http://www.alphadocs.co.uk/bpc/noticeboard/CLP-ActionPlan(Final).pdf) .

5. See the Minutes at Annex B, Item 1.

6. See examples at Annex A, Items 1 – 5 (*Newsletter*).

7. See examples at Annex D, Items 1,2 and 3 (*Website*).

8. See examples at Annex B, Items 2-7 (*Minutes*).

9. See Annex B, Item 8 (*Minutes*).

10. See Annex B, Item 9 (*Agenda*) and Item 10 (*Minutes*), with the poster/flyer advertising the Meeting at Annex C, Item 2.

paper on Potential Housing Land in the Bodenham Neighbourhood Area ⁽¹¹⁾, and on preparing the first drafts of the NDP. Throughout the whole process local residents were kept informed of progress through articles in the Bodenham *Newsletter* ⁽¹²⁾ and on the Parish Website ⁽¹³⁾, and through monthly reports to Parish Council meetings ⁽¹⁴⁾. In particular, two Open Days ⁽¹⁵⁾ were held, the first on 22 February 2014 at Bodenham School which was attended by 66 local residents, and the second on 2 March 2014 at the Siward James Centre in which 94 parishioners participated. These occasions and subsequent public Steering Group Meetings gave members of the local community the opportunity to question the Steering Group on the draft NDP – or, indeed, any aspect of neighbourhood planning - and to air their own concerns, comments and suggestions.

2.5 Each Open Day and Steering Group Meeting was advertised in advance through



posters on the parish noticeboards, through flyers in the Post Office and garage shop, and through notices both in the *Newsletter* and on the Parish Website. The website was also used to publish successive drafts of the NDP itself and to encourage local residents to comment on them. In addition, feedback was sought from the local community, both directly at the public meetings and through a system of comment slips which residents were encouraged to fill in – anonymously if they so wished - and return to members of the Steering Group at any convenient time. Finally, an e-mail mailing list was established so that those who wished to be

included on it could receive neighbourhood planning updates and notification of forthcoming meetings, etc. direct to their homes.

2.6 As its work had progressed the Steering Group had increasingly realised the complexity of its task and the decision was taken to engage the support of an independent planning consultant, Mrs Claire Rawlings, whose first attendance at a public Steering Group Meeting was on 15 May 2014.⁽¹⁶⁾ Her immediate advice to the Group was that the Parish Plan Survey would not, by itself, provide sufficient evidence to support the draft NDP through Examination and that a further survey, looking at a rather more focussed range of issues than its predecessor, would be need to be conducted specifically to inform the Neighbourhood Plan. The Steering Group therefore turned its attention to drafting the necessary questionnaire ⁽¹⁷⁾ and alerting the local community to the forthcoming survey through the advertising on posters, flyers and notices on the Parish Website and in the *Newsletter* ⁽¹⁸⁾. This culminated with a

11. The paper can be found in the NDP Evidence Base at <http://www.bodenhamparish.org.uk/evidencebase.asp> .

12. See examples at Annex A, Items 6 and 7 (*Newsletter*).

13. See examples at Annex D, Items 4 – 7 (Website).

14. Parish Council Meetings are open to the public and are usually attended by 12-15 local residents. The Minutes of all Meetings are published on the Parish Website and can be found at <http://www.bodenhamparish.org.uk/ParishCouncilMinutes.asp> .

15. See Annex C, Item 3 (Poster/Flyer); and Annex D, Items 8 – 10 (Website).

16. See Annex B, Item 11 (Agenda) and Item 12 (Minutes); Annex C, Item 5 (Poster/Flyer); and Annex D, Item 15 (Website).

17. The Questionnaire can be found at [http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood%20Plan%20-%20Questionnaire%20\(Final2\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood%20Plan%20-%20Questionnaire%20(Final2).pdf) .

18. See examples at Annex A, Item 7 (*Newsletter*); and Annex D, Items 19 – 22 (Website).

public Steering Group Meeting in the Parish Hall on 16 September 2014 to 'launch' the Survey.⁽¹⁹⁾

2.7 This second Survey was carried out from 21 September – 12 October 2014, with the questionnaire being distributed to every local resident over the age of 18 years⁽²⁰⁾. It achieved a response of 52% and to preclude any possibility of bias the returns were analysed by an independent consultancy, Data Orchard CIC, who reported their findings in November 2014⁽²¹⁾. To distil these results still further the Steering Group then produced a paper which sought to draw firm conclusions from the Data Orchard Report and, after prior circulation on the Parish Website, this 'Summary and Conclusions' document⁽²²⁾ was discussed and approved at a public meeting in the Parish Hall on 10 March 2015.⁽²³⁾

2.8 The 'Conclusions' now form the basis for the policies in the draft Plan which had to be extensively revised to take account of the Survey's findings. This proved to be a lengthy process, which was not helped by key members of the Steering Group having had other important personal commitments which they could not neglect. To some extent the Steering Group were also working in limbo because Herefordshire Council's own Local Plan had not yet been adopted. Given that it was essential that the NDP complied with it, the Steering Group took the view that it would be best to delay until the Core Strategy was approved, which did not finally happen until 16 October 2015. Despite this hiatus local residents were kept informed, as before, by e-mail to those on the Neighbourhood Plan mailing list, through the *Newsletter*, through notices on the Parish Website and through reports to the monthly Meetings of the Parish Council.



2.9 Once Herefordshire Council's Local Plan had been adopted the Steering Group's work on the draft NDP resumed and culminated in the completion of the Regulation 14 draft of the Plan in the Summer of 2016, with the formal Regulation 14 Consultation being 'launched' at a public Steering Group Meeting on 20 September 2016⁽²⁴⁾.

2.10 The Issues raised through the informal consultation processes described above from the inception of the Parish's neighbourhood planning project through to the start of the Regulation 14 Consultation are summarised in the Table below:

19. See Annex B, Item 13 (Agenda) and Item 14 (Minutes).

20. See Annex A, Item 8 (*Newsletter*); and Annex D, Items 23-25 (Website).

21. The Data Orchard Report is at http://www.bodenhamparish.org.uk/pdf/Neighbourhood_Plan_-_Data_Orchard_Analysis_Report.pdf.

22. The Summary and Conclusions paper is at [http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood%20Plan%20-%20Basic%20Analysis%20-%20Summary%20and%20Conclusions%20\(Rov\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood%20Plan%20-%20Basic%20Analysis%20-%20Summary%20and%20Conclusions%20(Rov).pdf)

23. See Annex A, Item 9 (*Newsletter*); Annex B, Item 15 (Agenda) and Annex B, Item 16 (Minutes); Annex C, Item 6 (Poster/ Flyer); and Annex D, Items 28 & 29 (Website)

24. See Annex A, Items 10 & 11 (*Newsletter*); Annex B, Items 17 (Agenda) and 18 (Minutes); Annex C, Item 7 (Poster/Flyer); and Annex D, Items 31-32 (Website).

**Table 1 – Summary of Issues Raised during Informal Consultation
(5 November 2012 – 3 October 2016)**

Ser	Date	Venue (Attendance)	Purpose	Main Issues Raised	Steering Group/ Parish Council Response
(a)	(b)	(c)	(d)	(e)	(f)
1.	18 December 2013	Parish Hall (14)	Provide an update on progress	<ul style="list-style-type: none"> The settlement boundary for Bodenham Moor was discussed and considered to be appropriate. It was agreed that possible options for a settlement boundary for Bodenham should be produced for discussion at future meetings. A letter from Bovis Homes declaring an interest in applying for a major housing development in Bodenham Moor was discussed and it was agreed that Bovis Homes should be invited to the next meeting. 	<p>Noted.</p> <p>Actioned.</p> <p>Actioned.</p>
2.	20 January 2014	Siward James Centre (96)	Provide an update on progress and receive a presentation by Bovis Homes	<p>Attendance at previous meetings had been sparse, but the news received in November 2013 that Bovis Homes were planning a major housing development in Bodenham Moor sparked a great deal of interest.</p> <ul style="list-style-type: none"> Bovis Homes' Proposed Development. Miss Fiona Brereton (now Milden) of Bovis Homes outlined the firm's proposals. Residents expressed concerns about the proposed development's potential to increase the flood risk to adjacent properties, the inadequacy of existing infrastructure to cope with such a development, especially the already overloaded sewerage system, the proposed site's proximity to an intensive dairy unit, road safety on the busy C1125 which has no pavements, and the need for affordable houses for younger people. Miss Brereton acknowledged these concerns without responding to them in any detail. Housing Growth. The need for any major new housing development in the Parish was questioned and it was suggested that the Parish Council should object to Herefordshire Council on this score. In particular, there was concern lest any development at all should take place in the Conservation Area on 	<p>The Steering Group assured those present that Bovis Homes' proposed site (the Land South of Chapel Lane <i>aka</i> Shuker's Field) had already been considered and for all the reasons given (and others) the emerging Neighbourhood Plan did not include it as the preferred location for housing development in the Parish.</p> <p>Since this was the first neighbourhood planning meeting which most of those present had attended, much time was taken up with explaining neighbourhood planning, the</p>

Ser	Date	Venue (Attendance)	Purpose	Main Issues Raised	Steering Group/ Parish Council Response
(a)	(b)	(c)	(d)	(e)	(f)
				the grounds that this would damage the character of Bodenham, that there was no mains drainage system, and that it would affect road safety. There was agreement that in Bodenham Moor the field opposite England's Gate Inn was the preferred site for new housing.	nature of the housing growth requirement in the emerging Core Strategy, and the fact that Conservation Area status does not preclude housing development. The Steering Group urged those present to come forward with positive ideas for the future of the Parish.
3.	22 February 2014	Bodenham School (66 + Steering Group)	Open Day	<p>Summary of 9 written comments signed by 10 individuals:</p> <ul style="list-style-type: none"> • Bovis Homes' Proposed Development. The effect of development on Shuker's Field. (flooding, sewerage, replacement of sewers before development, sue the developer if flooding occurs) (3). • Opposition to Any Development in the Conservation Area. Need to consider impact of past development (1) and unsuitability of Bodenham for development (flood risk (2), potential isolation of the Village during floods (2), sewage disposal (1)) • Potential Housing Sites in Bodenham. Opposition to field next to the War Memorial (1), mixed views on the 'brownfield' site at Bodenham Lake (2 for/ 1 against), concern about additional traffic (1), the visual impact of new houses (1), the need for affordable housing to attract the young (1), a preference for any new houses to be scattered around the Village, rather than grouped together (1). 	<p>The Steering Group and Parish Council were already aware of these concerns and had discounted Shuker's Field as a realistic option.</p> <p>Noted by the Steering Group, but not felt to be sufficient grounds for precluding development in Bodenham.</p> <p>Noted by the Steering Group and taken into account in considering the proposed settlement boundary for Bodenham.</p>
4.	2 March 2014	Siward James Centre (94 + Steering Group)	Open Day	<p>Summary of 34 written comments signed by 39 individuals:</p> <ul style="list-style-type: none"> • General. Content with draft Plan (2). 	Noted.

Ser	Date	Venue (Attendance)	Purpose	Main Issues Raised	Steering Group/ Parish Council Response
(a)	(b)	(c)	(d)	(e)	(f)
				<ul style="list-style-type: none"> • Conservation Area. In favour of the site near the War Memorial (3 from Bodenham Moor). • Housing Growth. No more housing needed in the Parish (5), UK population already too great with immigrants and environment suffering (1), Bodenham not suitable – difficulty of travel to/from the Village (2), Development must be sustainable – not large influx like 1980s (1), phased development preferred (2), small developments preferred (5), give work to local builders (1), 'brown field' sites should be used first (1). • Infrastructure. Need to ensure flood risk not increased by development (4), need to improve drains (4), need to improve sewerage (5), need to improve Ketch Lane culverts, footpaths, improved crossing on A417 (1), need to improve water supply (3), additional capacity needed in the GP Surgery (3) and in the School (2), need to improve the A417/ C1125 junction (2), bus service very limited, especially for young families (1), excessive traffic on poorly maintained roads (1). • Type of Development. Developments should reflect existing houses (1), 3 storey houses not appropriate for Bodenham (1), need for affordable houses for younger people (2), no housing association development because of potential anti-social behaviour (<i>cf.</i> Hope-under-Dinmore) (1) • Site opposite England's Gate Inn. Preferred (18), has easy access to A417, less disruptive to the Village (1), is closer to amenities, not prone to flooding (2), but road (C1125) would need improvements (1) 	<p>Noted, but the site is not favoured by many residents in Bodenham itself and is felt by the Steering Group to be critical to the rural character of the Village.</p> <p>Noted for consideration in further development of the emerging Neighbourhood Plan.</p> <p>Noted for consideration in further development of the emerging Neighbourhood Plan.</p> <p>Noted for consideration in further development of the emerging Neighbourhood Plan.</p> <p>This site is already included in the draft Neighbourhood Plan as the preferred location for housing in the Parish.</p>

Ser	Date	Venue (Attendance)	Purpose	Main Issues Raised	Steering Group/ Parish Council Response
(a)	(b)	(c)	(d)	(e)	(f)
				<ul style="list-style-type: none"> • Land South of Chapel Lane (Shuker's Field). Not preferred, but viable (1), potential adverse effect on Orchard Close (3), prone to flooding already (3), increased flooding risk (3), might add to existing traffic with large lorries, tractors in Chapel Lane (1), Traffic (4) effect on flooding insurance (1), poor existing infrastructure (2), inadequate existing sewerage system (1), • Other Points. Need to create a proper junction on the A417 (1), develop the area adjacent to the Parish Hall (2), build a new Parish Hall with better access (2). 	<p>Shuker's Field has already been discounted as the location for a major housing development.</p> <p>The Parish Council has had discussions with Herefordshire Council about the need to improve the A417/ C1125 junction, but it appears that, for cost, land ownership and traffic regulation reasons, little can be done. The other two points noted.</p>
5.	18 March 2014	Parish Hall (46)	Feedback to residents on the Open Days	<p>Comments received at the two Open Days (above) were reported and an update on progress with the Neighbourhood Plan and planning generally was given. The main issues raised were:</p> <ul style="list-style-type: none"> • 15% Housing Requirement imposed in the Emerging Core Strategy. The Steering Group and Parish Council should dispute this with Herefordshire Council. • Settlement Boundaries. The need for settlement boundaries was discussed. • Site Adjacent to the War Memorial. Adverse impact of any development on the field adjacent to the War Memorial. 	<p>It was explained that this had already been done without success.</p> <p>The importance of local residents coming forward with suggestions of possible sites for development, especially within the Conservation Area. This would be critical in defining the future settlement boundaries.</p> <p>It was explained that in the light of previous feedback this option had already been discounted.</p>

Ser	Date	Venue (Attendance)	Purpose	Main Issues Raised	Steering Group/ Parish Council Response
(a)	(b)	(c)	(d)	(e)	(f)
6.	15 May 2014	Bodenham School (43)	To update residents on progress	<p>Mrs Claire Rawlings was introduced as the new planning consultant and she explained the importance of both settlement boundaries and criteria-based approaches to directing housing and commercial development. Feedback was obtained on several possible settlement boundary options for the Conservation Area.</p> <ul style="list-style-type: none"> • Housing Development in the Conservation Area. A number of local residents were opposed to any housing development whatever in the Conservation Area. Some felt that at most 6 or 7 houses could be accommodated. Various possible housing sites in Bodenham were discussed. 	It was explained that a bar to all new housing was not an option. Feedback on possible sites was noted.
7.	16 September 2014	Parish Hall (34)	To launch the Neighbourhood Plan Survey	<p>Mrs Fiona Milden (formerly Brereton) of Bovis Homes attended and indicated that the firm intended to submit an application for the construction of up to 50 houses on Shukers's Field in October 2015. The main issue raised was:</p> <ul style="list-style-type: none"> • Timing of the Launch and Potential Effect on the Survey. It was pointed out that by chance the 'launch' happened to be on the day before the Herefordshire Council Planning Committee's hearing of Bell Homes' outline planning application for the development of the field opposite England's Gate Inn. It was suggested that residents taking part in the survey ought to be informed of the outcome of the hearing since it might affect their responses to parts of the Questionnaire. 	The Steering Group acknowledged this and took action to print 900 update notices which were inserted into the individual Questionnaires as they were being distributed. The same notice was sent to all residents on the Neighbourhood Plan e-mail distribution list and was also published on the Parish Website
8.	10 March 2015	Parish Hall (40)	To discuss and approve the 'Summary and Conclusions' document	<p>The 'Summary and Conclusions' document was approved without amendment. The main issues raised were:</p> <ul style="list-style-type: none"> • Road Safety. Concern was expressed at the need to improve road safety on the C1125 and the A417. 	It was explained that, owing to the uncertainties created by proposed housing developments, the Parish Council would be taking no immediate action on

Ser	Date	Venue (Attendance)	Purpose	Main Issues Raised	Steering Group/ Parish Council Response
(a)	(b)	(c)	(d)	(e)	(f)
				<ul style="list-style-type: none"> • Use of s.106 Funds from Proposed Developments. Concern was expressed that these funds might be retained by Herefordshire Council whereas they should be allocated to Bodenham School, to improving local infrastructure and to traffic calming • Bovis Homes' Application to Construct 49 Houses on Shuker's Field. Concern was expressed at the potential impact this would have on sustainability given Bell Homes' existing proposal to build 40 houses in the Village, on the local landscape and the character of Bodenham Moor, on an already overloaded drainage system, on increasing the flood risk to adjacent properties, on the houses being close to an intensive dairy unit, on the setting of four adjacent listed buildings, etc. 	<p>the C1125. However, it planned to install 'gateways' and vehicle activated signs on the 40mph stretch of the A417.</p> <p>. It was explained that part of the s.106 funding from the Bell Homes Development would go to improving the children's play area on the Green.</p> <p>It was explained that the emerging Neighbourhood Plan already stated a clear preference for the Bell Homes site opposite England's Gate Inn and that the Parish Council intended to object to Bovis Homes' application as being not sustainable and unsuitable for many other reasons, including those expressed.</p>
9.	20 September 2016	Parish Hall (50)	To 'launch' the Regulation 14 Consultation	<p>The reasons for the hiatus since the last public meeting were explained (lengthy revision of the draft NDP, lack of an adopted Herefordshire Council Local Plan – Core Strategy, personal commitments of Steering Group members).</p> <p>The purpose, importance and timings of the Regulation 14 Consultation were explained.</p> <p>The draft Plan was gone through in some detail using screen projection. (Copies were not distributed at the Meeting, but the draft Plan had been available for some weeks on the Parish Website).</p> <p>The practical organisation and timings of the Regulation 14 Consultation were described, as were the response forms and where completed forms should be sent. All</p>	

Ser	Date	Venue (Attendance)	Purpose	Main Issues Raised	Steering Group/ Parish Council Response
(a)	(b)	(c)	(d)	(e)	(f)
				<p>present were asked to 'spread the word' and encourage others to respond to the Consultation.</p> <p>Questions were asked about:</p> <ul style="list-style-type: none"> • The cost of producing the Plan • Road safety and sewerage. • The housing requirement. • The need for more industrial units. • Flexibility for additional housing within proposed settlement boundaries. 	<p>It was explained that:</p> <ul style="list-style-type: none"> • This was covered by government funding. • These were not issues which could be directly covered by the Neighbourhood Plan. • This was set for all areas in the Core Strategy and in each case was a minimum to be achieved, not a target. • The Parish Plan and Neighbourhood Plan Surveys had indicated little enthusiasm for them, but there was existing scope for them so long as they did not adversely affect residential amenity. • The Parish Council considered that there was adequate scope within the proposed boundaries.

3.0 Formal 'Regulation 14' Consultation on the Bodenham Draft Neighbourhood Development Plan (3 October – 14 November 2016)

3.1 The public consultation on the Bodenham Draft Neighbourhood Development Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

“Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in Paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.”

3.2 The Bodenham Draft Neighbourhood Development Plan was published for 6 weeks' formal Public Consultation from 3 October – 14 November 2016, with the final deadline for the submission of responses being 5.00pm on 20 November 2016.

3.3 Local volunteers distributed printed copies to all households and businesses in the Parish in the week 26 September – 2 October. Extra copies were also available in Bodenham Post Office, Saffron's Cross Garage or by request to members of the Steering Group. In addition, the draft Plan was available on the Parish Website well in advance of the Consultation from 7 September onwards⁽²⁵⁾ and there was a link to it from Herefordshire Council's website at <https://myaccount.herefordshire.gov.uk/bodenham>.

3.4 Also available for the Consultation were the Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA) prepared by Herefordshire Council for the Bodenham Neighbourhood Area. These were contained in the draft Plan's evidence base at <http://www.bodenhamparish.org.uk/evidencebase.asp> which also included full details of the Parish Plan, the Neighbourhood Plan Survey and the Study of Potential Housing Land in the Neighbourhood Area conducted by the Steering Group.

3.5 An e-mail was sent to all the Statutory Consultees, including neighbouring Parish Councils, providing information about the consultation dates, the locations where the draft Plan and accompanying documents could be viewed and downloaded, and the address to which

25. At <http://www.bodenhamparish.org.uk/pdf/neighbourhood-development-plan-11-31.pdf>

responses should be sent. Printed copies were also available by post on request, but this offer was never taken up.

3.6 Each printed copy of the draft Plan contained a response form with instructions that, when completed, forms could be placed in special boxes at Bodenham Post Office, Saffron's Cross Garage, or Millcroft Farm, or sent by post to Millcroft Farm. The same form was available on the Parish Website and completed response forms could be submitted electronically to bodenhamneighbourhoodplan@gmail.com, the Neighbourhood Plan e-mail address. Alternatively, responses could be sent as simple e-mails to that address or to any member of the Steering Group.

3.7 The consultation process was promoted in the following ways:

- Advance information about the forthcoming Consultation and the public Meeting to 'launch' it was published in the September and October 2016 editions of the Bodenham *Newsletter* and the October 2016 edition contained advice on how responses should be submitted and the deadline for this. While the Consultation was in progress, reminders were published in the November 2016 edition to encourage residents to submit responses.⁽²⁶⁾
- Posters were displayed prominently on notice boards round the Parish.
- Notices were posted on the Home Page of the Parish Website, as well as guidance in the Neighbourhood Plan section of the Website at <http://www.bodenhamparish.org.uk/neighbourhoodplan.asp>.
- E-mails were sent to the 107 local residents on the Neighbourhood Plan e-mail list.
- A public Steering Group Meeting was held in the Parish Hall on 20 September 2016 as described at Paragraph 2.9 and in Table 1, Serial 9 above.

Summary of Responses to the Regulation 14 Consultation

3.8 Table 2 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed modifications to the draft Neighbourhood Development Plan. **NB.** Except where specifically stated, all references are to paragraph and policy numbers in the Regulation 14 Consultation draft NDP.

26. See Annex A, Items 11-15 (*Newsletter*); and Annex D, Items 33-38 (*Website*).

Table 2 - Responses to the Regulation 14 Consultation and Resultant Amendments to the Draft Neighbourhood Development Plan.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
1.	<p>Helen Wilkes CIHCM Senior Area Manager Midlands West Area Team Homes & Communities Agency T: 0121 2349963 ext 2963 M: 07747 564065 www.homesandcommunities.co.uk</p> <p>Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 28 September 2016.</p>	-	<p>Thank you for consulting the Homes and Community Agency on the Bodenham Draft Neighbourhood Development Plan.</p> <p>The Agency supports the delivery of housing to meet identified local needs and supports the preparation of Neighbourhood Plans where they are clear in promoting development.</p> <p>The Agency is not a landholder within the boundary of the Neighbourhood plan and as such will not be formally submitting a response.</p>	Noted.	None.
2.	<p>Mrs Rebecca Burnill Lives in the Parish.</p> <p>Received by e-mail to babsmitcheson@aol.com on 3 October 2016.</p>	Draft BNDP 6.3.b	<p>I would like to see a pavement from the new housing development to the green. I am seriously concerned for the welfare of pedestrians. I cannot imagine that they will go out of their way to walk to Brockington Rd and back just to get to the green or post office.</p>	<p>The issue of pedestrian access from the England's Field development to the Surgery, Post Office and other facilities in Bodenham Moor was considered at the planning stage. The narrowness of the C1125 South of the site meant that the only financially viable solution was considered to be to use the existing footway along Brockington Road accessed <i>via</i> a new pedestrian crossing over the C1125 and a new footway along Millcroft Road to its junction with Brockington Road. This is being funded by the Bell Homes development in line with BNDP 6, Paragraph 3.b.</p>	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
				The Parish Council accepts that this is not ideal and will urge Herefordshire Council to keep the situation under review, with the installation of a priority contraflow or traffic light controlled system being possible options to give space for a pavement along the C1125 to be provided.	
3.	Mrs Chris Bucknell, Parish Clerk, Wellington Parish Council, Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 10 October 2016.	General	Just to let you know the Wellington Parish Council has reviewed Bodenham Neighbourhood Development Plan and is supportive of the proposals made. We wish you well with the next stage.	Noted with thanks.	None
4.	Graham and Lavinia Sole	General	We fully support the Bodenham Neighbourhood Plan which is comprehensive and far sighted.	Noted with thanks.	None.
4.1	Live in the Parish. Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 16 October 2016.	Paragraphs 3.4 – 3.6	3.4 Windfalls – 3.6 Housing Delivery Whilst supporting the major, controlled housing developments within the Parish, we hope that individual, private landowners will not be able to exploit the 'windfall' provision to build multiple houses. The Parish is a vibrant community benefitting from having a Conservation Area within its boundary. Excessive development will have a negative impact on the infrastructure and sustainability of our village and we hope the Parish Council will continue to vigorously scrutinise any planning	Past experience indicates that windfall development is likely to continue at a sustainable rate and the settlement boundary proposed for Bodenham is designed to achieve this while preventing exploitation elsewhere in the Conservation Area. The Parish Council will assess all proposals against the relevant NDP and Core Strategy policies.	None. None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
			application to ensure it is not detrimental to the Parish.		
5.	<p>Harry R. Jenman Lives in the Parish.</p> <p>Received on 17 October 2016 via response box.</p>	Draft BNDP 6, Paragraph 2 and 3.b.	I have read through, and studied these plans for the Bodenham neighbourhood. They are well thought out and presented for [?] positive future. When I first arrived in Bodenham, there were many young families. I would like to see more activities for the whole family. i.e a football field, more sport amenities	<p>A major factor in the Parish Council's support for the Bell Homes housing project at England's Field is the recognition that the Parish needs to develop and move forward by attracting new residents, and particularly young families to settle here.</p> <p>The Parish Council will seek to provide increased sporting/ recreational facilities in line with Core Strategy policies OS1 and OS2. However, regrettably the cost of land and the lack of a clear demand precludes the provision of a football field, at least at present.</p>	None.
6.	<p>Laura Marsh Lives in the Parish.</p> <p>Received on 17 October 2016 via response box.</p>	Paragraph 8.10 and Annex C, Table 1, Serial 4	Appendix 1 [sic] list Shuker [sic] Field as local green space. yet it is not listed in 8.10 Page 25.	This is because Paragraph 8.10 is listing only those parcels of land which were protected under the former Unitary Development Plan (UDP), of which Shuker's Field was not one.	None.
6.1		Paragraph 8.10 and Annex C, Table 1, Serial 4	* I feel the addition of Shuker [sic] Field to this section is just a reaction to it being targetted for Planning and not the true meaning of greenspace. <- surely all Fields are?? I don't surport [sic] more houses on the Shukers site however I don't feel the Plan should Protect 1 field like that	Noted and we entirely accept that parcels of land should not be singled out for protection without good justification. However, the importance of protecting open spaces such as Shuker's field was supported by 77% of respondents to the NDP Survey and, when Bovis Homes applied to develop housing on this Field, 257 local residents - that is about a quarter of the population of the Parish - joined the Parish Council in objecting to this	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
				change of use. A major reason for this was that such a change would have a substantial and irreversible detrimental effect on the character of Bodenham Moor. In addition, there were other reasons why Shuker's Field was not regarded as suitable – or, indeed, needed - for development (see Serials 36.2 and 36.3 below).	
7.	Mr A.P. and Mrs L.M. Tomlinson Live in the Parish. Received on 17 October 2016 <i>via</i> response box.	General	Congratulations - a fine document in almost every respect. It has reflected views previously expressed by interested residents responding to previous drafts and should be welcomed by all concerned.	Noted with thanks.	None.
7.1		Paragraphs 3.1-5.7 and Draft Policies BNDP 1, 2 and 3	One word from the authority causes a shudder of apprehension - that word, referring to the current requirements for expansion, is of course "minimum". It may suggest that whatever the quality of the current document, we as a community have satisfied just an opening offer and remain vulnerable to further demands which will be hard to resist (given the financial and legal powers of developers as compared to our planning authority). Such demands would cause the tragic waste of all the effort, and treasure, expended in producing the fine draft document. Let us hope that the magnanimous and positive offer of the Bell Homes site does not encourage planners to consider Bodenham Parish Council open to making further generous offers!	The Parish Council is committed to a flexible and responsive approach to meet present and future housing requirements in line with the relevant NPPF, Core Strategy and NDP policies.	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
8.	Mr D.R. and Mrs C.A. Parry Live in the Parish. Received on 17 October 2016 via response box.	Annex F, Table 1, Serial 15	Page F2 Ser 15 These 2 buildings were built against every residents of Caldervale and Woodhouse Lanes wishes. Even the Parish Council was against these buildings. The <i>[sic]</i> are an eyesore and are completely out of context with surrounding properties. Traffic on an already dangerous lane has increased dramatically This is something the planning authorities were told would not happen! We have no confidence in reports such as this Rules are flaunted <i>[sic]!!</i>	The Parish Council is aware of your earlier concerns about the two affordable dwellings in Woodhouse Lane given planning permission in 2011, albeit against the recommendation of the Parish Council We are, of course, disappointed at your lack of confidence in the effectiveness of neighbourhood plans. However, the whole purpose of developing a Bodenham Neighbourhood Development Plan is to avoid the repetition of such an event. Once the plan is adopted, the Local Planning Authority will be required to follow the Policies in it when determining planning applications in the future. This is the first time that the views of local communities such as ours will be protected in law in such a way.	None.
9.	Reference 195896 Victoria Kirkham Consultations Team Natural England Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ consultations@naturalengland.org.uk . Received by e-mail to bodenhamneighbourh	-	Thank you for your consultation on the above dated 09/09/2016. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they	Noted.	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
	oodplan@gmail.com on 17 October 2016		<p>consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk .</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p>	<p>Noted.</p> <p>No form attached.</p>	<p>None.</p> <p>-</p>
10.	Mr J.B. Wilson, Lives in the Parish	Draft Policy BNDP 10	Policy BNDP 10 Should "Special Circumstances" be defined?	It is clear that exceptions may arise, but by definition such "special circumstances" are difficult to define. The Parish Council has sought the advice of our planning consultant who has suggested that the Policy's wording should be amended.	See the amendment to draft Policy BNDP 10.1 in Table 4, Serial 13 below.
10.1	Received on 25 October 2016 by hand.	Draft Policy BNDP 7	Policy BNDP 7 Para3 Should "inappropriate development" be defined?	The Parish Council agrees that "inappropriate development" should be defined.	See the new wording for BNDP 7, Paragraph 3 proposed at Serial 30.1 below.
10.2		Figure 3 Page 15	Page 15 Pie Chart BODENHAM PARISH RESIDENTIAL TENURE. There are seven sections on chart but eight categories listed.	Because two of the categories - <i>Shared Ownership (Part Owned and Part Rented)</i> and <i>Social Rented; Rented from Council (Local Authority)</i> –both register "0%", the software failed to show them	Revised chart inserted.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
				separately at the scale of the chart; in effect, they were superimposed one over the other. This has been corrected so that the categories both appear separately.	
11.	Iris Wilson Lives in the Parish. Received on 2 November 2016 via response box.	Paragraph 5.5	5.5 AFFORDABLE HOUSING:- I think their <i>[sic]</i> should be more two bedroom homes at affordable prices to attract young first time Buyers to the Parish, <u>IE</u> starter homes.	Noted. The Parish Council is committed to the provision of affordable housing in line with Core Strategy Policies H1 and H2. See also the Parish Council's comments at Serial 36.7 below.	None.
11.1		Paragraph 7.1	7.1 JOBS & LOCAL SERVICES – I agree there should be more businesses on Local enterprise Parks to keep Residents within the Parish.	Noted.	None.
11.2		General	Regarding the complete Neighbourhood Development Plan, I think that far too <i>[sic]</i> much money has been spent on this, which could have been used for more pressing causes <u>IE</u> N.H.S. Bus Services. etc.	Noted. The cost of printing the draft Plan was funded by a government grant, not by the Parish Council out of its Precept.	None.
12.	Mr Geoff Warren Lives in the Parish. Received on 2 November 2016 via response box.	Draft BNDP 6, Paragraph 3	With England's Field becoming a 3-D reality by the day, it must be obvious that a proper footpath between England's Gate PH and the Bodenham Surgery is essential for pedestrian safety. Sensible design might also discourage speeding vehicles on this small stretch of the Bodenham – Marden road. I could find no mention of such a scheme in the Plan. To expect walkers to "dog-leg" through the estate (3 sides of a rectangle) is idealistic at best and a car-driver's solution at worst.	See Serial 2 above.	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
13.	Cllr Bruce Baker District Councillor. Received on 2 November 2016 via response box.	Paragraph 2.2, Bullet 8	I'm concerned that the Inspector may challenge your objections to 'caravanning or camping' at bullet point 1, top of page 9.	Noted. The current wording simply reflects responses to the NDP Survey. The Parish Council considers that the recent case of the new Caravan Club site near Rowberry Lane is exceptional and does not necessitate a change to the text.	None.
13.1		Draft Policy BNDP 5 Paragraph 5	This matter is adequately covered, with less controversial wording, at para 5 on page 20	Noted.	None.
13.2		Paragraphs 1.8 and 7.5	Should Brockington Golf Course be included on the list of 'formal outdoor sports provisions'? At para 1.8	The Parish Council agrees that the draft NDP attempts a somewhat unnecessary distinction between formal and informal outdoor sports/ recreational provision, which should be amended. See also Serial 17.1 below with regard to sailing	Amend Paragraph 1.8 to read: "1.8 Recreation. <i>Outdoor recreation and sport are well catered for in the Parish with tennis courts, a bowling green, a golf course and a range of equestrian, angling, rambling, sailing and other opportunities, all available locally. A variety of indoor recreational activities also take place in the Parish Hall and the Chapel.</i>
13.3		General.	An excellent report, you should be congratulated.	Noted with thanks.	None.
14.	Samantha Banks Neighbourhood Planning Team Leader Neighbourhood Planning Team Herefordshire Council Plough Lane Hereford HR4 OLE Tel: 01432 261576	-	<ul style="list-style-type: none"> • Planning Services Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements. <p>1) Planning Policy</p>		

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
			Date: 07/11/16		
14.1	sbanks@herefordshire.gov.uk www.herefordshire.gov.uk/neighbourhoodplanning Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 8 November 2016.	Draft Policy BNDP 1: Delivering New Housing	Equivalent CS policies: RA1, RA2 In general conformity (Y/N): Y	Noted.	None.
14.2		Draft Policy BNDP 2: Settlement Boundaries	Equivalent CS policies: RA1, RA2 In general conformity (Y/N): Y	Noted.	None.
14.3		Draft Policy BNDP 3: Mix, Type and Tenure of New Housing Development Paragraph 5.7	Equivalent CS policy: H3 In general conformity (Y/N): Y Comment: Local Occupancy Condition – written support of the Bodenham PC is questionable. Check with Strategic Housing for compliance with their criteria.	Noted. The advice of Strategic Housing has been sought and is that: <ul style="list-style-type: none"> The proposed amendment designed to avoid affordable housing being located on an exception site outside a settlement boundary which is immediately adjacent to affordable housing within the boundary is unnecessary. (See Serial 24.12 below). <i>The Developers Guide to Delivering Affordable Housing</i> is out of date and has been removed from Herefordshire Council's website. No decision has, as yet, been taken to update it. The reference to it in Paragraph 5.7 of the draft NDP should therefore be deleted. 	None. None. See Serial 24.12 below. In Paragraph 5.7 of the draft NDP delete: <i>"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</i>

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
				<p>The time frame of the local connection usually used is 6 months out of 12 months, or 3 years out of 5 years. However, each Section 106 agreement can be negotiated on an individual basis, so a longer residency time frame would not be a problem but it could restrict applicants.</p> <ul style="list-style-type: none"> Local connection is cascading, e.g. Bodenham, then surrounding parishes, and then finally Herefordshire. 	<p>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 ..."</p> <p>and insert wording suggested by the planning consultant: "5.7 In order to ensure that provision of affordable housing is solely to meet the genuine ongoing needs of local people, housing permitted under Policy BNDP 3 will be restricted to a person or household meeting at least one of the following criteria:"</p> <p>None.</p> <p>In the footnote to the first bullet point of Paragraph 5.7 delete: "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</p>

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
14.4				<ul style="list-style-type: none"> With regard to the last bullet point in Paragraph 5.7, there is no reason why the Parish Council could not be consulted about the local connection of applicants, but for transparency, fairness and the need to reduce challenge this criterion could not be supported. 	<p><i>following further unsuccessful marketing the property may be occupied by person/ persons from outside the area.”</i> and insert: <i>“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 surrounding parishes and then finally Herefordshire.”</i></p> <p><i>Delete the last bullet point of Paragraph 5.7 “has, for whatever reason, the written support of Bodenham Parish Council.” in its entirety.</i></p>
		Draft Policy BNDP 4: Flood Risk and Drainage	<p>Equivalent CS policy: SD3</p> <p>In general conformity (Y/N): Y</p> <p>Comment: Para 7.4- should be a ref to BNDP5 instead of BNDP 4</p>	Noted. Agreed that the amendment is required.	In the third sentence of Paragraph 7.4 delete “ <i>Rather, the following Policy (BNDP 4) supplements</i> ” and insert “ <i>Rather, the following Policy (BNDP 5) supplements</i> ”.
14.5		Draft Policy BNDP 5: Employment	<p>Equivalent CS policies: SS5, RA6, E1</p> <p>In general conformity (Y/N): Y</p>	Noted.	None.
14.6		Draft Policy BNDP 6: Local Community	<p>Equivalent CS policy: SC1</p> <p>In general conformity (Y/N): Y</p>	Noted.	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
14.7		Facilities			
14.8		Draft Policy BNDP 7: Protecting Landscape and Important Public Views	Equivalent CS policy: LD1 In general conformity (Y/N): Y	Noted.	None.
14.9		Draft Policy BNDP 8: Landscape Design Principles	Equivalent CS policies: LD1, LD2, LD3 In general conformity (Y/N): Y	Noted.	None.
14.10		Draft Policy BNDP 9: Protection of Local Character	Equivalent CS policy: LD4 In general conformity (Y/N): Y	Noted.	None.
14.11		Draft Policy BNDP 10: Open Spaces	Equivalent CS policies: SC1, OS1, OS2, OS3 In general conformity (Y/N): Y	Noted.	None.
14.12		Draft Policy BNDP 11: Renewable Energy	Equivalent CS policy: SD2 In general conformity (Y/N): Y Other comments/conformity issues:	Noted.	None.
14.12		Page 1, Contents	Contents page, BNDP 5 referred to as BP 5.	Noted. Agreed that the amendment is required.	On Page 1 under Chapter 7 in list of Contents delete " <i>Policy BP 5: Employment</i> " and insert " <i>Policy BNDP 5: Employment</i> ".

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
14.13		Paragraph 1.17	Para 1.17 incorrect date for SHLAA. The first SHLAA for Bodenham was produced in 2009.	Noted.	In the third line of Paragraph 1.17 delete "2013" and insert "2009".
14.14			<p>https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/local-plan-evidence-base/archived-planning-documents/shlaa-2009/2009-shlaa-assessment</p> <p>The document entitled '<i>Potential Housing Land in Bodenham Neighbourhood Area Consideration of Options and Reasoned Assessment</i>' mentions the previous SHLAA assessment of 2009 and para 3.2 mentions 16 sites that were considered by the group. Whilst there is a link to 2015 SHLAA, there is no obvious link to the older SHLAA of 2009 via this website. It would be helpful to include this information as it has been used as part of the process.</p> <p>http://www.bodenhamparish.org.uk/evidencebase.asp</p>	<p>A link to the SHLAA of 2009 is provided in Annex B of the draft NDP and for completeness links are also provided in the Annex to SHLAA 2011, SHLAA 2012 and SHLAA 2015. These links are also available in the Evidence Base pages of the Parish Website.</p>	<p>In Paragraph 2 of Annex B above the bullet "<i>Herefordshire Council Strategic Housing Land Availability Assessment 2015 for Bodenham Moor</i>" and associated link insert the following new bullets:</p> <ul style="list-style-type: none"> • <i>Herefordshire Council Strategic Housing Land Availability Assessment 2009.</i> https://www.herefordshire.gov.uk/downloads/download/239/strategic_housing_land_availability_assessment_2009_planning_documents • <i>Herefordshire Council Strategic Housing Land Availability Assessment 2009 for Bodenham Moor.</i> https://www.herefordshire.gov.uk/downloads/file/2769/bodenham_the_moor_shlaa_assessment

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
14.15		-	2) Development Management None received		<ul style="list-style-type: none"> Herefordshire Council Strategic Housing Land Availability Assessment 2011. https://www.herefordshire.gov.uk/downloads/download/241/strategic_housing_land_availability_assessment_2011_planning_documents Herefordshire Council Strategic Housing Land Availability Assessment 2012 https://www.herefordshire.gov.uk/downloads/download/596/strategic_housing_land_availability_assessment_2012_planning_documents Herefordshire Council Strategic Housing Land Availability Assessment 2015 https://www.herefordshire.gov.uk/downloads/download/181/strategic_housing_land_availability_assessment_2015
14.16		-	<ul style="list-style-type: none"> Transportation and Highways None received 		
14.17		Draft Policies BNDP 2 and 3	<ul style="list-style-type: none"> Environmental Health (Environmental Protection – noise/air) Recommend additional criterion to Policy BNDP2 Settlement Boundaries and BNDP3 Mix, Type and Tenure of Housing Development. Our recommendation is that within the settlement boundary and outside the 	The Parish Council disagrees with this suggestion on the grounds that it could have the effect of making the existence of settlement boundaries pointless.	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
14.18			settlement boundary, 'new housing will be permitted so long as the amenity of future residential occupants is not impacted on by existing development'.		
		Draft Policies BNDP 2 and 3	<ul style="list-style-type: none"> Environmental Health (Environmental Protection – contaminated land) Given that no specific sites have been identified in the plan, unable to provide comment with regard to potential contamination. 	Noted.	None.
14.19		-	<p><u>General comments:</u></p> <p>Developments such as hospitals, homes and schools may be considered 'sensitive' and as such consideration should be given to risk from contamination notwithstanding any comments. Please note that the above does not constitute a detailed investigation or desk study to consider risk from contamination. Should any information about the former uses of the proposed development areas be available I would recommend they be submitted for consideration as they may change the comments provided.</p> <p>It should be recognised that contamination is a material planning consideration and is referred to within the NPPF. I would recommend applicants and those involved in the parish plan refer to the pertinent parts of the NPPF and be familiar with the requirements and meanings given when considering risk from contamination during development.</p>	Noted.	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
14.20			<p>Finally it is also worth bearing in mind that the NPPF makes clear that the developer and/or landowner is responsible for securing safe development where a site is affected by contamination.</p> <p>These comments are provided on the basis that any other developments would be subject to application through the normal planning process.</p>		
		-	<ul style="list-style-type: none"> • Strategic Housing None received • Landscape/Conservation/Archaeology None received • Economic Development None received • Education None received • Property Service None received • Parks and Countryside None received • Waste None received <p>If any additional comments are received these will be forwarded separately.</p> <p>08/11/16</p>	See Serial 14.3 above.	See Serial 14.3 above.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
15.	<p>Mr Peter Boland, Historic Places Advisor, Historic England, West Midlands Office, The Axis, 10, Holliday Street, Birmingham B1 1TG</p> <p>peter.boland@HistoricEngland.org.uk</p> <p>Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 9 November 2016.</p>	General	<p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan.</p> <p>Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and the protection of rural landscape character including important views is highly commendable.</p> <p>Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.</p> <p>Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning.</p> <p>I hope you find this advice helpful</p>	Noted. This feedback is welcomed.	None.
16.	<p>Reference: SV/2010/103979/AP-67/IS1-L01</p> <p>Mr Graeme Irwin, Senior Planning Officer – Sustainable Places, West Midlands Area, Environment Agency, Hafren House, Welshpool Road, Shelton, Shrewsbury,</p>	Pages 17-18 and Draft Policy BNDP 4	<p>I refer to your email of the 3 October 2016 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p> <p>As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in</p>	Noted and it is the Parish Council's belief that, while it can – and is - taking both 'self-help' measures and positive steps through the NDP and planning process to mitigate the flood risk to residents and property in the Parish, this is not true of the	See Serial 19 below.

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16.1	Shropshire. SY3 8BB. Customer services line: 03708 506 506 Direct dial: 02030 251624 Direct e-mail: graeme.irwin@environment-agency.gov.uk Acknowledged by e-mail on 17 November.		Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that future development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.	disposal of waste water. This is because sewerage issues lie outside the remit of the Local Planning Authority and developers are able to simply turn a blind eye to them by arguing that, whatever development they wish to undertake, it is incumbent on the local water authority to provide the necessary infrastructure. Thus, if Welsh Water do not take notice of local concerns and do not object to planning applications on the grounds that sewerage systems are inadequate to cope with additional housing, the Parish Council and, indeed Herefordshire Council, are powerless to prevent that housing from being constructed. This situation is extremely unsatisfactory.	
		Paragraphs 6.1 – 6.3 and Draft Policy BNDP 4	We note reference to flooding within the Parish and the work of the Bodenham Flood Protection Group and welcome the inclusion of a specific Flood Risk Policy.	Noted.	None.
16.2		Paragraphs 3.5 and 3.6	Section 3.5 (Housing Delivery) confirms that there is to be no housing allocation within the NP and therefore we would not offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.	Noted. However, the Parish Council was surprised to find that in the document entitled "Herefordshire Council Neighbourhood Plan – Environment Agency Consultation Waste Water Information" attached to the Agency's response, there are no environmental concerns about Bodenham's sewage treatment works, given that these discharge into the River Lugg, a SAC/ SSSI which currently fails to meet EU water quality standards.	None.

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16.3		Annexes D and E	However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA) with reference to the need for any surface water drainage infrastructure improvements (including maintenance of ordinary watercourses/ culverts etc).	<p>Flooding by surface water run-off is the Parish Council's prime concern and the Agency's map at Annex E to the NDP is included in the draft Plan for that reason. It is also the reason for the establishment in 2008 and continued existence of the Bodenham Flood Protection Group, which, in the absence of any contribution by Herefordshire Council to the maintenance of local watercourses, has taken on this task on a voluntary self-help basis. (See http://www.bodenhamparish.org.uk/bfpg-home.asp).</p> <p>At the same time the Parish Council is in contact with Herefordshire Council, as LLFA, regarding two projects, which, if implemented would mitigate the substantial surface water flood risk to Bodenham Moor.</p>	None.
16.4		-	I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environmentagency.gov.uk	Repeated attempts to respond to this e-mail address have been rejected by the Welsh Water IT system.	-
17.	Mr and Mrs A. B. Clark Live in the Parish. Received by hand on 14 November 2016.	Paragraphs 1.7 and 7.5	Page 5 para 1-7 (& 7.5 page 20) Community Facilities:- Should we mention Baches here? The actual warehouse constitutes a general/ DIY store.	Agreed that Bache's should be mentioned, but as a general store with workshop units, rather than by name.	For Paragraph 1.7 see the proposed amendment at Serial 24.6 below. In Paragraph 7.5 delete "...post office/ general store, garage/ shop, public house" and insert " ...post office with shop, general store with workshop units, garage with shop, public house.."

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17.1		Paragraph 1.8	Page 5 para 1.8 Sailing is not included here	Agreed that sailing should be included.	See Serial 13.2 above.
17.2		Paragraphs 5.1 – 5.7	Page 14 Criteria for New Housing. Would it be possible to restrict buyers from using new build houses as second/ holiday homes? This pushes up prices beyond reach of first time buyers amongst local people. This has been done in St. Ives, Cornwall.	Noted. However, unlike the situation in St. Ives, there is no evidence that second/holiday homes distort the market in the Parish at present or are likely to do so.	None.
17.3		Draft Policy BNDP 6	Page 21 Suggest we add support for public rights of way maintenance.	This is already adequately covered by Policy BNDP 6, Paragraph.3.b.	None.
17.4		Paragraph 8.1 and Annex C	Bodenham Lake was registered some time ago as an Asset of Community Value.	The Parish Council agrees that it should be listed in the draft Plan.	Add " <i>Bodenham Lake which is listed as an Asset of Community Value.</i> " as an additional bullet point in Paragraph 8.1. In Annex C, Table 2, Serial 7, Column (e) Add at the end " <i>Bodenham Lake is also listed as an Asset of Community Value.</i> "
17.5			We would like to thank all involved in producing the Neighbourhood Plan. We think it is a very carefully thought out document.	Noted with thanks.	None.
18.	Mr Geoff. Booth Lives in the Parish. Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 14 November 2016.	General	I am fully supportive of this proposal/ plan.	Noted.	None.

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19.	<p>Mr Ryan Norman, Forward Plans Officer, Developer Services, Forward Planning, Welsh Water PO Box 3146, Cardiff CF30 0EH</p> <p>Tel: +44 (0)800 917 2652 Fax: +44 (0)2920 740472 E.mail: Forward.Plans@dwrcy.mru.com</p> <p>Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 14 November 2016</p>	Chapter 6 and BNDP 4	<p>I refer to your email dated the 12th September 2016 regarding the above consultation. Welsh Water appreciates the opportunity to respond and offers the following representation:</p> <p>We are generally supportive of the policies, aims and objectives of the Neighbourhood Plan and in particular commend the provisions of Chapter 6.</p> <p>As has been stated throughout the Neighbourhood Plan, only the settlement of Bodenham Moor is served by sewerage infrastructure with other parts of the Parish Council area reliant on non-mains foul sewerage such as septic tanks. All areas of the Parish Council area are served by a potable (drinking) water supply.</p>	Noted.	None.
19.1.		Paragraphs 6.4 and 6.5	<p>Whilst we note the concerns raised with regard to the capacity of the public sewerage infrastructure, we can assure you that as a responsible water company we are aware of our duties with regard to protecting the environment (you will be aware that we inputted into the Water Cycle Study and the Addendum, produced by Herefordshire Council as part of the Core Strategy evidence).</p> <p>Given that the housing requirement has already been met through completions and commitments, we have allowed for this growth in our planning consultation responses to Herefordshire Council.</p>	While these assurances are noted, they are at variance with the experience of local residents and their observation of the frequency with which the system already has to be cleared by tanker vehicles, even before the completion of the 40 new houses at England's Field. Such assurances are also directly contradicted by the statement in Herefordshire Council's SHLAA Rural Report, Appendix 2 that there are "capacity issues with the sewerage network" in Bodenham Moor. Furthermore, they give insufficient weight to the fact that water quality in the River Lugg, a SSSI and SAC, is currently well below EU standards, mainly owing to high phosphate levels, a situation	At the end of Paragraph 3.6 insert: <i>"A particular issue, however, is sewage treatment. Welsh Water have indicated that the public sewerage network in Bodenham Moor is adequate for current known needs. Nevertheless, there is widespread local concern that much of the existing infrastructure does not have sufficient capacity to cope even with existing demand. It is the firm view, based on the experience and observation of many residents, that infrastructure enhancements are required to meet the existing development load, let alone to meet the further limited additional</i>

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				<p>which leaves room for serious doubts about the adequacy of sewage disposal arrangements in its catchment.</p> <p>In the circumstances the Parish Council finds itself in the highly unsatisfactory position of being unable to improve matters directly through the NDP and can do no more in the Plan than highlight the inadequacy of the sewerage system in the Village.</p>	<p><i>development foreseen up to 2031. Furthermore, this view is supported by the statement in Herefordshire Council's SHLAA Rural Report, Appendix 2 that there are "capacity issues with the sewerage network" in Bodenham Moor. (See also paragraphs 6.4 and 6.5 and Policy BNDP 4 below).</i></p> <p>Amend Paragraph 6.4 to read as two Paragraphs 6.4 and 6.5 shown below:</p> <p><i>"6.4 As already mentioned at paragraph 3.6 above, the disposal of sewage in Bodenham Moor has long been a matter of significant local concern, even before the construction of the 40 new houses at England's Field. Although Welsh Water have offered assurances that the Village's sewerage system has sufficient capacity to cope with the additional load which this new development will impose, these are at variance with the experience of local residents, their observation of the frequency with which the system already has to be cleared by tanker vehicles, and the statement in Herefordshire Council's SHLAA Rural Report, Appendix 2 that there are "capacity issues with the sewerage network" in Bodenham Moor.</i></p>

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19.2					6.5 <i>Foul water from new development in Bodenham Moor should, as now, 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 the additional load. If there is insufficient capacity, reinforcement of the sewerage infrastructure will be required in advance of the development taking place.</i> Renumber the existing Paragraph 6.5 as 6.6.
		Chapters 3 and 6 and draft Policy BNDP 4	There should be no problem in the expected windfall figure of 3.5 dwellings per annum for the remainder of the Neighbourhood Plan period being accommodated within the public sewerage network or the wastewater treatment works (WwTW), though it is difficult to give a definitive response owing to the unknown nature of windfall development. As such we are pleased to see the inclusion of criterion c) of policy BNDP 4: Flood Risk and Drainage, which gives the assurance that no connections will be allowed if there is not sufficient capacity.	See Serial 19.1 above.	See Serial 19.1 above.
19.3		Draft Policy BNDP 4	We would however suggest the addition of the following wording to criterion c) which would ensure there are mechanisms in place to fund any required improvements: <i>In the instance of there being insufficient capacity in the public</i>	Agreed.	Add new BNDP 4. 2.: <i>"If there is insufficient capacity in the public sewerage network or at the Bodenham Wastewater Treatment Works to accommodate new development, the development will need to be phased or delayed until capacity</i>

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			<i>sewerage network or at the Bodenham Wastewater Treatment Works (WwTW) to accommodate new development, the development will need to be phased or delayed until capacity becomes available, either through Welsh Water regulatory investment or, in advance of this through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).</i>		<i>becomes available, either through Welsh Water regulatory investment or, in advance of this, through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or Section 106 of the Town and Country Planning Act (1990)."</i>
20.	RPS Planning and Development on behalf of Bovis Homes Received by e-mail to bodenhamneighbourhoodplan@gmail.com	-	Because of its size RPS Planning and Development's Response on behalf of Bovis Homes is not transcribed here, but is available in the Evidence Base for the draft NDP accessible via the link in Annex B to the Plan or the NDP section of the Parish Website.	In their response, which, including appendices, runs to over 300 pages, RPS Planning and Development present arguments aimed at showing that the draft NDP should allocate a site in Bodenham Moor for additional housing, and more specifically that that site should be Shuker's Field. The draft NDP demonstrates that the additional housing completed or committed in the Neighbourhood Area since 2011 already meets the minimum required by the Core Strategy and by 2031 can be expected to comfortably exceed that minimum. Furthermore, there is no evidence for any additional local housing need beyond that required by the Core Strategy. The Parish Council can therefore see no justification for the draft NDP to propose a site allocation in the Neighbourhood Area.	None.

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21.	Mr Malcolm Lewis Lives, works and has a business in the Parish. Received on 14 November 2016 <i>via</i> response box.	Page 4, Figure 2 and draft Policy BNDP 5	The ageing population as shown in figure 2 page 4 should not be allowed to get any bigger in percentage terms. We need to be favourable to employment planning to get young people into the area. (Policy BNDP.5) Employment looks to be very ridged [<i>sic</i>] and may not meet this need.	The draft Plan follows a twin-headed strategy to encourage young people into the Parish, first, by addressing the need to provide affordable housing, as stated in draft Policy BNDP 3. This Policy also seeks to reinforce Herefordshire Council's own Core Strategy Policy H2 dealing with this subject. Turning to the second issue - employment - we have mentioned the need to support the creation of employment opportunities in the Parish under the heading "Objectives" at paragraph 2.4.4. The question is covered in greater depth in Policy BNDP 5, the wording of which reflects the views expressed by the majority of the Bodenham community who responded to the earlier NDP Survey. Finally, the reviewing and monitoring provisions set out in Chapter 11 of the draft NDP are designed to ensure that policies such as BNDP 5 can be varied to meet changing needs.	None.
22.	Bob and Janet Gaskell Live in the Parish. Received on 14 November 2016 <i>via</i> response box	General	The Steering Committee are to be commended on producing a thorough and comprehensive examination of the issues facing the village over the next fifteen years. We thank them wholeheartedly for their efforts.	Noted with thanks.	None.
22.1		Paragraphs 6.1 – 6.5, draft Policies BNDP 4 and 3. b.	While we would not wish to disagree with any of the issues raised, those which are, in our opinion of particular importance to the future of the village	The mitigation of flood risk, especially from surface water run-off, and the provision of adequate foul water disposal will both require	None.

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			are the ways in which flood risk, sewage disposal and the road network are addressed. Already, all roads serving the village are dangerous. The road adjacent to England's Field, in particular, is already inadequate, being too narrow. This, and Millcroft Road, will become increasingly dangerous as more vehicles, pedestrians and children access the roads after the new development is completed and fully occupied.	continuous monitoring and the attention of Welsh Water has already been drawn to perceived current weaknesses in the latter. Safety on the road network is largely outside the remit of this draft NDP since it is covered by Herefordshire Council's Local Transport Plan. However, the Parish Council continues to monitor the situation and to make representations to Herefordshire Council for the implementation of traffic calming measures in the Parish, especially on the A417, C1121 and C1125. (See also Serial 2 above and Serials 24.9 and 56.4 below).	
23.	Mr D. Stockton Lives in the Parish.	General	I find the neighbourhood plan is a first class document, covering all the relevant concerns required.	Noted with thanks.	None.
23.1	Received on 14 November 2016 via response box.	Paragraph 1.11.2	Page 5 Flood Risk paragraph 1.11.2 I am still concerned with the blocked condition of the culvert in the drainage channel West of Orchard Close.	Noted. A case for the replacement of this culvert has been made to Herefordshire Council who have undertaken to initiate a study of the options and costs involved.	None.
23.2		Paragraph 1.12	Page 6 Sewerage Infrastructure paragraph 1.12 I am still concerned with the overloaded sewer system.	Noted. See the Parish Council's comments at Serials 16 and 19 above.	None.
24.	Joannah Weightman & David Cutler Live in the Parish Received by e-mail on 15 November 2016 to bodenhamneighbourh@bodham.gov.uk	General	Well done to all who have put together this excellent draft Plan. As a document which supplements and complements the existing, Bodenham Parish Plan published in October 2012, it encapsulates well the way we would hope to see Bodenham develop as a thriving rural village over the next	Noted with thanks.	None.

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24.1	oodplan@gmail.com		decade and beyond.		
24.2		General	We also support the key actions in the Bodenham Parish Plan, particularly those regarding transport, and ideally would like to see them repeated here. If not we propose:	Noted	None.
24.3		Paragraph 1.4	<p>Pg 4. To reinforce this at the beginning, perhaps a few words referring specifically to the Parish Plan (see inverted commas below) can be added at 1.4 at top of page 4, as follows in the sentence: <i>They have been written to complement rather than duplicate these existing policies, which "include Bodenham Parish Plan and" are listed at Annex A, together with the key sources</i></p> <p>Additionally, the following comments and amendments are proposed to add strength and, hopefully, ensure important concerns for the future are not taken for granted and the plan is clear about how they should be addressed.</p>	Agreed that the second and third sentences of Paragraph 1.4 require revision and that reference to the actions resulting from the Parish Plan should be included in them.	In Paragraph 1.4 delete the second and third sentences and insert: <i>"They have been written to complement, rather than duplicate, the policies contained in the NPPF and the Local Plan and the actions resulting from the Parish Plan. Where appropriate, reference is made to these three documents in the text of the Plan and links to them, and to the key sources providing the evidence on which the NDP is based, can be found in Annex B and on the Parish Website at: http://www.bodenhamparish.org.uk/evidencebase.asp."</i>
24.3		Paragraphs 1.5 – 1.13	<p>1. Wildlife and Transport & Moving around the Parish</p> <p>While mentioned in various places, perhaps not quite enough emphasis has been given throughout to the 2 distinctly different key goals of a) conserving wildlife and b) transport & enabling people to travel around outdoors safely without use of motorised vehicles. The former acknowledges that after hedgerow management, the next most significant</p>		

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24.4			<p>environmental issue in the 2010 survey (important to 39% of respondents) was to create more wildlife friendly areas in Bodenham. The latter goes beyond and includes Conclusion 12 in the Findings of the Neighbourhood Plan Survey, as set out on page 9: "How to improve leisure facilities such as footpaths, cycle routes and bridleways, etc.."</p> <p>To give these more emphasis, the current situation regarding Wildlife and Transport could be referred to in the section about the Parish and its Settlements on pages 4 -6 in two new short dedicated paragraphs, possibly on page 5, after 1.8 Recreation and before Open & Amenity Spaces as 1.9 & 1.10 headed: Transport & Moving around the Parish and Wildlife, eg;</p>		
		Paragraph 1.8	<ul style="list-style-type: none"> Transport & Moving around the Parish <i>The A49, which runs just outside the West boundary of the Parish, brings traffic to it from the North and the South, while the A417 provides the main route into the Parish from the East and South-East. Within the Parish, local roads provide sufficient access for motorised vehicles and, together with public rights of way, are well used by pedestrians and others not using motor vehicles.</i> 	Agreed, but with changes of wording and reference in the new Paragraph 1.9 to road safety being a matter of concern.	<p>Amend the last sentence of existing Paragraph 1.9 to read: <i>"The Lake is a designated Local Wildlife Site and its tranquillity and the opportunities it provides for leisure activities, such as walking, sailing and observing bird life, mean that it is highly valued by the community. The Parish is also served by a well-maintained network of public rights of way and is part of key routes for several local cycle clubs."</i></p> <p>After the existing Paragraph 1.8 insert new Paragraph 1.9: "1.9. Transport and Moving</p>

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24.5					<p>around the Parish. The A49, which runs just outside the West boundary of the Parish, brings traffic to it from the North and the South, while the A417 provides the main route into the Parish from the North, East and South-East. Within the Parish, local roads provide sufficient access for motorised vehicles and, together with public rights of way, are well used by pedestrians, cyclists and horse riders. With drivers frequently ignoring speed limits, road safety is, however a continuing concern.” Renumber the existing Paragraph 1.9 as Paragraph 1.10.</p>
		Paragraph 1.8	<ul style="list-style-type: none"> • Wildlife. <i>There are many habitats for diverse wildlife throughout the Parish and residents take an active interest, both individually and through several volunteer-led projects, in conserving and attracting wild birds, mammals, reptiles, amphibians, fish, insects, molluscs and plants. The apparent demise of hedgehogs and owls has been attracting local attention.</i> 	Agreed, but with some minor changes of wording.	<p>After the renumbered Paragraph 1.10 insert new Paragraph 1.11: “1.11 Wildlife. <i>There are many habitats for diverse wildlife throughout the Parish and residents take an active interest, both individually and through several volunteer-led projects, in conserving and attracting wild birds, mammals, reptiles, amphibians, fish, insects, molluscs and plants. The apparent decline in the number of hedgehogs and owls has been attracting local attention.</i>”</p> <p>Re-number existing Paragraphs 1.10 - 1.19 and their sub-paragraphs accordingly.</p>

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24.6		Paragraph 2.4.6	<p>These concerns should also be addressed specifically in the Objectives on page 10. Further the needs of disabled people in the village needs specific reference to ensure access and quality of life for people with disabilities, including older people, is always given due consideration.</p> <p>To this end, it's proposed that objectives for these issues are ideally set out as separate subjects on pages 10-11. At present both are under point at 2.4.6 Open Spaces and the Environment. The current second objective stated in the plan here would be strengthened if replaced with the following two objectives:</p>	The Parish Council agrees that the Parish's main facilities for the elderly and disabled should be mentioned.	Amend Paragraph 1.7 to read: "1.7 Community Facilities . In addition to a regular bus service to and from Hereford, the Parish has a good range of well-patronised community facilities. In Bodenham there is the church and primary school, while Bodenham Moor has the parish hall, chapel, post office with shop, garage with shop, general store with workshop units, hairdressers, café (at the golf course), homes for the elderly administered by a charitable trust, a GP surgery with dispensary, and a telephone kiosk lending library, together with accommodation and training run by local charities for those with learning difficulties."
24.7		Paragraph 2.4.6	<ul style="list-style-type: none"> <i>To protect and improve the Parish's public rights of way and enable people, including people with disabilities, to travel safely and comfortably not only by car or by bus, but also on foot, on horseback, by bicycle and other means, throughout the village and beyond, enabling ease of access to all local facilities while enhancing health and quality of life.</i> 	Agreed, but with some changes in wording	Delete the second bullet point under Paragraph 2.4.6 and insert a new second bullet point: <ul style="list-style-type: none"> <i>"To protect and improve the Parish's public rights of way and enable people, including people with disabilities, to travel safely and comfortably not only by car or by bus, but also on foot, on horseback, by bicycle and other means, throughout the Parish, thus enabling ease of access to all local facilities while enhancing residents' and visitors' health and quality of life."</i>
24.8		Paragraph 2.4.6	<ul style="list-style-type: none"> <i>To conserve wildlife and enhance the natural world we live in, by undertaking initiatives to conserve</i> 	Agreed, but with some changes in wording	In Paragraph 2.4.6 after the new second bullet point above insert a new third bullet point:

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24.9			<i>and further the development of suitable habitats, nesting and feeding areas and wildlife corridors, and by conserving our open spaces, with special reference to Bodenham Lake and the Parish's other designated areas of importance for biodiversity.</i>		<ul style="list-style-type: none"> • "To conserve wildlife and enhance the environment by undertaking initiatives to conserve and further develop suitable wildlife habitats and corridors, and to protect our open spaces, with special reference to Bodenham Lake and the Parish's other designated areas of importance for biodiversity".
		Draft Policy BNDP 9	Actions relating to these objectives are already set out on pgs 21, 23, 24, 25 & 26. This could be expanded slightly to ensure the provision of pavements, traffic calming measures, and other policy initiatives as reflected in the objectives set out in Bodenham Parish Plan are reflected here. All housing developments need to ensure safe and sufficient parking arrangements are provided for, road safety considerations are fully addressed, appropriate road layout alterations are made, access to public transport is optimised and pedestrian access is fully provided for with pavements and travel safety issues for cyclists, horse riders, drivers and pedestrians are enhanced in the locality of the development.	<p>The Parish Council considers that actions relating to biodiversity and geodiversity are covered by Core Strategy Policy LD2 and therefore do not need to be duplicated in the draft NDP.</p> <p>Similarly, the issues of parking, road safety, road layout, access for public transport and pedestrian access are covered by Core Strategy Policy MT1.</p>	None.
24.10		Paragraphs 2.4.5, 6.4 and 6.5 and draft Policy BNDP 4	2. Infrastructure: We support 2.4.5 on page 10. In addition, weaknesses in the local water/ sewage supply, electricity supply etc, need attention and should be addressed.	The Parish Council is not aware of any weaknesses in the local electricity supply, while the recent replacement of the mains water system by Welsh Water should have eliminated any significant problems with the water supply, if these existed. As regards the inadequacy	None.

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(a)	(b)	(c)	(d)	(e)	(f)
24.11		Paragraph 1.7	<p>3. Other proposed amendments as follows:</p> <p>Pg 5. The <i>local bus service</i> and the <i>Telephone box Library</i> should be included in the list at 1.7 Community Facilities.</p>	<p>of the sewerage system see Serials 16 and 19.3 above.</p> <p>Agreed.</p>	<p>See the proposed new wording of Paragraph 1.7 at Serial 24.6 above.</p>
24.12		Draft Policy BNDP 3	<p>Pgs 15 -16 Affordable Housing – we fully agree this should be well integrated with all other types of housing types and tenures and not be readily identifiable, nor form any separate enclaves. To this end we are concerned that the proposals could lead to an enclave of affordable/social housing on the settlement boundary if followed to the letter in Policy BNDP 3. The first policy point at 2. top of page 16, says:</p> <p>2. <i>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:</i></p> <ul style="list-style-type: none"> <i>They are located on the edge of the settlement boundary;</i> <p>To avoid the potential problem of separate enclaves developing on the peripheries of the village, it is proposed</p>	<p>The Parish Council has consulted Herefordshire Council's Strategic Housing Department on this point. Their advice was that, although a case had arisen in the Parish where an affordable housing development had been approved for an exception site on the edge of the former UDP settlement boundary and adjacent to other affordable housing within that boundary, the circumstances had been most unusual in that the land had been donated by a wealthy benefactor. It was extremely unlikely that such circumstances would occur again and in any case any proposal would be subject to consideration under the usual planning procedures. The suggested amendment was therefore unnecessary.</p> <p>The Parish Council has accepted this advice.</p>	<p>None.</p>

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
24.13			to add <i>"and not adjacent to existing affordable housing developments"</i> .		
		Paragraph 5.7	Pg 16, at 5.7 for prevention of doubt, assuming we have understood correctly, at end of line 5 after <i>"who"</i> insert <i>"meets at least one of the following criteria"</i> :	Agreed.	Delete <i>"who"</i> in the fifth line of Paragraph 5.7 and insert <i>"meeting at least one of the following criteria"</i> Delete <i>"and/or"</i> at the end of each of the first four bullet points in Paragraph 5.7.
24.14			A final thought: How significant a role do the 28% who are retired play in the local economy, carrying out voluntary work for the community, providing work for local self employed people, etc? This potentially represents an immensely valuable Neighbourhood asset and perhaps should be reflected as an issue in the Neighbourhood Plan. By maintaining the beauty of the area, the suitability of the housing available for retired people and the accessibility of local facilities, transport, etc, the Parish can take measures to enable this to continue to be the case. Likewise we need to ensure Bodenham remains an accessible and attractive place for young people and working people to live. Maintaining existing facilities, good transport links, a safe and diverse environment and the character of the area, with all its amenities, historical buildings, old pathways, views and ancient ecosystems is critical to the local economy. To this end the proposals in the draft plan are supported by us.	Noted and agreed. However, it should be remembered that, first, many of these issues are already covered by policies in the Core Strategy and do not need to be duplicated in the draft NDP and, second, the draft NDP is a <u>development</u> plan and can only deal with matters where planning consent is required. The Parish Council do not consider that any specific changes need to be made to the draft Plan, other than those agreed elsewhere in its responses to the Consultation.	None.

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(a)	(b)	(c)	(d)	(e)	(f)
25.	Mr Robert T. Bowden Lives in the Parish. Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 17 November 2016.	General	I am responding very late in the period for replies mainly because I have no critical comment to add to what I believe is an outstanding piece of documentation. Great credit should go, particularly, to yourself and David Tilford but also to the other members of your team.	Noted with thanks.	None
25.1		Paragraphs 3.5 and 3.6 and draft Policy BNDP 1	In the last few days, I have seen some comments you have received and copied to the other team members. One of particular note is the plan of the proposed Bovis development in Chapel Lane. If this takes place the overall build programme, including the Bell Homes' site nearing completion, could radically change the Bodenham demographic. However, unless this development is actually agreed and commences, any observations now would be pure speculation.	Noted	None
26.	Mr David Hill Lives in the Parish.	General	I have studied the Neighbourhood plan and am generally in agreement with its contents but:	Noted.	None.
26.1	Received by e-mail to babsmitcheson@aol.com on 18 November 2016.	Paragraphs 3.5, 3.6, 7.5-7.7, 11.1, and 11.2 and draft Policies BNDP 1 and 6	I think that an opportunity has been missed to consider the longer term future replacement and relocation of the school to Bodenham Moor where I suspect more of the children do/would reside, thus releasing the school land (but not the playing field) for possible small scale redevelopment. Also the possible combination of this with a parish hall, thus releasing the existing Parish Hall area also for housing.	Noted. However: a. The Parish Council is not aware of any evidence that there is a requirement for either the School or the Parish Hall to move from their present locations, or that there is any requirement for additional housing in either Bodenham Moor or Bodenham over and above that specified in the Core Strategy and catered for in the draft NDP.	None.

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26.2				<p>b. The 'Review and Monitoring' provisions in Chapter 11 of the draft NDP will allow for future consideration of options, such as those suggested, should evidence emerge of, for example, the need for a new school.</p>	
		BNDP 6, Paragraph 3	I am still not clear whether there is any provision for a pavement from Englands Field to England's Gate or towards the surgery. I think this is also desirable as are possible traffic calming measures along The Moor.	<p>Regarding access from England's Field to England's Gate Inn there is provision in the plans for the Bell Homes development for a pedestrian crossing across the C1125 linking the two locations.</p> <p>With regard to the need for a footway along the C1125 see Serial 2 above.</p> <p>Regarding traffic calming measures the introduction of a Community Speed Watch scheme for the C1125 and C1121 is being pursued and this may help to supplement the deployment of the SID on both roads, including The Moor, as a traffic calming measure. Meanwhile, the Parish Council will continue to urge Herefordshire Council to introduce traffic calming measures on both C roads and on the Parish's 40mph stretch of the A417.</p>	None.
26.3		Appendix 7 to Annex C	As ever (or for the last 20 years) I am concerned at the lack of action about the re-opening of footpath BM13 from Brockington Road and alongside Seward James to join with other footpaths in the field.	The footpath has been re-opened.	None.

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26.4		Paragraphs 4.1 – 4.3 and draft Policy BNDP 2	<p>On a personal note I am disappointed that the land at the rear of our property (Jalna) was not included within the settlement boundary as an area for a potential longer-term development, which could also have included the land at the rear of Broom Cottage. This may have gone further towards any future housing targets and reduce any proposals for a further large development eg Bovis.</p> <p>I am not sure how many of these issues are relevant to the proposed development plan or other local planning decisions but submit them anyway</p>	Noted. The reasons for its exclusion are given in our <i>Study of Potential Housing Land in Bodenham Neighbourhood Area</i> which forms part of the evidence supporting the draft NDP. (This can be accessed <i>via</i> the link in Annex B to the draft Plan or the Neighbourhood Plan page on the Parish Website).	None.
27.	<p>Philip Brown Clerk to Humber, Ford & Stoke Prior Group Parish Council</p> <p>Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 18 November 2016.</p>	General	The Bodenham Neighbourhood Plan group is to be congratulated on a well-written and clear draft Plan. The policies appear to meet the needs of the local community and tie-in well with our own Neighbourhood Plan here in Humber, Ford & Stoke Prior. Our Parish Council wishes you well with continuing development and eventual adoption of your plan.	Noted with thanks	None.
28.	<p>Nicola Forde, CPRE Herefordshire</p> <p>Received by e-mail to bodenhamneighbourhoodplan@gmail.com on 18 November 2016</p>	General	<p>I have been asked to comment on Bodenham Parish's draft Neighbourhood Development Plan on behalf of Herefordshire Campaign to Protect Rural England.</p> <p>First can I congratulate all those involved in producing the Plan which is clearly the result of many hours work and demonstrates both great knowledge of, and commitment to your parish.</p>	Noted with thanks.	None.

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28.1			<p>We do not have your detailed knowledge of the area, nor do we feel it would be right to question local choices about the content of the Plan or indeed, detailed policy wordings. Our suggestions therefore reflect CPRE's national concern for the rural landscape as a whole.</p> <p>We see Neighbourhood Plans as a way to protect all that is best in rural landscapes and would hope that every rural plan would contain where relevant, policies designed to:</p>		
		Paragraphs 8.1-9.1, Annex I and draft Policies BNDP 7, 8, 9, 10 and 11	<ul style="list-style-type: none"> Identify and stipulate ways of protecting unique characteristics of the area eg 'dark skies', tranquility, distinctive landscapes and settlement patterns 	Some of these characteristics are covered by draft Policies BNDP 7, 8, 9, 10 and 11. However, The Parish Council believes that it is important for the NDP specifically to address the issues of tranquillity, (including noise) and of light pollution.	<p>After Paragraph 8.8 and BNDP Policy 10, insert new section, including new draft Policy BNDP 11:</p> <p>“Tranquillity and Light Pollution</p> <p><i>8.9 Crossed by only a few main transport routes and with only six significant population centres scattered widely across broad acres of open countryside, Herefordshire is a largely tranquil county. It also benefits from some of the darkest night skies in the country, with some 88% of the County in the ‘darkest’ two categories (27). Being remote from both Hereford city and the nearest market towns of</i></p>

27. See <http://www.cpre.org.uk/resources/countryside/dark-skies/item/4311-night-blight-2016-mapping-england-s-light-pollution-and-dark-skies> , which ranks Herefordshire as the darkest county in the country based on average light levels; it has “the third highest amount of pristine night skies, with 60% in the darkest category; and 88% when combined with the next darkest category.”

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					<p><i>Leominster, Bromyard and Ledbury, Bodenham lies within this area of maximum tranquillity of and minimum light pollution. These assets benefit the health and wellbeing of Parish residents and are clearly much valued by them. Existing street lighting in the Parish is limited to two small locations, installations which date back to the 1970s and would not find favour today. The great majority of responses to the NDP Survey indicated the wish of parishioners to preserve the rural character of their community and it is for that reason that the present major development at England's Field will not have street lighting.</i></p> <p>POLICY BNDP 11: TRANQUILLITY AND LIGHT POLLUTION (DARK SKIES)</p> <p>1. There will be a presumption against proposals that detrimentally affect the tranquillity of the area, including through the generation of noise which would create a nuisance to neighbours or through lighting that would result in the loss of night time dark skies.</p> <p>2. Any development that requires an external lighting scheme must be designed to ensure that there is no light spillage beyond the boundary</p>

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28.2					<i>of the property."</i> Renumber existing Paragraphs 8.9 – 8.16 and Policies BNDP 11 and 12 accordingly.
28.3		Paragraphs 8.1-8.6, Annex I and draft Policies BNDP 7 and 8	<ul style="list-style-type: none"> • Protect the broad sweep of landscapes 	Covered by draft Policy BNDP 7. See also the Parish Council's response to Serial 30.1 below.	None.
28.4		Paragraphs 8.7 and 8.8 and draft Policy BNDP 9	<ul style="list-style-type: none"> • Encourage design which enhances local landscape and settlement character 	Covered by draft Policies BNDP 8 and 9.	None.
28.5		Paragraphs 8.4 and 8.6, Annex I and draft Policy BNDP 7	<ul style="list-style-type: none"> • Protect important views and 	Covered by draft Policy BNDP 7.3.	None.
		Paragraph 8.9-9.1 and draft Policies BNDP 10 and 11	<ul style="list-style-type: none"> • Address inappropriate locations for development including: - housing, - industrial scale energy generation and - economic activity (eg intensive livestock farming units and large scale polytunnels). <p>Below I have suggested some additions to your policies. These may not be relevant or you may have already considered the issues. The wording is almost certainly not right and will need amendment, however I do hope that you find them of some use.</p> <p>Suggested additions to policies:</p>	Agreed.	See Serial 28.8 below.

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28.6		Draft Policy BNDP 8	<p>Policy BNDP 8: Landscape design principles</p> <ul style="list-style-type: none"> • Development should be designed to take account of local topography • Development should not break the skyline. 	Agreed. The Policy should also reflect the Habitat Regulations Assessment.	<p>In draft Policy BNDP 8:</p> <ol style="list-style-type: none"> 1. Re-letter existing Sub-Paragraphs a., b. and c. as 1.2, 1.3 and 1.4. respectively. 2. Insert above them new Sub-Paragraphs. as follows: <p>“1.1 Development should:</p> <p>1.1.1 be designed to take account of local topography.</p> <p>1.1.2 of a scale and design which ensures new build will merge seamlessly with the existing landscape.</p> <p>1.1.3 not break the skyline.</p> <p>1.1.4 protect and, where possible, enhance the River Wye SAC/SSSI and its catchment from the impacts of development.”</p>
28.7		Draft Policy BNDP 9	<p>Policy BNDP 9: Protection of Local Character.</p> <p>The protection of <u>unlisted</u> landmarks, historic assets and buildings which are valued by the community. Some neighbourhood plans list or map such heritage assets - landscape or built feature including historic farmsteads and houses, signposts, boundary stones, decorative features on barns, ancient paths and boundary ditches or banks.</p>	<p>The Parish Council considers that the following unlisted assets are particularly valued by the local community and should be included in the draft NDP:</p> <p>Bodenham Moor.</p> <ul style="list-style-type: none"> • Bodenham Chapel. The war grave in front of the Chapel. • The stone milestone near the former police station on The Moor (C1125) at GR SO545499. 	<p>In Annex C to the draft NDP below “Table 4 – Listed Buildings in Bodenham Parish” insert a new “TABLE 5 - UNLISTED ASSETS VALUED BY THE LOCAL COMMUNITY” listing the following and giving their location and any relevant comments:</p> <p>Bodenham Moor.</p> <ul style="list-style-type: none"> • Bodenham Chapel. • The war grave in front of the Chapel.

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				<ul style="list-style-type: none"> • The telephone kiosk (now used as a lending library) at the junction of the C1121 and C1125. • The pollarded Black Poplar (<i>Populus nigra betulifolia</i>) adjacent to the Moor Brook pumping station. • The 'Huddle of Bullocks' sculpture on the village Green. <p>Bodenham.</p> <ul style="list-style-type: none"> • The War Memorial. • The Cross Well adjacent to the War Memorial. • The Millennium Oak in the field East of the War Memorial. • The ancient cobbled pathway and mounting block to the North of the lychgate of St Michael and All Angels' Church. • The metal bridge across the River Lugg to the South of St Michael and All Angels' Church. <p>Maund Bryan.</p> <ul style="list-style-type: none"> • The old mission house on Maund Common. <p>The Parish Council also notes that, apart from Local Green Spaces, the draft BNDP provides no specific protection for the community assets listed in Annex C.</p>	<ul style="list-style-type: none"> • The stone milestone near the former police station on The Moor (C1125) at GR SO545499. • The telephone kiosk (now used as a lending library) at the junction of the C1121 and C1125. • The pollarded Black Poplar (<i>Populus nigra betulifolia</i>) adjacent to The Moor Brook pumping station. • The 'Huddle of Bullocks' sculpture on the village Green. • <p>Bodenham.</p> <ul style="list-style-type: none"> • The War Memorial. • The Cross Well adjacent to the War Memorial. • The Millennium Oak in the field East of the War Memorial. • The ancient cobbled pathway and mounting block to the North of the lychgate of St Michael and All Angels' Church. • The metal bridge across the River Lugg to the South of St Michael and All Angels' Church. <p>Maund Bryan.</p> <ul style="list-style-type: none"> • The old mission house on Maund Common. • <p>A new map has been included at Annex C, Appendix 7 to show the location of the above unlisted</p>

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28.8		Draft Policies BNDP 5, 7, 8, 9 and 11:	<p>New policy: Large scale economic activities</p> <p>You may consider including a reference to large scale economic activities including industrial farming development such as intensive poultry/ cattle rearing units and large scale polytunnels; large scale renewable and low carbon energy schemes</p> <p>Points to consider covering in policy:</p> <ul style="list-style-type: none"> • the impact on and limitations of the local highway network. • impact on the landscape and historic built environment of the area, • impact on ecology and biodiversity • drainage and flooding issues, • impact on residential amenity. 	Agreed.	<p>valued assets.</p> <p>After <i>Policy BNDP 5: Employment</i> insert a new section as follows:</p> <p>“Large Scale Economic Activities</p> <p>7.5 <i>It is widely recognised that great care is necessary when considering large scale economic activity development proposals to ensure that potential adverse impacts on residential amenity, the landscape, historic built environment, ecology/ biodiversity, pollution of water courses and flood risk, are avoided. The generation of additional HGV traffic accessing such new developments can also be a severe constraint owing to the limitations of the local highway network.</i></p> <p>7.6 <i>There has been experience in the Parish of the odour and fly nuisance associated with intensive cattle husbandry techniques. This has prompted local concerns about the potential adverse impacts that proposals for the development of other new large scale economic activities could have on the community. These could include not only intensive livestock units(cattle, chicken and pig rearing), but polytunnels and large-scale renewable and low</i></p>

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					<p><i>carbon energy schemes, such as biomass digester systems, photovoltaic (PV) panels and wind turbines (see also Policy BNDP12 below).</i></p> <p><i>7.7 In consequence, a 400 metre separation distance between any such new development and both private dwellings and community facilities is considered necessary since this is the distance over which impacts likely to affect the health and amenity of residents and users are expected to be felt.</i> (28) “</p> <p>After new Paragraph 7.7 insert new Policy:</p> <p>“POLICY BNDP 6: LARGE SCALE ECONOMIC ACTIVITIES</p> <p>1. Proposals for large scale economic activities will generally not be supported because of their impact on the local environment. Proposals will need to address in detail their impact on the following areas:</p> <p>1.1 access and the local highway network;</p>

28. In accordance with the precedent set by proposed intensive poultry units at Rogers Farm, Bush Bank, Herefordshire: Case 151983; Planning Inspectorate Reference APP/W1850/W/17/3170855 2017. Town and Country Planning GPDO Order 2015 & Environmental Permitting Regulations (England & Wales) 2010 also refer.

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(a)	(b)	(c)	(d)	(e)	(f)
					<p>1.2 the visual impact on the landscape and historic environment of the area (see also Policies BNDP 8 and BNDP 9);</p> <p>1.3 the ecology and biodiversity of the area;</p> <p>1.4 flood risk and drainage (see also Policy BNDP 4); and</p> <p>1.5 residential amenity</p> <p>and how any adverse impacts are to be fully mitigated.</p> <p>2. Proposals for new intensive livestock units (cattle, chickens and pigs) and the conversion of existing livestock farming enterprises to intensive husbandry techniques will need to meet the above assessment criteria and should also have a separation distance of a minimum of 400 metres from non-farm-based sensitive receptors, such as dwellings, in order to protect the amenity of occupants and users.</p> <p>Renumber existing Paragraphs 7.5 -7.7 as Paragraphs 7.8 – 7.10</p> <p>Renumber existing Policies BNDP 6 – 11 as BNDP 7 – 12.</p>

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28.9		Paragraphs 2.4.6 and 8.4-16, Annex C and draft Policies BNDP 9 and 10	<p>New policy: Archaeology</p> <p>You could consider requiring new development to take account of known surface and sub-surface archaeology, lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p>	Core Strategy Policy LD4 – <i>Historic Environment & Heritage Assets</i> (Page 150) is applicable to “heritage assets whether designated or not such as archaeological remains”. Paragraph 5.3.26 states that the current Supplementary Planning Document (SPD) “ <i>Archaeology & Development</i> ” will be reviewed during the Plan Period. It is also stated that NDPs “should be supported where necessary with careful appraisal of sites within or adjacent to those villages where development may be proposed in terms of the effect on archaeological remains”. In view of this the Parish Council does not consider that a new policy is needed in the draft NDP.	None.
29.	Gill and Lewis Batchelor Live in the Parish.	Paragraph 5.4 and draft Policy BNDP 3	It all seems perfectly satisfactory except perhaps the comment about sheltered housing 5.4. If Siward James has been satisfactory up to now it will not be sufficient in 20 years time due to us all living longer and many people would rather own their own homes even in a sheltered environment. My mother is in this situation. We are not necessarily aware of this until it is relevant to our own needs or that of our parents.	Once approved, the NDP remains subject to monitoring and review. (See Paragraphs 11.1 and 11.2). Any needs that arise in the future can therefore be identified and addressed.	None.
30.	Mrs M.A. Andrews Lives in the Parish.	Draft Policies BNDP 2 and 4	<p>We broadly support the policies outlined in this consultation draft.</p> <p>We should like to highlight our strong support for the policy statements outlined in – BNDP2 (Settlement Boundaries) BNDP4 (Flood Risk & Drainage)</p>	Noted	None.

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30.1		Draft Policy BNDP 7 and Annex I	Whilst we generally support the statements in BNDP7 (Protecting Landscape) we think sub section 3 dealing with 'important public views' encourages a presumption that there are no other valuable public views within the Parish. We should like to see wider landscape protection to prevent inappropriate development in <u>any</u> Parish setting. Landscape 'tastes' do change with time and a long view should always be taken on something as fundamental as landscape. Our descendants deserve our care.	The Parish Council have sought advice on this and the planning consultant has suggested that BNDP 7.3 should read: " 3. Proposals which do not have a significant adverse impact on important public views as defined in the map and table at Annex I will be supported. "	See also Serial 10.1 above. Amend Paragraph 3 of BNDP 7 to read: "3. Proposals which do not have a significant adverse impact on important public views as defined in the map and table at Annex I will be supported."
31.	Reference: 197783 Dated 10 Nov 16 Mr Tom Amos, Adviser, South Mercia Team, Natural England, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire. CW1 6GJ 0300 060 3900 Thomas.Amos@naturalengland.org.uk		Thank you for your consultation dated 07/11/2015. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.		
		N/A	Strategic Environmental Assessment – Environmental Report We welcome the production of this SEA Screening report. Natural England notes and concurs with the conclusion of the report – that there are unlikely to be any significant cumulative effects as a result of the draft plan; however, please note the comments made regarding the Habitats Regulations Assessment (HRA) screening document below.	For action by Herefordshire Council	None.

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			Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance.		
		N/A	<p>Habitats Regulations Assessment Screening</p> <p>Natural England provisionally agrees with the conclusion of 'no likely significant effect' upon the named European designated sites, however the following point should be clarified:</p> <p>At Policy BNDP5 it is concluded that "additional policy criteria could be added to strengthen the avoidance locations", but it is not clear what the additional criteria are and how they would avoid effects on the River Wye SAC.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk .</p>	For action by Herefordshire Council	None.

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(a)	(b)	(c)	(d)	(e)	(f)
32.	Reference: 201097 Mr Tom Amos, Adviser, South Mercia Team, Natural England, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire. CW1 6GJ 0300 060 3900 Thomas.Amos@naturalengland.org.uk	-	Thank you for your consultation on the above dated 09/09/2015 [sic] Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.	Noted.	None.
32.1			Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. Opportunities	Noted.	None
32.2		Paragraphs 8.9 – 8.15 and draft Policy BNDP 10	<ul style="list-style-type: none"> At 8.9 of the draft plan the green infrastructure is referred to as “open space”. Natural England recommends that the scope of green infrastructure is widened to include multi-functional green infrastructure. 	Noted. However, the issue is fully covered in Core Strategy Policy LD3: Green Infrastructure (Page 149).	None.

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(a)	(b)	(c)	(d)	(e)	(f)
32.3		Paragraphs 8.9 – 8.15 and draft Policy BNDP 10	<ul style="list-style-type: none"> Green infrastructure can provide a range of benefits, including biodiversity enhancements, flood attenuation, and wildlife corridors. You may find it helpful to refer to the <u>DCLG Planning practise guidance on green infrastructure</u> to help develop this policy further. 	Noted.	None.
32.4		-	<ul style="list-style-type: none"> The <u>MAGIC</u> website can help identify areas of priority habitat and ancient woodland to identify potential within the plan area for creation for the creation of wildlife corridors. 	Already done.	None.
32.5		Draft Policy BNDP 8.1.a.: <i>Landscape Design Principles</i> , Paragraphs 8.9 – 8.15 and draft Policy BNDP 10	<ul style="list-style-type: none"> Individual planning proposals may present opportunities to incorporate roosting opportunities for bats, the installation of bird nest boxes, or the use of native species in landscape planting, and we advise including the requirement for ecological enhancements as part of a specific green infrastructure policy. <p>For clarification of any points in this letter, please contact Tom Amos on 02080 260961. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk .</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p>	Noted. However, the points raised by Natural England are fully covered by Core Strategy Policy LD2- <i>Biodiversity & Geodiversity</i> and in particular at LD2.3.	None.

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33.	Mrs Nina Dowler Lives in the Parish. Received on 20 November 2016 <i>via</i> response box.	General	As far as I can see and understand you have covered all aspects and all parts of the Parish for planning and development over the coming years. I have no objections and no amendments to add. My only wish is that Herefordshire Council and the Government will abide by our wishes for the future and will allow no more desecrations of the village. My thanks go to all involved in preparing this plan, which is excellent in every way. Such a lot of work for you all and I sincerely hope it will not be wasted.	Noted. Noted with thanks	None. None.
34.	Mr A.S.T. Dowler Lives in the Parish.	General	Having carefully read this draft consultation document, I a [<i>sic</i>] very grateful to the Steering Group for their comprehensive and detailed work in preparing the draft.	Noted with thanks.	None.
34.1	Received on 20 November 2016 <i>via</i> response box.	Paragraph 1.12	I cannot see any obvious omissions. I am, however, concerned that the public sewer system is overloaded but there appears to be no move to carry out improvements and how building developments, current and future, are to be controlled by these limitations. (Ref para 1.12 page 6)	Welsh Water are well aware of the Parish Council's concerns on this issue. (See also Serials 16 and 19).	None.
34.2		General	My thanks go to all involved in the preparation of this draft, a job well done. I only hope that now it is nearly ratified, Westminster or others do not change the goal posts and nullify all the hard work and good intent.	Noted with thanks	None.

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(a)	(b)	(c)	(d)	(e)	(f)
35.	Mr P.L. Barrett Lives in the Parish. Received on 20 November 2016 <i>via</i> response box.	General	Comprehensive plan.	Noted	None.
36.	Mr E.G. Bevan Has a business and works in the Parish. Received on 20 November 2016 <i>via</i> response box.	Paragraph 8.12 and Annex C, Table 1, Serial 4	I am writing (as you might expect) to object to the draft Neighbourhood Development Plan put forward by the Parish Council. I have two main objections to it. I own the piece of land known as Shuker's Field which your draft Plan proposes to designate as Local Green Space. I was responsible for what your draft Plan describes as "a recent proposal to develop it for residential use" which you say "drew over 250 letters of objection from residents". I object to the draft Plan on the following grounds:	Noted, although ownership of Shuker's Field is also claimed at Serial 37 below.	None.
36.1		Paragraph 8.12 and Annex C, Table 1, Serial 4	<ul style="list-style-type: none"> Shuker's Field is farmland which is not used by members of the public and which makes no more contribution to public amenity than any other farmland. It is not public open space in any sense of that term. It is a gap in the village which is an obvious place to build the new houses which the village needs. 	<p>The Parish Council believes that the Field makes a substantial and important contribution to public amenity in that it is key to Bodenham Moor's agricultural character and sense of place as a rural settlement rather than a small town.</p> <p>This view is supported, first, by the 257 local residents - that is, about a quarter of the population of the Parish - who objected to Bovis Homes' proposal and, second, by the 77% of respondents to the NDP Survey who indicated their belief that</p>	None.

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				<p>the Field offered relief from the mainly built-up form of Bodenham Moor on its principal C1125 road frontage and that it should be protected from development.</p> <p>The statement that the Field “is an obvious place to build the new houses which the village needs” takes no account of the fact that the projected minimum for the proportional growth to meet the Parish’s housing needs up to 2031(as defined in Core Strategy policy RA2), has already been satisfied. There is no evidence of further housing need at this time and any unforeseen need that may arise in the future can be readily addressed under the Reviewing and Monitoring provisions set out in Chapter 11 of the draft NDP</p> <p>There are a number of other reasons why the Field is unsuitable for development. These include the lack of local employment, the poor access to the proposed site, the impact on the already inadequate local road network, the potential increase to the flood risk to adjacent properties, the inadequate foul water infrastructure in the village, and the detriment to the setting of no less than four adjacent Grade 2 listed buildings.</p>	
36.2		Paragraph 8.12 and Annex C, Table 1, Serial 4	<ul style="list-style-type: none"> Targeting Shuker’s Field by itself to be designated in isolation as Local Green Space is capricious. 	The draft Plan does not “target” the Field in isolation. As can be seen from Tables 1 and 2 of Annex C	None.

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36.3			•	there are six other such spaces in the Parish which are so designated, including both another field (Annex C, Table 1, Serial 6) and an orchard (Annex C, Table 1, Serial 7).	
		Paragraph 8.12 and Annex C, Table 1, Serial 4	<ul style="list-style-type: none"> I have been advised that the National Planning Policy Framework makes it clear that Local Green Space designation should not be used artificially just to block development of particular land (or in other words just to create Green Belt by another name) - which is what the draft Plan is setting out to do. The site is simply a field. It is not demonstrably special to the local community and does not hold any particular local significance. 	<p>The Parish Council strongly disputes this interpretation. It believes that designation of "Shuker's Field" as a local green space is fully in compliance with NPPF, Paragraph. 76 (<i>"Local communities through ..neighbourhood plans should be able to identify for special protection green spaces of particular importance to them by designating them as Local Green Spaces"</i>) and with Paragraph 77, bullet points 1, 2 and 3.</p> <p>Furthermore, as already mentioned, there are very sound reasons why the Field is not suitable for housing development and why Bovis Homes' application for such a project was refused by Herefordshire Council's Planning Committee. To quote the Council's Decision Notice:</p> <p><i>"The erection of 49 dwellings on this green-field site would not reflect the size, role or function of Bodenham Moor and would be prejudicial to its landscape setting and distinctive, historic linear settlement pattern. Nor would the scheme result in the delivery of schemes that generate the size, type and range of housing that is required in this specific settlement or the wider Bromyard Rural Housing Market Area.</i></p>	None.

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				<p><i>The Local Planning Authority therefore considers the scheme is contrary to Core Strategy policies SS6, RA2, LD1 and SD1 and is thus not representative of sustainable development.</i></p> <p><i>2 The proposal is for the erection of 49 dwellings in the context that the settlement has already been recipient of significant growth over the plan period, including a scheme for forty dwellings at the northern end of the village.</i></p> <p><i>The Council contends that further large-scale, unplanned growth on green-field land without proportionate increases in local services or employment would be unnecessary, would not promote a healthy, inclusive community and would undermine the quality of life and community cohesion. This is particularly significant in the context of on-going work on the Neighbourhood Development Plan, which would be rendered irrelevant insofar as housing delivery in the village is concerned were the proposal approved. This would be contrary to the objectives of localism as embodied within the National Planning Policy Framework core planning principles, the first of which states that "planning should be genuinely plan led, empowering local people to shape their surroundings."</i></p> <p><i>For the foregoing reasons the</i></p>	

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36.4				<i>proposal is considered contrary to the pursuit of sustainable development, which is the golden thread running through both plan-making and decision-taking and thus contrary to paragraphs 17 and 58 of the National Planning Policy Framework and Core Strategy SD1.</i>	
36.5		Paragraph 8.12 and Annex C, Table 1, Serial 4	<ul style="list-style-type: none"> Shuker's Field is an obvious place for new houses to be built because building there would add width to the village at a point where it is otherwise strung out in a ribbon along the road. 	The site may seem obvious to a property developer looking at a map, but entirely ignores the real life impact any such development would have on the amenity and quality of life of the local community. It also ignores the substantial constraints which make the Field unsuitable for development (see Serials 36.1 and 36.3 above).	None.
36.6		Paragraph 8.12 and Annex C, Table 1, Serial 4	<ul style="list-style-type: none"> The four adjacent listed buildings mentioned in the draft Plan are listed because of their architecture not because of the view. Any housing scheme can be designed to have full regard to the setting of these buildings as appropriate and it must be remembered that Herefordshire Council's Conservation Officer did not raise any objection to the application made by Bovis to develop this site. 	<p>The importance of the setting of listed buildings is stressed in Core Strategy Policy LD4. The importance of the residential, including visual amenity, of residents is given prominence at Core Strategy Paragraph 3.96 (Page 43).</p> <p>Given that the four listed buildings in question are set on three sides of the roughly rectangular Field, and given also that the proposed housing development of 49 houses would have been built on rising ground dominating each of those three sides, it is difficult to see how the setting of each of the listed buildings would <u>not</u> be adversely affected.</p>	None.
36.6		Paragraph 8.12 and Annex C,	<ul style="list-style-type: none"> The "250 letters of objection" to the recent application for planning 	The Parish Council played no part in the submission of letters of	None.

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36.7		Table 1, Serial 4	permission were not spontaneous (which is a fact the Parish Council knows very well)	objection, other than its own and that of its sub-committee, the Bodenham Flood Protection Group. If some residents drew the attention of others to Bovis Homes' application and the desirability for individuals to express their views, that would have been no more than the democratic process at work in such a situation.	
		Paragraph 8.12 and Annex C, Table 1, Serial 4	<ul style="list-style-type: none"> The village needs new houses including affordable homes. Where else are they going to be built? 	<p>The Parish Council fully accepts that to remain a progressive and thriving community, the Parish has, until now, needed new houses, including affordable homes. It is for that reason that in 2013, rather than delay, it initiated a study based on Herefordshire Council's Strategic Housing Land Availability Assessment (SHLAA) process to decide where such housing should be located. This Study determined that the preferred site was the field opposite England's Gate Inn and it would have been entirely open to Bovis Homes to bid for that site. In the event Bell Homes opted for it and the Parish Council has actively supported the construction of the 40 dwellings currently being built there.</p> <p>On the issue of affordability, the most recent Bodenham Parish Housing Needs Survey indicated that only ten individuals required accommodation in the Parish, of whom only two were found to have a need for affordable accommodation, while 8 needed a home on the open market. The Bell Homes housing development at present under</p>	None.

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36.8				construction in the Village will provide fourteen affordable homes and this will therefore more than meet the identified need.	
		Draft Policy BNDP 8, Paragraph c.	I also object to the proposal to resist any development which involves the removal of any orchards. This proposal is not a matter of sound environmental planning. It is obviously aimed directly and personally at me. I own a significant area of orchards within the parish boundary but these are not ancient or historic orchards or environmentally significant wildlife habitats. They are simply commercial orchards planted by me in the recent past. If a drop in demand for apples makes the orchards commercially redundant then a change to another use of the land will not only be justified but it will be necessary as well if that land is to be used in a useful way - and if that use happens to need planning permission then permission should not be denied simply because of a blanket policy of preserving all orchards regardless.	The Parish Council believes that orchards contribute greatly to the character of Herefordshire's landscape. However, the proposed Policy is primarily aimed at traditional/ ancient orchards, although it also has in mind Lady Close Orchard beside Bodenham Lake. The draft Plan will be amended accordingly. See also Serial 37.2 below.	In Policy BNDP 8, Paragraph 1.c. delete: "removal of any orchard" and insert: "removal of any traditional orchard" . <i>Add to the end of the same Paragraph:</i> "(See also Annex C, Table 3, Serials 47-86 and Appendix 4). The map of 'Other Environmental Assets' at Appendix 4 to Annex C of the draft NDP has been amended to include Traditional Orchards in the Neighbourhood Area.
37.	Mr Nick Bevan Lives, works and has a business in the Parish.	Paragraph 8.12 and Annex C, Table 1, Serial 4	8.12. I Strongly Disagree with the inclusion of "Shukers Field" in Chapel Lane, as I own it, and the orchards 8.6.	Noted. However, the Parish Council is not clear who owns the Field, since ownership is also claimed at Serial 36 above.	None
37.1	Received on 20 November 2016 via response box.	Paragraph 8.12 and Annex C, Table 1, Serial 4	This must not be included in the neighbourhood plan as it will stop the expansion of the village in years too <i>[sic]</i> come. The field is the obvious area for development, which will enhance the amount of youngsters living in the village, filling the school	Noted. The draft Plan is predicated on the need to provide proportionate housing growth in the Parish in the period 2011-2031 in line with Core Strategy Policy RA2 (Page 108). This sustainable growth will ensure that local services (the School,	None.

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37.2		Draft Policy BNDP 8.c.	and also bringing more income to local businesses, and keeping the local bus route busy to cities in the area. May I also remind you there other <i>[sic]</i> options that could be considered for this field which wouldn't be beneficial <i>[sic]</i> to the village at all!!	businesses, GP Surgery, sewerage system, etc.) will develop in parallel without being overwhelmed. As the draft NDP demonstrates, the minimum requirement set by the Core Strategy for new houses in the Neighbourhood Area has already been met and is likely to be comfortably exceeded during the plan period ending in 2031. There is therefore no need for a site allocation, such as Shuker's Field, nor is there any evidence of any demand for affordable houses beyond those being provided by Bell Homes (see Serial 36.7 above).	
			The orchards are grown on a contract with a local cider company and are on contract for so many years, if contracts are ended they will be disposed off <i>[sic]</i> and a alternative use will be considered back to arable or livestock farming.	Noted. Geodiversity assets such as ancient woodland and traditional orchards provide an important contribution to the distinctiveness of an area, as stated in the Core Strategy (Paragraph 5.3.12 on Page 145). The draft NDP Policy is intended to protect such assets, but it is accepted that its wording should be amended to exclude recently planted orchards. See the Parish Council's comment at Serial 36.8 above.	See Serial 36.8 above.
37.3		General	P.S. This was a waste of money could of <i>[sic]</i> been spent on more needy things for the village.	Noted. See the Parish Council's comment at Serial 11.2 above.	None
38.	Mr David George Hartwell Lives in the Parish.	Paragraph 8.12 and Annex C, Table 1, Serial 4	8.12. Shuker's Field ought to be developed for much-needed housing. The draft neighbourhood plan is NIMBYISH.	Noted. See the Parish Council's comment at Serial 36.7 above.	None.

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38.1	Received on 20 November 2016 <i>via</i> response box with Serial 36.	Draft Policy BNDP 8.c.	8.6 et al. Modern orchards are <u>not</u> landscape character and do not deserve protection.	Noted. See the Parish Council's comment at Serial 36.8 above.	None.
38.2			How much did this glossy report cost? Are the members of the Parish Council personally liable fo [<i>sic</i>] the cost? I think so.	Noted. See the Parish Council's comment at Serial 11.2 above.	None.
39.	Samantha Alderson Lives in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	I object to the Neighbourhood development plan that included Shukers field as a green area. This field should be used for affordable housing for young people to move into in the village	Noted. See the Parish Council's comment at Serial 36.7 above.	None.
40.	Hazel Davies Lives in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	I object to including Shukers Field in the neighbourhood plan.	Noted. See the Parish Council's comments at Serials 36-36.8 and 37-37.3 above.	None.
41.	Mrs Julia Parker Lives in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	I have no objection to houses being built on Shukers field (Page 25 8.12) As young people out of the village need to have affordable housing.	Noted. See the Parish Council's comment at Serial 36.7 above.	None.
42.	Mr Andrew Edwards Lives in the Parish.	Paragraph 8.12 and Annex C, Table 1, Serial 4	I don't agree with the field known as 'Shukers Field' being designated as a green field area in the village. In my opinion we need more houses in	Noted. See the Parish Council's comments at Serials 36.1, 36.2, 36.3, 36.4 and 36.7 above.	None.

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	Received on 20 November 2016 <i>via</i> response box with Serial 36.		Bodenham and this field is natural fill-in.		
43.	Mr Mark Herbert Lives in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	As a governor [<i>sic</i>] of the local school, and as a parent living in an aging village, Bodenham is in need of affordable housing to be built, so the school succeeds [<i>sic</i>], and my family can stay in the village. An obvious solution is build additional, affordable homes, in Bodenham, and Shukers Field is an obvious location.	Noted. See the Parish Council's comments at Serials 36.4 and 36.7 above.	None.
44.	Mr Martin Lewis Lives, works and has a business in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	Do not agree with making private owned ground like shukers field into a green area for the village, you should only do this if the council or the village own the ground! Also when developments happen they need to have affordable homes, the new England's feild [<i>sic</i>] Development has to [<i>sic</i>] many expensive houses £450,000 <u>Affordable</u> !!	Noted. See the Parish Council's comments at Serials 36.2, 36.3 and 36.7 above.	None.
45.	M and S Gibbs Lives and works in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	I disagree [<i>sic</i>] with putting Shuker field plans on the neighbour [<i>sic</i>] plan as more houses as need more young people here.	Noted. See the Parish Council's comment at Serial 36.7 above.	None.
46.	Mr Rodney Drinkwater Lives in the Parish. Received on	Paragraph 8.12 and Annex C, Table 1, Serial 4	I disagree with including Shukers Field in the neighbourhood plan.	Noted. See the Parish Council's comments at Serials 36-36.8 and 37-37.3 above.	None.

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	20 November 2016 <i>via</i> response box with Serial 36.				
47.	Shirley Bemand Lives in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	The field lying east of the C1125 and bounded to the north by Chapel Lane, known as Shukers Field is by right of ownership & community responsibility to provide affordable housing for village growth (school) This land is infill & development should be supported. This is not a green open space it is an arable field	Noted. See the Parish Council's comments at Serials 36.2, 36.3, 36.4 and 36.7 above.	None
		Draft Policy BNDP 6.3.b.	The pay [<i>sic</i>] area needs a slide to enhance the existing play opportunities for the young of the village.	Noted. A Section 106 contribution from the Bell Homes development is expected to provide improvements to the existing play area on the Green and these may well include the provision of a slide. The Parish Council has recently (31 July 2017) completed a survey to find out exactly what improvements local residents, especially those with children, would like to see in the play area.	None.
48.	Vivian Howells Lives in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	<u>Annex C – Item 4</u> Note the intention to make field known as “Shukers Field” classified as a key environmental or other asset protected from development. Do not agree with this proposal as it limits Bodenhams capacity for new build in the future. I understand the decision not to allow building in that field at this time due to other new build but to prevent building on Shukers	Noted. The reviewing and monitoring provisions set out in Chapter 11 of the draft NDP are designed to ensure that policies such as BNDP 5 can be varied to meet changing needs. See also the Parish Council's comments at Serial 36.2 and 36.3 above.	None.

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			Field for the long term appears short sighted. Bodenham will need to grow and develop over time and there appears limited capacity to do so. I see no correlation between this field and the other designated locations		
49.	Mr Dave Ellis Lives in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4 Paragraphs 5.5 and 5.6	I Dont agree with shukers Field being included in the green area Plan of the Village. How can New Families move into the Village if affordable housing isn't offered? Im [<i>sic</i>] trying to buy in Bodenham our First Family home, however I havent found, and Can't Find anything I can afford. Cheaper houses Means More Families.	Noted. See the Parish Council's comments at Serials 36.2 and 36.3 above. Noted. See the Parish Council's comments at Serial 36.7 above.	None. None.
50.	Mr Barry Gibbs Lives, works and has a business in the Parish. Received on 20 November 2016 <i>via</i> response box with Serial 36.	Paragraph 8.12 and Annex C, Table 1, Serial 4	I cant see wy [<i>sic</i>] this field has to be a greensite because there is new houses being built in the area around it the field im [<i>sic</i>] refering [<i>sic</i>] to is Shuker's Field	Noted. See the Parish Council's comment at Serial 36.2 and 36.3 above.	None.
51.	Mr and Mrs C. Harris Live in the Parish. Received on 20 November 2016 <i>via</i>	Draft Policies BNDP 2 and 3	We have concerns regarding proposals to build on open land in and around Maund Bryan, and feel strongly that the local landscape should be protected. In particular proposals to build on land adjacent to Maund Bryan	Noted. Should a proposal be submitted, the Parish Council would expect it to be refused by Herefordshire Council in accordance with Core Strategy Policy RA3.	None.

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	response box.		House, which would affect the biodiversity of the common and affect the existing wildlife.		
52.	David and Janet Marriott Live in the Parish. Received on 20 November 2016 <i>via</i> response box.	Paragraphs 3.1 – 3.6 and draft Policies BNDP 1 and 2.	On the whole we agree with the Development Plan and think that it is very well presented. We feel that it is vital that the open spaces and green belt areas mentioned in this report are protected, and also that no further large housing developments are permitted in the village.	Noted.	None.
53.	Mr Jeremy Schwartz Lives in the Parish.	Paragraph 3.6 and draft Policy BNDP 1	3.6 Strongly agree with Policy BNDP1	Noted.	None.
53.1	Received on 20 November 2016 <i>via</i> response box.	Paragraph 4.3 and draft Policy BNDP 2	4.3 Strongly agree with Policy BNDP2	Noted.	None.
53.2			Thank you to those who have spent so much time preparing such a comprehensive piece <i>[sic]</i> of work!	Noted with thanks.	None.
54.	Mrs Sheila Schwartz Lives in the Parish.	Paragraph 3.6 and draft Policy BNDP 1	3.6 Strongly agree with Policy BNDP1	Noted.	None.
54.1	Received on 20 November 2016 <i>via</i> response box.	Paragraph 4.3 and draft Policy BNDP 2	4.3 Strongly agree with Policy BNDP2	Noted	None.
55.	Cllr Richard R. J. Layton Lives, works and has	Paragraph 8.12 and Annex C, Table 1, Serials 1 (Part), 4 and 6	Local Green Spaces \ Appendix 1\ commons - \ Appendix 2\ overview	Noted. See the Parish Council's comments at Serials 36–36. 8 and 37–37.3 above.	None.

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	a business in the Parish. Received on 20 November 2016 <i>via</i> response box.		1, 4, 6. is used for agriculture use at the moment, and in my view the only places in Bodenham that could be built on in future years, because not only do they not flood but there is little else in Bodenham village to build on because of the Nature of the village		
56.	Heather Davies Lives in the Parish. Received on 20 November 2016 <i>via</i> response box.	Page 4, Figure 2	Page 4 Paragraph 1.6 Dispute Age Profile of Bodenham where it states there are NO FEMALES in age group 85+ category. We are aware of many 85+ & 90+ females in village.	This was an error in the layout of the chart. In the process of adjusting the chart's size to fit the draft Plan the vertical red bar showing the number of females in the 85+ category (27) was inadvertently 'cropped' from the right hand end of the chart and at the same time the blue bar showing the number of males in the 0-4 category (10) was mistakenly omitted from the left hand side of the chart. This will be rectified in the next draft of the NDP.	A corrected chart has been inserted in the draft NDP.
56.1		Paragraph 1.12	Page 6 Paragraph 1.12 Sewerage/ infrastructure – Totally agree with this paragraph – we wait to see how the additional 40 + 5 new houses in Englands Gate area will cope on the dated sewerage system which we believe will overload especially in Millcroft Road where much activity has been taking place with different drain companies, all of whom have stated system will not cope with the extra housing	Noted. See the Parish Council's comments at Serials 16 and 19 above.	See Serial 19 above.
56.2		Paragraphs 6.1-6.3 and draft Policy BNDP 4	Page 17 Paragraph 6 – Flood Risk & Drainage – because of the extra houses now being built we anticipate that extra excess surface water will flow down Millcroft Road. We agree that culvert replacements in Ketch	Noted. On 24 August 2016 Herefordshire Council commissioned Balfour Beatty Living Places to carry out a study of the options and costs involved in replacing the Ketch Lane culverts. The study report was	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
56.3			Lane is a high Priority – it only has to rain slightly & culverts are blocked completely incurring [sic] flooding.	issued in late June 2017 and discussions are in progress (October 2017) on how its recommendations might be implemented.	
56.4		Draft Policies BNDP 6 and 9	Totally agree P21 BNDP6 1-3 & Page 24 BNDP9.	Noted.	None.
56.5		Draft Policy BNDP 6.3.b.	General Comments: Suggestion: Footpath alongside Millcroft brook area in future – there is no room for pedestrians when buses/ lorries/ vans pass them – it is dangerous trying to 'balance' on the slippery verge.	Noted as a long term aspiration. However, cost is likely to preclude it at present. See the Parish Council's comments about road safety at Serials 22.1 and 24.9 above.	None.
57.	Mr R. Murdoch Lives in the Parish. Received on 20 November 2016 via response box.	Paragraphs 6.1-6.5 and 7.5-7.7 and draft Policies BNDP 4, 6 and 9.d	Excellent report. Concerns are for: 1. Traffic controls & road layout. 2. Footpath & access to village amenities 3. Flood controls and 4. Upgrading of sewage disposal to treatment works. - All for future planning	Noted with thanks. Noted. All are covered in the draft NDP to the extent that they relate to development. See also the Parish Council's comments at Serials 2, 16, 16.3, 19, 22.1 and 23.1 above, as well as 61.1 below.	None.

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
58.	Thelma Butcher Lives in the Parish. Received on 20 November 2016 <i>via</i> response box.	General	I should like to congratulate and say a big thank you to all those involved in producing the Bodenham Neighbourhood Development Plan. Clearly a great deal of time and effort has been given in producing this plan, and hopefully the future will see the benefits of what has been set out and enhance our Parish.	Noted with thanks.	None.
59.	Mrs Elizabeth Davies Lives in the Parish.	General	Bodenham really needs this NDP to succeed in order for us to have greater control over any future developments & use of land in our Parish.	Noted.	None.
59.1	Received on 20 November 2016 <i>via</i> response box.	General	Thanks must be given to our Steering Group for all the time & effort they have given in order to produce this document. Lets hope it gets accepted.	Noted with thanks.	None.
59.2		Paragraphs 6.1-6.5 and draft Policies BNDP 4, 6.3.a and 6.3.b	Not directly associated with the plan my main concerns in Bodenham are the speeding traffic & the risk of flooding!	Noted. Both are covered in the draft NDP to the extent that they relate to development. See also the Parish Council's comments at Serials 2, 16.3, 22.1, 23.1 and 56.2 above, as well as 61 below.	None.
60.	Robin and Christine Hemming Live in the Parish. Received on 20 November 2016 <i>via</i> response box.	General	We have read and approve the draft plan. Well done!	Noted with thanks.	None.
61.	Mrs J. Williams Lives in the Parish.	-	To reduce flooding from drains – these should be cleaned out “ PROPERLY ” from the memorial down to the Church.	Noted as an issue to be pursued by the Parish Council. However, it should be noted that the maintenance of open watercourses	None

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
61.1	Received on 20 November 2016 via response box.	-	Something should be done to reduce the speed of some drivers from 'Englands Gate' down to the School Maybe this is a council matter?	is the riparian owners' responsibility The Parish Council constantly reviews the implementation of traffic calming measures. The introduction of a Community Speed Watch scheme is currently being pursued and this may help to supplement the regular deployment of the speed indicator device (SID) on the C1121 both in Bodenham and Bodenham Moor, as well as the flashing school warning signs in Bodenham. See also Serial 26.2 above.	None.
62.	Kathleen Tremain Lives in the Parish. Received on 20 November 2016 via response box.	General	First of all, I would like to express my sincere thanks to all those who have worked extremely hard in preparing this consultation draft of the Bodenham Neighbourhood Development Plan. I have two comments to make:	Noted with thanks.	None.
62.1		Page 4, Figure 2	Page 4 - The Parish and its Settlements The Bodenham Parish Age Profile indicates that there are over 10 male residents in the 85+ age category, but there is no information regarding the number of female residents who fall into the same age category. At the other end of the scale, it would appear that there are no males who fall into the 0-4 age category.	See the Parish Council's response at Serial 56 above.	See Serial 56 above.
62.2		Paragraph 1.13 and draft Policy BNDP 6	Page 6 – 1.13 Other Infrastructure With reference to the issue of public transport, may I suggest that the wording be reviewed in the light of the following.	Noted. Agreed that the wording of Paragraph 1.13 needs to be updated to take account of recent changes in transport provision However, unfortunately developers'	In the third sentence of Paragraph 1.13 delete: " <i>However, the lack of regular public transport</i> " and insert: " <i>However, the reduction in the</i>

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
			<p>There <u>is</u> a regular, commercially operated, bus service between Bodenham and Hereford which provides 4 journeys inwards (5 on schooldays) on weekdays and Saturdays. There are 5 return journeys (6 on schooldays). Funding cuts over recent years have resulted in a continuous reduction in the number of journeys provided.</p> <p>The funding cuts have also resulted in the twice weekly, commercially operated, bus service between Bodenham and Leominster being withdrawn completely, thus isolating those residents without access to private transport from their nearest market town. This situation has been mitigated to some extent by Community Wheels who now run a minibus every Friday. Whilst this is welcomed, it is not without its drawbacks, notably that users must join the '427 Club' at a cost of £12.50, must book in advance, and must pay £5 per return trip. These conditions are considered onerous by some residents, and also prevent the 'casual user' from being able to take advantage of the service. It is also unclear at the present time whether the service will continue to run after its initial 6 month trial period.</p> <p>As stated in the BNDP, a significant proportion of Bodenham's population is already above retirement age, and whilst it is hoped that more young people will want, and be able, to live in</p>	<p>Section 106 funds cannot be used to finance additional public transport provision as suggested by the respondent.</p>	<p><i>provision of regular public transport"</i></p> <p>In the fourth sentence of existing Paragraph 1.13 delete: <i>"and it is not clear how access to shops, banks and medical/ dental facilities will be maintained for those without private transport."</i> and insert: <i>"because it has denied easy access to shops, banks and medical/ dental facilities for those without private transport. The recent introduction of a Community Wheels minibus service on Fridays has alleviated the situation somewhat for the time being, but it is too early to say whether this scheme will be extended indefinitely, much less expanded."</i></p> <p>In the last sentence of existing Paragraph 7.6 delete: <i>"Neighbourhood Plan Survey, such as flood risk, traffic speeds and speed limit enforcement within the Parish."</i> and insert: <i>"Neighbourhood Plan Survey and responses to the Regulation 14 Consultation, such as flood risk, limited public transport provision, traffic speeds and speed limit enforcement within the Parish."</i></p>

Ser.	Consultee's Name, Address and Status	Draft NDP Ref.	Response Received	Parish Council Comments	Amendments to the Draft NDP
(a)	(b)	(c)	(d)	(e)	(f)
			<p>the village, it is likely that this trend will continue. I would therefore argue that the provision of regular commercially operated public transport is likely to become even more vital in the future.</p> <p>Policy BNDP6 Local Community Facilities (Page 21) states that 'Appropriate developer contributions will be sought towards meeting identified community needs'. May I suggest that an extra item be added to the list, i.e. support for public transport.</p>		

3.9 The following Table summarises the Statutory Consultees consulted during the Regulation 14 Consultation and the responses received:

Table 3 - Regulation 14 Consultation - Summary of Statutory Consultees Consulted

Ser	Statutory Consultee	Contact Address (Date Sent)	Receipt Acknowledgement (Date)	Substantive Comment (if any)
(a)	(b)	(c)	(d)	(e)
1.	The Coal Authority	planningconsultation@coal.gov.uk (9 September 2016 at 17:39)	None	None
2.	Homes and Communities Agency	mail@homesandcommunities.co.uk (9 September 2016 at 17:44)	Helen.Wilkes@hca.gsi.gov.uk 28 September 2016 at 12:15	See Table 3, Serial 1

Ser	Statutory Consultee	Contact Address (Date Sent)	Receipt Acknowledgement (Date)	Substantive Comment (if any)
(a)	(b)	(c)	(d)	(e)
3.	Natural England	consultations@naturalengland.org.uk (9 September 2016 at 17:47)	consultations@naturalengland.org.uk (17 October 2016 at 12:21) Thomas.Amos@naturalengland.org.uk (10 November 2016 at 16:41) Thomas.Amos@naturalengland.org.uk (18 November 2016 at 15:04)	See Table 3, Serial 9. See Table 3, Serial 31. See Table 3, Serial 32.
4.	The Environment Agency	graeme.irwin@environment-agency.gov.uk and SHWGPlanning@environment-agency.gov.uk (9 September 2016 at 17:49)	graeme.irwin@environment-agency.gov.uk (11 November 2016 at 10:05 (via Herefordshire Council -James Latham))	See Table 3, Serial 16
5.	Historic England	west.midlands@HistoricEngland.org.uk (9 September 2016 at 17:51)	peter.boland@historicengland.org.uk (9 November 2016 at 14:33)	See Table 3, Serial 15
6.	English Heritage	customers@english-heritage.org.uk (9 September 2016 at 17:54)	CISCUSTOMER@english-heritage.org.uk (11 September 2016 at 19:46)	None
7.	National Trust	mi.customerenquiries@nationaltrust.org.uk (9 September 2016 at 17:56)	MI.CustomerEnquiries@nationaltrust.org.uk (9 September 2016 at 17:58)	None
8.	Arriva Trains Wales	michael.vaughan@arrivatw.co.uk (9 September 2016 at 17:59)	None	None
9.	Network Rail (West)	barbara.morgan@networkrail.co.uk (11 September 2016 at 17:57) townplanningwestern@networkrail.co.uk (11 September 2016 at 18:20)	barbara.morgan@networkrail.co.uk (1 October 2016 at 18:20) None	None

Ser	Statutory Consultee	Contact Address (Date Sent)	Receipt Acknowledgement (Date)	Substantive Comment (if any)
(a)	(b)	(c)	(d)	(e)
10.	Highways England	info@highwaysengland.co.uk (9 September 2016 at 18:03)	info@highwaysengland.co.uk (10 September 2016 at 00:21) (10 September 2016 at 18:45)	None.
11.	Wye Valley NHS Trust	john.burnett@wvt.nhs.uk (9 September 2016 at 18:05)	None	None
12.	AMEC Environment and Infrastructure UK Ltd	http://www.amec-ukenvironment.com/index.HTML (10 September 2016)	webmaster@amecfw.com (10 September 2016 at 17:59)	None
13.	RWE Npower Renewables Limited	jeremy.smith@rwe.com (9 September 2016 at 18:09)	None	None
14.	Dwr Cymru Welsh Water	forward.plans@dwrcymru.com (9 September 2016 at 18:10)	Ryan.Norman@dwrcymru.com (14 November 2016 at 11:18)	See Table 3, Serial 19
15.	Severn Trent Water	growth.development@severntrent.co.uk (9 September 2016 at 18:15)	None	None
16.	Campaign to Protect Rural England	contactus@cpreherefordshire.org.uk (10 September 2016 at 18:02)	ordenicola@hotmail.com (18 November 2016 at 08:06)	See Table 3, Serial 28
17.	Hereford and Worcester Chamber of Commerce	goodbusiness@hwchamber.co.uk (10 September 2016 at 17:37)	None	None
18.	Woodland Trust	justinmilward@woodland-trust.org.uk (10 September 2016 at 17:40)	None	None
19.	Herefordshire Nature Trust	enquiries@herefordshirewt.co.uk (10 September 2016 at 17:41)	gillian@herefordshirenewleaf.org.uk (1 October 2016 at 17:57)	None
20.	Herefordshire Council	sbanks@herefordshire.gov.uk	sbanks@herefordshire.gov.uk (8 November 2016 at 13:27)	See Table 3, Serial 14

Ser	Statutory Consultee	Contact Address (Date Sent)	Receipt Acknowledgement (Date)	Substantive Comment (if any)
(a)	(b)	(c)	(d)	(e)
21.	Humber, Ford and Stoke Prior Group Parish Council	clerk@hfspgroup.org.uk (11 September 2016 at 17:39)	philip@greatmarston.plus.com (18 November 2016 at 15:16)	See Table 3, Serial 27
22.	Wellington Parish Council	wellingtonclerk@btopenworld.com (11 September 2016 at 17:30)	wellingtonclerk@btopenworld.com (11 October 2016 at 18:17)	See Table 3, Serial 3.
23.	Hope-under-Dinmore Parish Council	thelesleyhay@hotmail.co.uk (11 September 2016 at 17:27)	None	None
24.	Pencombe Group Parish Council	c.jinks556@btinternet.com (11 September 2016 at 17:43)	None	None
25.	Ocle Pychard Group Parish Council	oclepgpc@gmail.com (11 September 2016 at 17:41)	None	None
26.	Marden Parish Council	mardenclerk@gmail.com 11 September 2016 at 17:32	None	None

Modifications Following Regulation 14 Consultation

3.10 Table 4 below sets out those substantive modifications to the draft Neighbourhood Development Plan following the Regulation 14 Consultation which are not listed in Table 2, Column (f) above. **NB.** Except where otherwise stated, all references are to paragraph and policy numbers in the Regulation 14 Consultation draft NDP.

**Table 4 - Summary of Other Substantive Modifications to the Draft Neighbourhood Plan
Following the Regulation 14 Consultation**

Ser.	Regulation 14 Draft NDP Ref.	Deletion	Insertion	Remarks
(a)	(b)	(c)	(d)	(e)
1.	Foreword	Delete the entire Foreword	-	No longer a requirement for a Foreword to the NDP.
2.	Paragraph 1.10	-	Add at the end: <i>At present water quality in the River does not meet EU standards, mainly because of high phosphate levels, and, although the Environment Agency and Natural England together with other agencies have initiated a Nutrient Management Plan to rectify this shortcoming, it has implications for housing and other development throughout most of the Bodenham Neighbourhood Area.</i>	Amendment to rectify significant omission.
3.	Paragraph 1.12	Delete the existing Paragraph	1.14 Sewerage Infrastructure. <i>Sewage disposal in Bodenham is by means of private septic tanks. Bodenham Moor has a public sewerage system, which Welsh Water consider to be capable of coping with the expected additional load to be imposed by known housing commitments, although there is a degree of uncertainty regarding the remainder of the plan period owing to the unknown nature of future windfall development. Welsh Water's confidence is not, however, matched by that of local residents who have long regarded the system as inadequate. Not only is their own amenity adversely affected, but, while Welsh Water have to regularly deploy tanker vehicles on a reactive basis to empty the system, the flood risk from overloaded sewers and the pollutant load associated with intermittent discharges of sewage effluent pose a threat to the already poor water quality of the River Lugg and jeopardise the attainment of EU Water Framework Directive targets for the waterbody. It is the firm local belief that, unless reinforcement works are undertaken, the public sewer network will not have the capacity to receive and treat foul water from new developments in the Bodenham Moor area through the plan period and the inconvenience to residents and the risk to the environment can only increase.</i>	Amendment suggested by planning consultant for consistency with Paragraphs 3.6 and 6.4.
4.	Paragraph 1.17	Delete the last two sentences	1.20 <i>This preference was confirmed by local residents in their responses to the Neighbourhood Plan Survey mentioned above. It also prompted the Parish Council, already aware of the housing requirement being proposed in the then emerging Core Strategy and conscious of the need to encourage young families to make their home in the Parish, to take the proactive measure of fully supporting a planning application for 40 houses in the field opposite England's Gate Inn. This proposal received planning consent in October 2015 and the houses are now nearing completion as the 'England's Field' estate. At much the same time consent was refused for 49 houses on Shuker's Field and these two</i>	Amended to clarify the sequence of events.

Ser.	Regulation 14 Draft NDP Ref.	Deletion	Insertion	Remarks
(a)	(b)	(c)	(d)	(e)
			<i>decisions have formed the basis of the Bodenham Moor settlement boundary now embodied in this Plan. ⁽²⁹⁾</i>	
5.	Paragraphs 3.2, 3.3, 3.4 and Footnote	Delete the Paragraphs and Footnote	<p>3.2 <i>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 (485) ⁽³⁰⁾, this yields a figure of 72 for the minimum number of new dwellings required during the plan period 2011 to 2031.</i></p> <p>3.3 <i>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. Herefordshire Council's 2017 Five Year Housing Land Supply Statement lists 64 such properties in the Parish. However, it is based on the data available in April 2017 and over the six months since then a number of other houses have come forward which need to be included and which bring the total to 70 as at the end of October 2017. Following discussion with Herefordshire Council, all these properties are listed in detail at Annex F, which shows that 52 are in Bodenham Moor, 9 in Bodenham and 9 in the open countryside.</i></p> <p>Windfalls</p> <p>3.4 <i>With its total housing commitments since 2011 standing at 70, the Parish falls just 2 houses short of the 72 minimum set in the Core Strategy, a shortfall which it should be possible to make up and comfortably exceed in the remaining 14 years of the plan period. 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 51 dwellings have been constructed or given planning consent over the past 15 years (26 in Bodenham Moor, 9 in Bodenham and 16 in the open countryside). Taking the historic growth that has occurred, particularly within open countryside locations, it is reasonable to suppose that this general trend will continue. As a result this NDP has assumed a conservative windfall rate of one 'windfall' per annum on average and that such developments, both within the main</i></p>	Amendment required to provide latest update of key housing figures in pre-submission consultation with Herefordshire Council.

29. *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>.*

30. *A physical count and mapping of all dwellings in the Neighbourhood Area by the Parish Council produced a total of 474, but the higher figure of 485 shown in Herefordshire Council's Core Strategy is accepted in this draft Plan.*

Ser.	Regulation 14 Draft NDP Ref.	Deletion	Insertion	Remarks
(a)	(b)	(c)	(d)	(e)
			<i>settlements and through opportunities outside the settlements, for example the conversion 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."</i>	
6	BNDP 2	-	New clause: "1.6 protect and, where possible, enhance the River Wye SAC/SSSI and its catchment from the impacts of development."	Amendment suggested by planning consultant to reflect the HRA.
7.	BNDP 3	Delete existing the Clause 3.1:	Insert: "1. Proposals must include details of the dwelling mix, type and tenure to meet local housing requirements, and incorporate affordable housing to comply with Core Strategy Policy H1 – Affordable Housing – Thresholds and Targets."	Amendment suggested by planning consultant.
8.	BNDP 3	-	Insert new clause: "3. The siting and design of affordable dwellings must be 'tenure blind', so that they cannot be distinguished from market units by virtue of either their location or appearance."	Correction of an omission from the draft NDP. The new clause in Policy BNDP 3 is required to give effect to the existing statement in the second sentence of Paragraph 5.5 of the draft Plan.
9.	BNDP 5	Delete the entire existing Policy	Insert new Policy wording: "POLICY BNDP 5: EMPLOYMENT 1. Small scale rural employment proposals which provide new employment opportunities, sustainable tourism enterprises, farm diversification opportunities or home based employment will be supported where the proposal: 1.1 respects the area's built and natural environment setting; 1.2 Is of a size, scale and massing which is commensurate with their surroundings; 1.3 does not have an adverse impact on residential amenity; and	Amendment suggested by planning consultant.

Ser.	Regulation 14 Draft NDP Ref.	Deletion	Insertion	Remarks
(a)	(b)	(c)	(d)	(e)
			<p>1.4 does not have an unacceptable adverse impact on the local highway network.</p> <p>1.5 is not for a commercial camping, caravanning or mobile home site.</p> <p>2. These proposals will be supported where they are delivered through:</p> <p>2.1 development and diversification of agricultural and other land based rural businesses;</p> <p>2.2 the conversion and re-use of redundant rural buildings to business use, including live/work units;</p> <p>2.3 small scale extensions to existing residential properties to enable home working;</p> <p>2.4 small scale extensions to existing employment operations; or</p> <p>2.5 small scale new buildings or workshops on sites within the defined settlement boundaries of Bodenham Moor and Bodenham.</p> <p>3. All proposals must comply with Policies RA5, RA6, E1, E3 and E4 of the Core Strategy.”</p>	
10.	BNDP 6.3b (Renumbered Clause 7.3.2)	Delete: “b. New and enhancement of existing play areas, public open spaces and safe cycle and walking routes;”	Insert new clause BNDP 7.3.2: : “3.2. New and enhanced play areas, public open spaces and safe cycle and walking routes;”	Editorial amendment.
11.	BNDP 6.3c	“c. Support for the continued use of the Lengthsman Scheme for minor highway works;”	None	Amendment because the Lengthsman Scheme would not qualify for developer Section 106 contributions.

Ser.	Regulation 14 Draft NDP Ref.	Deletion	Insertion	Remarks
(a)	(b)	(c)	(d)	(e)
12.	BNDP6.3d (Renumbered Clause 7.3.3)	“d. Traffic Speed Monitoring and Enforcement.”	Insert new clause BNDP 7.3.3: “3.3 Road improvements to improve driver, cyclist and pedestrian safety.”	Amendment because the Traffic Speed Monitoring and Enforcement would not qualify for developer Section 106 contributions.
13.	BNDP 9 (Renumbered Policy 10)	Delete the entire existing Policy	Insert re-worded Policy BNDP 10: POLICY BNDP 10: PROTECTION AND ENHANCEMENT OF THE BUILT ENVIRONMENT 1. Development proposals will need to protect the valued built environment of the whole Parish. Proposals will be supported which: 1.1 conserve and enhance the character and significance of the Bodenham Conservation area; 1.2 conserve and enhance listed buildings and archaeological features located within the Parish and their settings; 1.3 do not substantially harm designated heritage assets and, where proposals will lead to less than substantial harm of designated heritage assets, this should be weighed against public benefits; 1.4 present a balanced judgement of the scale of harm to, and significance of, non-designated heritage assets; 1.5 are in accordance with the guidance provided in Building for Life 12; 1.6 preserve the character of the area by using designs and building materials for new homes which reinforce local distinctiveness; 1.7 are sensitively located so as to protect the built environment and are of a scale and design which ensures that any new build will merge seamlessly with the existing landscape. 1.8 provide suitable vehicular access to the highway, off-street parking and safe pedestrian and cyclist access to local facilities; and	Amendment suggested by planning consultant.

Ser.	Regulation 14 Draft NDP Ref.	Deletion	Insertion	Remarks
(a)	(b)	(c)	(d)	(e)
			1.9 do not include street lighting.	
14.	BNDP 10.1 (Renumbered Clause 11.1)	Delete Clause BNDP 10.1	Insert new clause BNDP 11.1: “1. Proposals for development on Local Green Spaces or other local assets, as listed in Annex C, will only be supported if they are directly related to the retention, management or improvement of the green space or there is a very special circumstance, for example, the development is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.”	Amendment suggested by planning consultant.
15.	BNDP 11 (Renumbered Policy BNDP12)	-	Add new clause BNDP 12.3: “3. To be supported these renewable energy proposals must demonstrate that they have regard to their impact on local amenity and landscape in terms of appropriate siting, type and scale. They must protect: 3.1 the quality and character of the landscape; and 3.2 local heritage such as archaeological sites, historic buildings and non-designated assets, including their settings; and 3.3 sites of nature conservation importance or biodiversity; and 3.4 local and residential amenity.”	Amendment suggested by planning consultant.
16.	Paragraph 11.2	Delete the entire Paragraph	Insert: “11.2 These and other unforeseen developments make it essential that this Plan is kept up to date. To ensure that its details, particularly in terms of housing, are still relevant and that the Plan continues to serve the best interests of the Parish, it will be formally reviewed by the Parish Council five years after its adoption.”	Amendment suggested by planning consultant.
17.	Annex F, Table 1	Existing Table 1.	Revised Table 1.	Table updated in consultation with Herefordshire Council to take account of the 2017 Five Year Housing Supply Statement and subsequent

Ser.	Regulation 14 Draft NDP Ref.	Deletion	Insertion	Remarks
(a)	(b)	(c)	(d)	(e)
				changes in planning consents since April 2017.
18.	Annex F	-	New Table 2 and renumbering of existing Table 2 as Table 3.	New Table provided for clarity on housing commitments and completions since 2000.
19.	Annex F, Appendix 1	-	Revised map	Revised numbering of commitments to take account of changes in Annex F, Table 1.
20.	Annex G	-	Revised map	Numbering of commitments updated to take account of changes in Annex F, Table 1.
21.	Annex H	-	Revised map	Settlement boundary amended to take account of recent additions to housing commitments listed in Annex C, Table 1 and to provide a greater degree of flexibility. Numbering of commitments updated to take account of changes in Annex F, Table 1.

3.11 Once the Parish Council had approved the draft Regulation 16 version of the NDP and the draft Consultation Statement, these two documents were circulated to all those on the Neighbourhood Plan e-mail list. A further public Steering Group Meeting was also held in the Parish Hall on Tuesday, 19 September 2017 to inform residents of the outcome of the Regulation 14 Consultation and resultant modifications to the draft NDP, to explain the way forward through the Regulation 16 Consultation, Examination and Referendum processes and to answer any questions. Some questions of fact were asked and answered, but no new issues were raised or substantive comments relating to either the draft NDP or the draft Consultation Statement made.

Annexes

- A. Examples of Neighbourhood Planning Entries in the Bodenham *Newsletter*.
- B. Examples of Minutes and Agendas relating to the Draft Neighbourhood Development Plan.
- C. Examples of Neighbourhood Plan Posters and Flyers.
- D. Examples of Neighbourhood Plan Entries on the Parish Website.

EXAMPLES OF NEIGHBOURHOOD PLANNING ENTRIES IN THE BODENHAM NEWSLETTER

1. December 2012/ January 2013 Issue – Entry under ‘Parish Council News’

BODENHAM’S NEIGHBOURHOOD PLAN – VOLUNTEERS NEEDED

With a Neighbourhood Plan the people of Bodenham can influence decisions about new and modified buildings and facilities in their area.

Without a Neighbourhood Plan Herefordshire Council will take the decisions. So, it is very important that Bodenham should develop a Neighbourhood Plan – as many other parishes in Herefordshire are already doing.

As a first step, the Parish Council would like to set up a steering group made up of councillors and as many residents of Bodenham as possible, and is asking for volunteers to come forward to serve on the steering group.

If you have knowledge, expertise and experience in the area of planning, you will be especially welcome, but all that is essential is an interest in having planning matters in Bodenham in the hands of the community rather than Herefordshire Council.

Please contact the Parish Clerk at the address above, if you are interested.

2. June 2013 Issue – Entry under ‘Parish Council News’

NEIGHBOURHOOD PLANNING IN BODENHAM

Bodenham Parish Council has begun the process of producing a neighbourhood development plan. A neighbourhood development plan can establish general planning policies for the development and use of land in a neighbourhood, including, for example, where new homes and offices should be built and what they should look like. The plan can be detailed or general, depending what local people want.

Neighbourhood plans allow local people to get the right type of development for their community, although the plans must still meet the needs of the wider area, which means that Bodenham’s neighbourhood plan will have to take into account Herefordshire Council’s assessment of housing and other development needs in the area and will have to be approved by Herefordshire Council. The plan will also have to be approved by the people of Bodenham in a referendum

3. September 2013 Issue – Entry under ‘Parish Council News’ accompanied by the Poster at Annex C, Item 1

NEIGHBOURHOOD PLAN

Work is proceeding on Bodenham’s Neighbourhood Plan, which will give the Parish Council some measure of control over new building in Bodenham.

Without a Neighbourhood Plan, Herefordshire Council will say what is built in Bodenham and where. If you have any views or wish to help - volunteers are urgently needed - please contact any member of the Parish Council or the Parish Clerk.

4. **October and November 2013 Issues – Entries under ‘Parish Council News’ accompanied in the November Issue by the Poster at Annex C, Item 1**

NEIGHBOURHOOD PLAN

Work is proceeding on Bodenham’s Neighbourhood Plan, which will allow the Parish Council to exercise far greater influence over new building and other developments in Bodenham. Without a Neighbourhood Plan, Herefordshire Council would continue to say what is built in Bodenham and where, as well as how the Parish’s facilities and character will develop and change over the next two decades. If you have any views or wish to help - volunteers will be most welcome - please contact any member of the Parish Council or the Parish Clerk.

5. **December 2013/ January 2014 Issue – Entry under ‘Parish Council News’ accompanied by the Update at Annex D, Item 3**

NEIGHBOURHOOD PLAN

Work is proceeding on Bodenham’s Neighbourhood Plan, which will allow the Parish Council to exercise far greater influence over new building and other developments in Bodenham. Without a Neighbourhood Plan, Herefordshire Council would continue to say what is built in Bodenham and where, as well as how the Parish’s facilities and character will develop and change over the next two decades. If you have any views or wish to help - volunteers will be most welcome - please contact any member of the Parish Council or the Parish Clerk. The next two meetings will be held in the Parish Hall at 7.00pm on Wednesday, 18th December 2013 and Monday, 20th January 2014.

6. **Update Notice in June 2014 Issue**

NEIGHBOURHOOD PLAN UPDATE (19 MAY 2014)

The Neighbourhood Plan Meeting held in St Michael’s Primary School at 7.00pm on Thursday, 15 May was attended by 43 local residents, of whom 12 were from the Conservation Area.

Claire Rawlings, the Planning Consultant whom we have engaged to help us with the development of the Plan, was introduced and she gave a short talk about the advantages and disadvantages of specifying a settlement boundary as a means of directing future building development. She also explained how we might use a criteria-based approach as an alternative. She then answered questions from residents, before the Meeting moved on to a more general discussion of neighbourhood planning issues and, in particular, where any future development in the Conservation Area might be sited.

The last major item on the Agenda was a report by David Tilford on a Neighbourhood Planning Seminar jointly hosted by Herefordshire Council and the Department for Communities and Local Government which he and Tony Mitcheson had attended. At this it had become clear that we cannot afford to wait for Herefordshire Council’s Core Strategy to be approved – we need to press on and, with Claire Rawlings’ help, get our Neighbourhood Plan completed as soon as practicable.

The timing of the next Neighbourhood Plan Meeting will depend on how soon the Steering Group can meet Claire and discuss the detailed way forward with her, but the date will be announced as soon as it is known. Meanwhile, if you would like to see copies of the six suggested settlement boundary maps which were displayed at the Meeting, or the list of possible criteria which was circulated subsequently, you can find them under ‘Latest Notices’ on the Home Page of the Parish Website at www.bodenhamparish.org.uk. (If you don’t have access to the internet, please contact Tony Mitcheson on 01568-797170).

The Neighbourhood Plan is YOUR Plan and we need YOUR ideas, so please let us have your thoughts and suggestions either by e-mail to David Tilford at davidtilford@greenbee.net or in a note which you can leave either at Millcroft Farm (in the clear plastic box in the rear porch) or in the Neighbourhood Plan comment box in the Chapel.

We look forward to hearing from you.

Tony Mitcheson
For the Neighbourhood Plan Steering Group

7. Update Notice in September 2014 Issue

NEIGHBOURHOOD PLAN UPDATE (18 AUGUST 2014)

As mentioned in the last Neighbourhood Plan update, our independent planning consultant, Claire Rawlings, has recommended that the evidence supporting our Plan needs to be further expanded. Although she has commended the 2012 Parish Plan and all the detailed work that went into developing it, she has advised that we ought to update the information which was gathered in the Parish Plan survey carried out in October 2010.

The Steering Group has therefore been concentrating on drafting the questionnaire which will form the basis for a new survey. This questionnaire should be ready by the end of August and we plan to start the survey in the middle of September. Questionnaires will be distributed to every house in the Neighbourhood Area (i.e. the whole of Bodenham Parish) and, once completed, will be collected back about 3 weeks later. (If you would be willing to help with delivering and/ or collecting the questionnaires, we should be very pleased to hear from you – please let me know on 01568-797170 or by e-mail at BabsMitcheson@aol.com).

As also reported in the last update, Claire Rawling's advice is that our Neighbourhood Plan should cover a much broader range of issues than just housing development. The questionnaire will therefore be seeking residents' views on a whole range of topics. The information you provide will, of course, be treated as entirely anonymous and confidential. So that you have an opportunity to see sample copies of the Questionnaire and to ask any questions about it, about the Survey or, indeed, about our neighbourhood planning in general, **there will be a Steering Group Meeting in the Parish Hall at 7.30pm on Tuesday, 16 September. Everyone is most welcome to attend and we look forward to seeing there.**

Meanwhile:

- If you want to see the existing draft of the Neighbourhood Plan, you can find it at [http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood%20Plan%20\(19%20Mar%202014\).pdf](http://www.alphadocs.co.uk/bpc/pcd/Neighbourhood%20Plan%20(19%20Mar%202014).pdf) but please also bear in mind that there are likely to be fairly extensive changes to it.
- If you have any comments to make on any Neighbourhood Planning matter, please make sure that you send them to David Tilford at davidtilford@greenbee.net or drop them into the boxes at the Chapel or Millcroft Farm.

Tony Mitcheson
For the Neighbourhood Plan Steering Group

8. Update Notice in October 2014 Issue

NEIGHBOURHOOD PLAN UPDATE **(1 OCTOBER 2014)**

If you live in Bodenham Parish, you should by now have received and completed – or very nearly completed! – your copy of the Neighbourhood Plan Questionnaire. (If by some chance you haven't been given a copy, please let Cllr Bob Clarke know as soon as possible by telephone on 01568-797670 or by e-mail at rwc@steppes.plus.com).

It is most important that YOU have YOUR say in the future development of Bodenham, so, if you haven't already done so, please spare a little time to fill out the Questionnaire – it's very straightforward, it doesn't take long to do, and **your answers are completely anonymous and confidential.**

Please then make sure that you have your completed Questionnaire ready for collection as soon as possible and in any case **by no later than Sunday, 5 October**. A volunteer will shortly be calling round to collect it from your home. However, if you prefer, you can drop your Questionnaire in one of the boxes provided at Saffron's Cross Garage and the Post Office, or put it through Cllr Bob Clarke's letterbox at 2, Brockington Road.

Once all the Questionnaires have been collected, they will be passed to Data Orchard CIC who have been contracted to analyse them and produce a report. This work will be entirely independent of anyone in the Parish and its results will form the basis for the further development of our Neighbourhood Plan in consultation with our independent planning consultant, Claire Rawlings.

Tony Mitcheson
On behalf of the Neighbourhood Plan Steering Group

9. Update Notice in March 2015 Issue

NEIGHBOURHOOD PLAN UPDATE

Despite appearances to the contrary, the Neighbourhood Plan Steering Group has been working behind the scenes on the next stage of the development of Bodenham's Plan.

Following the Neighbourhood Plan Survey last September/ October, we arranged for Data Orchard CIC to conduct an independent analysis of the responses and to report on their findings. They did this before Christmas and you can find a copy of their Report on the home page of the Parish Website under 'Latest Notices'.

The Data Orchard Report is a detailed and lengthy document and, when reading it, it is not always easy to 'see the wood for the trees'. The Steering Group has therefore spent the past few weeks in preparing a summary of the Report's findings and in drawing key conclusions from them. That work has now been completed and you can find the draft 'Summary and Conclusions' document on the Parish Website, again under 'Local Notices'.

If you do not have access to the internet and wish to see copies of the documents mentioned above, please contact Tony Mitcheson on 01568-797170 or David Tilford on 01568-797658.

Before we finalise the 'Summary and Conclusions' we would welcome any comments you may have on it, so long as these are confined strictly to the document itself and its interpretation of the Data Orchard

analysis. You can send any such comments to Tony Mitcheson at BabsMitcheson@aol.com or to David Tilford at davidtilford@greenbee.net or let us have them in person at the **next public Meeting of the Steering Group which is planned for 7.30pm on Tuesday, 10 March in the Parish Hall.**

Once completed, the final version of the 'Summary and Conclusions' will be used, with the help of our planning consultant, to inform the next draft of the Neighbourhood Plan.

Tony Mitcheson
For the Neighbourhood Plan Steering Group

10. Entry in the September 2016 Issue under 'Parish Council News' accompanied by the Notice at Annex D, Item 30

Neighbourhood Plan

A new and extensively revised draft version of the Neighbourhood Plan is now complete and was approved at the Parish Council meeting on 1st August. A public meeting has been arranged for **7.30pm on Tuesday, 20th September at Bodenham Parish Hall** to launch the Consultation process, which, subject to Herefordshire Council's approval, will run for six weeks from 3 October to 14 November. Copies of the Plan will be delivered to every house in the preceding week.

11. Entry in the October 2016 Issue under 'Parish Council News' accompanied by the Notice at Item 12 below

Neighbourhood Plan

The Neighbourhood Plan was launched at the meeting in the parish hall on 20th September. Subject to Herefordshire Council's approval the consultation process will run for six weeks from 3rd October to 14th November. Copies of the Plan have been delivered to every house in Bodenham. If you haven't had received a copy, please contact the parish clerk. Please make every effort to complete the questionnaire enclosed in the Plan. The future shape of Bodenham will be determined by the Neighbourhood Plan - particularly with respect to housing - and your opinion matters.

12. Notice in the October 2016 Issue

CONSULTATION ON THE DRAFT NEIGHBOURHOOD PLAN

A team of volunteers has distributed copies of the draft Neighbourhood Plan to households and businesses throughout Bodenham Parish in time for the 'Regulation 14' Consultation which starts on Monday, 3 October and then lasts for six weeks, ending on Monday, 14 November.

If you live in Bodenham Parish, run a business in the Parish, or have a home elsewhere but work here, this is YOUR chance to have YOUR say on how YOUR Parish should develop over the next fifteen years, and on into the future. So please let us have YOUR comments on any aspect of the draft Plan, for example:

* What it says with which you particularly agree or disagree; * Where you think it goes too far or not far enough (always remembering that it has to comply with national planning policy and with Herefordshire Council's Local Plan);

* Where you think it has overlooked an important issue (always remembering that such matters as road safety fall outside the scope of the Plan and have to be covered by regulations);

* Where you think it doesn't express something clearly enough, or it contains a factual error.

You will find the form for comments in each printed copy of the Plan and the same form is also available for downloading in both MS Word and pdf versions from the Parish Website at <http://www.bodenhamparish.org.uk/neighbourhoodplan.asp> (If you wish, you can also find links to a pdf copy of the draft Plan itself and to a lot of other supporting documents on the same page of the Website).

Although, for reasons of cost, only one printed copy is being delivered to each household and business, this does NOT mean that only one person in each household or business can comment on the draft Plan – EVERYBODY living and/ or working in the Parish can submit as many comments on the Plan as they like.

All comments, together with the Parish Council's responses to them, will be recorded in the report on the outcome of the Consultation which will be published once it is finished. You can let us have your comments at any time, so long as you get them to us before the deadline of 5.00pm on Sunday 20 November, and sending in your completed form is easy:

* You can e-mail it to bodenhamneighbourhoodplan@gmail.com ;

* You can put it in one of the special boxes at Saffron's Cross Garage, or Bodenham Post Office, or in the plastic box in the rear porch at Millcroft Farm; or

* You can post it to Millcroft Farm, Bodenham, Herefordshire HR1 3LA.

We look forward to hearing from YOU!

The Neighbourhood Plan Steering Group

13. Entry in the November 2016 Issue under 'Parish Council News' accompanied by the Notice at Item 14 below

Neighbourhood Plan

The six-week Consultation on the draft Bodenham Neighbourhood Development Plan ends in 2 weeks' time on Monday, 14 November 2016 and any comments on the Plan must be submitted by 5.00pm on Sunday, 20 November 2016. Full details appear later in this Newsletter.

14. Notice in the November 2016 Issue

NEIGHBOURHOOD PLAN CONSULTATION

This is just a reminder that the six-week Consultation on the draft Bodenham Neighbourhood Development Plan ends **in 2 weeks' time** on Monday, 14 November 2016 and that any comments on the Plan must be submitted **by 5.00pm on Sunday, 20 November 2016**.

You should have had a chance to read the copy of the Plan delivered to your house or business at the beginning of October. If not, you can find it by going to <http://www.bodenhamparish.org.uk/pdf/neighbourhood-development-plan-11-31.pdf> . You can also find a lot more information (about the neighbourhood planning process, about the evidence on which the Plan is based, about why this Consultation is taking place, and why it is so important to the future of our Parish) by going to the Neighbourhood Plan web page <http://www.bodenhamparish.org.uk/neighbourhoodplan.asp> . If, however, you are not on the internet and would like a copy of the Plan, please contact Cllr Pam James Moore on 01568-797330.

You can submit your comments on the draft Plan at any time so long as it's before 5.00pm on Sunday, 20 November 2016. If possible, please use the standard response form which came in the copy of the Plan

delivered to your house or business. Alternatively, you can download the form as either a MS Word or pdf document by using the links in the last paragraph on the Neighbourhood Plan web page mentioned above.

You can return your completed form:

* as an e-mail attachment to bodenhamneighbourhoodplan@gmail.com , or

* by placing it in one of the special boxes at Saffron's Cross Garage, Bodenham Post Office and Millcroft Farm, or

* by post to Millcroft Farm, Bodenham, HR1 3LA.

YOUR comments on the draft Plan really are important. At the moment the Plan is only a draft and **YOUR** views can change it so long as any changes are well supported and do not conflict with national planning policy and Herefordshire Council's Local Plan.

We look forward to hearing from **YOU!**

Neighbourhood Plan Steering Group

15. Notice in the December 2016/ January 2017 Issue

NEIGHBOURHOOD PLAN CONSULTATION

A big thank you to everyone who took the time and trouble to read the draft Neighbourhood Development Plan and send us their comments on it during the formal Regulation 14 Consultation from 3 October to 14 November. You provided us with a lot of useful and supportive feedback which we are now analysing to see what amendments need to be made to the draft Plan.

All your comments, together with the Parish Council's response to each of them, will be published on the Parish Website (www.bodenhamparish.org.uk) in due course.

As always, we will keep you informed through the Newsletter and the Parish Website of our progress in seeking to get the Plan finalised and approved.

Neighbourhood Plan Steering Group

**EXAMPLES OF MINUTES AND AGENDAS RELATING TO THE
DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**

1. **Inaugural Meeting of the Steering Group (23 April 2013)**

**MINUTES OF THE INAUGURAL MEETING OF
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP
HELD AT 2, BROCKINGTON ROAD ON 23 APRIL 2013 AT 7.00 P.M.**

Present: Mr D Tilford, Cllr A Avery, Cllr A Mitcheson, Cllr R Clarke (Chair), Mrs Gwen Bowden

1. **Preparation of the Draft Neighbourhood Plan.**

1.1 After preliminary discussion and examination of published material from Herefordshire Council and from the Parishes of Upper Eden and Much Wenlock, it was agreed to proceed with drawing up a draft plan along the lines of the previously published ones, with guidance from Herefordshire Council.

1.2 Mr Tilford kindly agreed to formulate the first draft of the Plan and Cllr Mitcheson agreed to investigate timings and the application for a grant to cover the process. **ACTION: DT and AM**

2. **Reporting.** It was noted that the Group was acting for, and under the direction of, the Parish Council which must be kept fully informed. Equally, the local community must be fully involved in the preparation of the Plan and notifications of progress would be placed in the Bodenham *Newsletter* and on the Parish Website. **ACTION: All**

3. **Neighbourhood Area.** It was agreed that the Parish Council would be asked to determine the physical area to be covered by the Plan and to apply to Hereford Council for approval.

4. **Training.** Cllr Mitcheson and Mr Tilford agreed to attend a workshop run by Herefordshire Council. **ACTION: DT and AM**

5. **Date of the Next Meeting.** The next Meeting would be held on 10 June 2013 at the Parish Hall and would be open to members of the public.

6. There being no further business the Meeting closed at 8.15p.m.

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2. **Minutes of the Public Meeting of the Steering Group (10 June 2013)**

**MINUTES OF THE MEETING OF  
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP  
HELD IN THE PARISH HALL COMMITTEE ROOM  
ON 10 JUNE 2013 AT 7.00 P.M.**

Present:

Cllr A Avery, Cllr A Mitcheson, Cllr R Clarke (Chair), Mrs G Bowden, Mr D Tilford, Ms Kath Greenow



1. Kath Greenow introduced herself as the CAPI Officer with the offer of continued help. This is funded by Leader Plus.
2. **Matters Arising.** There were no matters arising from the last Meeting which were not covered in the Agenda.
3. **Bodenham Neighbourhood Area.** It was confirmed that the Area has been registered by the Parish Council with Herefordshire Council.
4. **Circulation of Minutes.** It was agreed that these Minutes should be circulated to members of the Parish Council and should be available on the Website and in the Newsletter (in brief form).
5. **First Draft Neighbourhood Plan.**
  - 5.1 Mr Tilford said that work was progressing on the draft Plan and that it should be ready in time for the next Meeting. **ACTION:DT**
  - 5.2 Mr Tilford and Cllr Mitcheson reported that they had attended a neighbourhood planning workshop run by Herefordshire Council and Cllr Mitcheson had produced a possible timetable and draft budget for the preparation of the Neighbourhood Plan. It was agreed that, when ready, the first draft should be made available on the Parish Website with the aim of attracting comments. **ACTION: AM**
6. It was suggested that the draft could also be circulated to all households by post. The final draft would then be prepared and circulated to households with occupants on the electoral register. It was felt that businesses and landowners not resident in the village must also be consulted and Mr Tilford agreed to consult Herefordshire Council as to the best way of proceeding. **ACTION:DT**  
(**Afternote.** Cllr Mitcheson has examined the possibility of circulating the first draft Plan by post, but suggests that the cost is such that it is not justified at this stage in the Plan's development).
7. **Publicity.** It was agreed that it would be appropriate to hold two Open Mornings during the initial informal consultation period. It was also suggested that it might be advisable to upgrade the Parish Website to allow consultation (including the addition of Facebook/ Twitter). Funds for this would be requested from the Parish Council after consultation with our web designer since it was thought that there were unlikely to be any grants available. **ACTION: AM**
8. **Funding.** Cllr Mitcheson agreed to investigate how to apply for grant funding to cover the costs involved in production of the Plan. **ACTION: AM**
9. **Date of the Next Meeting.** The next Meeting will be on 24 June 2013 at the Parish Hall.

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3. **Minutes of the Public Meeting of the Steering Group (16 July 2013)**

**MINUTES OF THE MEETING OF
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP
HELD IN THE PARISH HALL COMMITTEE ROOM
ON TUESDAY, 16 JULY 2013 AT 7.00 P.M.**

Present:

Cllrs A Avery, P James-Moore, A Mitcheson and R W Clarke (Chair), Mrs G Bowden, Mr D Tilford

1. Cllr Clarke welcomed Cllr James-Moore to the Steering Group.

2. **Matters Arising.** There were no matters arising which were not due to be covered.
3. **Funding.** After discussion of Ms Samantha Banks' reply to Cllr Mitcheson's request for her to check our grant application, it was agreed to incorporate the consultation elements of the Parish Plan, as well as details of our meetings, as part of our consultation detail. An amended draft application would be produced by Cllr Mitcheson, circulated for comments and then sent to Ms Banks for advice. **ACTION: AM**
4. **Invitations for Attendance at Steering Group Meetings.**
 - 4.1 Concern was expressed at the lack of interest by local residents in the Neighbourhood Plan. It was agreed that details of the Group's consultations and invitations to its meetings would be placed in the *Newsletter* and on the Parish Website. **ACTION: AM**
 - 4.2. When ready, a draft of Mr Tilford's work on the Plan would be placed on the Website, with a link from the *Newsletter*. **ACTION: DT and AM**
5. **Dates of Future Meetings.**
 - 5.1 The dates of the next Meetings were agreed as:
 - Tuesday, 20th August
 - Friday, 30th August
 - Monday, 16th September.
 - 5.2 The Meetings would all be at 7.00p.m. and Mr Tilford agreed to book the Committee Room at the Parish Hall, as usual. **ACTION: DT**
6. **Plan Policies.**
 - 6.1 The policies outlined in Herefordshire Council's draft Core Strategy document were then considered and it was felt that they did not need to be incorporated into the Bodenham Plan. However, a similar scrutiny would need to be carried out when Herefordshire Council publish the final Strategy.
 - 6.2 It was felt that Policies SD3 (Water Management) and SD4 (Waste Water) were particularly important to Bodenham and should possibly be incorporated in our Plan in modified form. It was also suggested that the Plan should include the requirement for an archaeological survey to be conducted before site was developed, unless this requirement was adequately covered in the Core Strategy or elsewhere.
7. There being no further business the Meeting closed at 8.40pm

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4. **Minutes of the Public Meeting of the Steering Group (20 August 2013)**

**MINUTES OF THE MEETING OF  
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP  
HELD IN THE PARISH HALL COMMITTEE ROOM  
ON TUESDAY, 20 AUGUST 2013 AT 7.00 P.M.**

**Present**

Cllrs A Avery, P James-Moore, A Mitcheson and R W Clarke (Chair), Mr D Tilford

1. **Apologies.** Apologies were received from Mrs G. Bowden.

2. **Matters Arising.** There were no matters arising not covered later.
3. **Publication of the Draft Plan.**
  - 3.1 It was confirmed that the draft plan now appears on the Parish Website and the links to it will be published in the next *Newsletter*. Posters are on display around the Village asking for comments and attendance at Steering Group Meetings. (So far there has been no response).
  - 3.2 It was agreed that a copy of the plan should be sent to the District Councillor, Cllr Jeremy Millar, for his information **ACTION: RWC.**
4. **Funding.** Cllr Mitcheson confirmed that the grant application had been submitted and a response was awaited.
5. **Advice from Herefordshire Council.** It was also agreed that a meeting should be arranged with Mrs Samantha Banks to discuss the draft Plan **ACTION: DT and AM**
6. **Herefordshire Council's Core Strategy.** It was believed that the Core Strategy had now been approved, but this needed to be checked. If so, the Bodenham Plan should be checked to ensure that it complies with the final endorsed Strategy. **ACTION: All**
7. **Date of the Next Meeting.** It was agreed that the Meeting proposed for 30 August should be cancelled since clarification of the above points would not have been received by then. The next Meeting will therefore now be held on 16<sup>th</sup> September.
8. There being no further business the Meeting closed at 8.25pm.

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5. **Minutes of the Public Meeting of the Steering Group (16 September 2013)**

**MINUTES OF THE MEETING OF
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP
HELD IN THE PARISH HALL COMMITTEE ROOM
ON MONDAY, 16th SEPTEMBER 2013 AT 7.00 P.M.**

Present

Cllrs A Avery, P James-Moore, A Mitcheson and R W Clarke (Chair), Mr D Tilford

1. **Apologies.** Apologies were received from Mrs G. Bowden.
2. **Matters Arising.** There were no matters arising which were not to be dealt with later in the Agenda.
3. **Response to Advertisements.** No comments or contacts had been received following the advertising in the *Newsletter* and on the Parish Website.
4. **Funding.** Cllr Mitcheson, in particular, was congratulated on the grant award.
5. **Meeting with Herefordshire Council.**
 - 5.1 Cllr Mitcheson and Mr Tilford reported that they had met with Mrs Samantha Banks in Herefordshire Council's Planning Department and that she had produced a list of points on how

she felt the draft Plan should be modified. This list was then discussed with some detailed action points for modification. **ACTION: DT**

5.2 The main action point was that she felt the settlement boundary had to be enlarged to show potential development sites. Following much discussion possible boundaries were drawn on maps of The Moor and the Conservation Area. It was noted that maps should show development sites, protected open spaces, environmental issues (SSIs, etc), flood risk, missing links in footpaths, recreation facilities, school routes, future employment sites, and so on.

5.3 Cllr Mitcheson agreed to try to produce a computerised version of the settlement boundary maps and Cllr Avery would then hopefully print them out on A3 so that more detailed discussion could take place at the next Meeting. **ACTION: AM**

6. **Date of the Next Meeting.** The next Meeting will be held at 7.00p.m. on Thursday, 10th October. (Cllr P James-Moore gave apologies for the next Meeting).

7. There being no further business the Meeting closed at 8.20pm.

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6. **Minutes of the Public Meeting of the Steering Group (10 October 2013)**

**MINUTES OF THE MEETING OF  
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP  
HELD IN THE PARISH HALL COMMITTEE ROOM  
ON THURSDAY, 10<sup>TH</sup> OCTOBER 2013 AT 7.00 P.M.**

**Present:**

Cllrs A Avery, A Mitcheson and R W Clarke (Chair), Mr D Tilford, Mrs G Bowden

Cllr J Pollard, Mr A Clark and Mrs I. Evans also attended.

1. The Chairman welcomed Mr Clark and Mrs Evans to the Meeting.

1. **Apologies.** Apologies were received from Cllr P James-Moore.

2. **Matters Arising.** There were no matters arising which were not on the Agenda.

3. **Potential Development Sites.**

3.1 The parcels of land for potential development adjacent to the two main settlements were discussed in detail and most were rejected based on the local knowledge of members regarding flood risk, poor access, etc. These views generally agreed with the conclusions drawn by Herefordshire Council's initial survey contained in their Strategic Housing Land Availability Assessment (SHLAA) which Mr Tilford explained had been carried out in 2009 and showed on a related map.

3.2 Two parcels were considered suitable for housing just outside the former settlement boundary of Bodenham Moor:

3.2.1 Corner of Chapel Lane and C1125, although having some low lying ground and being subject to flooding, it was considered that at least 6 houses were possible.

3.2.2 Land opposite England's Gate Inn, between the A417 and C1125. This parcel was considered very suitable with good access to the C1125, proximity to the rest of the Village and public transport. The land does not flood. A figure of 44 dwellings was originally put forward by Herefordshire Council.

3.3 In the Conservation Area, it was felt that a settlement boundary needed to be added to ensure future developments are managed properly in line with the policies of the draft Core Strategy. **ACTION: AM**

4. **Open Spaces.** Open Spaces are being identified and a map is to be produced with details of location and size. **ACTION: AM**

5. **Draft Plan.**

5.1 Mr Tilford outlined the changes made to accommodate Herefordshire Council's comments, with cross referencing to both the Parish Plan and the Core Strategy. A final? draft would be prepared for the next Meeting. **ACTION: DT**

5.2 It was agreed that, after the draft had been discussed, a representative from Herefordshire Council should be invited to a subsequent meeting to give the Group a a detailed opinion on the Plan and to advise on "good design", density, footpaths, leisure and community facilities.

5.3 Details about Bodenham should be available from the 2011 census. **ACTION: AM**

5.4. A3 mapping should be made available for the next Meeting, if possible. **ACTION: AA**

5.5. It was agreed that the Agenda for the next Meeting should include an action plan for the administration of posters/ flyers, the distribution of the draft Plan and the covering letter, etc.

6. **Dates of the Next Meetings.** It was agreed that the next Meetings should be held on 24<sup>th</sup> October, 11<sup>th</sup> November and 25<sup>th</sup> November.

7. There being no further business the Meeting closed at 9.55pm.

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7. **Minutes of the Public Meeting of the Public Steering Group (11 November 2013)**

**MINUTES OF THE MEETING OF
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP
HELD IN THE PARISH HALL COMMITTEE ROOM
ON MONDAY, 11TH NOVEMBER 2013 AT 7.00 P.M.**

Present:

Cllrs A Avery, A Mitcheson, P. James-Moore and R W Clarke (Chair).

1. **Apologies.** Apologies were received from Cllr Pollard, Mr Tilford and Mrs Bowden.

2. **Matters Arising.** There were no matters arising not on the Agenda.

3. **Attendance by Residents.** Concern was expressed at the general lack of interest being shown by members of the local community in the neighbourhood planning process and in Steering Group meetings. However, it was felt that there was little more that could be done to advertise the importance of the issues.

4. **Draft Neighbourhood Plan.**

4.1 The changes to the settlement boundaries agreed at earlier Meetings have been mapped and the draft plan is with Cllr Mitcheson for formatting etc. When finished, Herefordshire Council (Mrs Sam Banks) is to be consulted and the possibility of engaging a professional planner should

be considered. The covering letter and dates for distribution, open days, etc should then be discussed.

4.2 Open Spaces are being identified and a map is to be produced with details of location and size. **ACTION: AM**

5. **Printing.** Quotes for printing the Plan were considered and, with delivery to each household (480), it was felt that 550 plans, 40 posters and 300 flyers should be ordered.

6. **Maps.** A3 mapping to be available for next meeting, if possible **ACTION: AA**

7. **Dates of the Next Meetings.** The next Meetings will be on 25th November, 18th December and 20th January 2014.

8. There being no further business the Meeting closed at 8.05pm.

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8. **Minutes of the Public Meeting of the Public Steering Group (18 December 2013)**

**MINUTES OF THE MEETING OF  
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP  
HELD IN THE PARISH HALL COMMITTEE ROOM  
ON WEDNESDAY, 18<sup>TH</sup> DECEMBER 2013 AT 7.00 P.M.**

**Present**

Cllrs A Avery, A Mitcheson, P James-Moore, Mr D Tilford and R W Clarke (Chair)

Cllrs J Pollard, Cllr R Powell; Dr K Collins, Dr R Collins, Mrs L Pollard, Mr R Pritchard, Mr M Stephens, Mrs C Thompson and Dr C Smith (Parish Clerk) also attended.

1. The Chairman welcomed those attending a Steering Group Meeting for the first time. Despite publicity at Parish Council Meetings and on posters, in the *Newsletter* and on the Parish Website, Mrs Thompson suggested that the Meetings were not sufficiently publicised since she had had no knowledge of them. Her kind offer of distributing literature to every house in the "old" Village was noted.

2. **Apologies.** Apologies were received from Mrs Bowden.

3. **Matters Arising.** There were no matters arising not on the Agenda.

4. **Bodenham Moor.**

4.1 Following a lengthy discussion about the proposed new settlement boundaries, it was decided that the boundary for Bodenham Moor was reasonable. Any further suggestions should be made in writing to the Parish Clerk. **ACTION: All**

4.2. The letter from Bovis Homes to the Parish Council expressing an interest in developing land at "Gravel Farm" was discussed. The Parish Clerk agreed to write and invite a representative from Bovis Homes to come to the next meeting of the Steering Group. Since there was doubt about what was meant by "Gravel Farm", he should also ask for clarification of exactly which parcel of land was being considered. **ACTION: CS**

5. **Bodenham.** It was suggested that publicity should be given to two different settlement boundaries which might be defined in the Conservation Area, one tightly drawn around the existing dwellings and another incorporating the sheds and hard standing near the Lakes. A description of these should be available on the Parish Website, through posters around the Village and in the February edition of the *Newsletter*. Comments should, again, be directed to the Parish Clerk. **ACTION: All**

6. **Draft Neighbourhood Plan.** There was no time left to discuss the lengthy response received from Mrs Samantha Banks on the draft Plan. Cllr Mitcheson and Mr Tilford kindly agreed to go through the whole document making the improvements suggested where possible. This new version would then be circulated for discussion at the next Meeting. **ACTION: DT and AM**

7. **Date of the Next Meeting.** The next Meeting will be on 20 January It was felt that a more suitable venue for it would be the Seward-James Centre and the Parish Clerk agreed to make the booking. **ACTION: CS**

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9. **Agenda for the Public Steering Group Meeting on 20 January 2014**

BODENHAM NEIGHBOURHOOD DEVELOPMENT PLAN

STEERING GROUP MEETING AT THE SIWARD JAMES CENTRE
ON MONDAY 20TH JANUARY 2014 AT 7.00PM

AGENDA

Item	To Lead
1. Welcome and Introduction by the Chairman	Chairman
2. Fiona Brereton, Senior Town Planner, Bovis Homes, to outline proposals for housing development of field parcel off C1125 and C1124 (Chapel Lane).	Fiona Brereton, Bovis Homes
3. Public Question and Answer Session.	Chairman
4. Report on Meeting on 14 January 2014 between Samantha Banks (Herefordshire Council Planning Department), Cllr. Mitcheson and Mr Tilford.	Tilford/ Mitcheson
5. Bodenham Conservation Area Proposed Settlement Boundary Options: Responses from members of the public to the recent consultation.	Chairman
6. Possible Engagement of an Independent Consultant Planner to Advise on Aspects of the Draft Neighbourhood Plan.	Chairman
7. Neighbourhood Plan Public Open Day: Discussion of Options.	Chairman
8. Any Other Business.	Chairman
9. Date of the Next Meeting.	Chairman
10. Closing Remarks.	Chairman

All are most welcome to attend



10. **Minutes of the Public Minutes of the Steering Group Meeting on 20 January 2014**

**MINUTES OF THE MEETING OF
THE BODENHAM DEVELOPMENT PLAN STEERING GROUP
HELD IN THE SIWARD JAMES CENTRE
ON MONDAY, 20TH JANUARY 2014 AT 7.00 P.M.**

Present: Cllr R. Clarke (Chair), Cllr A. Mitcheson, Cllr P. James-Moore, Mr D. Tilford, Mrs G. Bowden.

Approximately 95 local residents were also present.

Welcome and Introduction by the Chairman.

1.1 The Chairman welcomed those attending. He stressed the importance of the Neighbourhood Plan as Herefordshire Council was under remit to ensure that Bodenham provides its share of new housing. We can expect this to be up to 50 houses between now and 2031, built mainly in the “old” and “The Moor” areas of the Parish.

1.2 He stressed that careful consideration of the Neighbourhood Plan was essential and that the version currently on the Parish Website was just a draft. Once the final plan is completed there would be a parish referendum and, if this resulted in the Plan being accepted, the Parish would have a say in what houses are built, their look and location; this is what we do not have at present.

1.3 The Chairman noted that details of the two proposed settlement boundaries were on the Parish Website for comment and that two or three open days would be arranged at which all aspects of the Plan can be discussed.

1.4 **Apologies.** Apologies were received from Cllr A. Avery.

2. **Presentation by Bovis Homes.**

2.1 Miss Fiona Brereton, Senior Town Planner representing Bovis Homes, was invited to speak about the firm’s interest in the site at The Moor end of Chapel Lane. The Chairman made it clear that this site was not Gravel Farm, as had been stated in her letter to the Parish Council.

2.2 Miss Brereton indicated that Bovis Homes’ interest in this site had been through the landowner introducing them to it directly in 2013. The land is 7 ½ acres and could house 50 dwellings. (It is not an appropriate site for 80 as was first suggested). Bovis Homes would see the development through from start to finish which, she said, was always a benefit. She was aware that the Steering Group had looked at a number of sites, but Bovis Homes are only interested in ones where the landowner is the contact with them.

3. **Public Question and Answer Session.**

3.1 In response to questions and comments, Miss Brereton indicated that:

3.1.1 As a requirement Bovis Homes would incorporate affordable houses, their policy being 35% of the total development.

3.1.2 They would be proposing to build 1-2 bedroomed dwellings and up to 5 bedroomed houses.

3.1.3 The option agreement is with the landowner. However, no financial terms were given to the Meeting.

3.2 Local residents raised the following issues with Miss Brereton:

3.2.1 The flood risks in the area of the proposed site. It was suggested that an “increase in concrete” would not help.

3.2.2 The very well known sewerage problem in that part of the Village; half the houses in Bodenham Moor have inadequate sewerage.

3.2.3 The site is too close to an intensive livestock unit.

3.2.4 The Moor is a very busy road with no pavements.

3.2.5 Following the Parish Plan it had been ascertained that there was a housing need for just 9 houses.

3.3 Miss Brereton indicated that she had not seen the other sites proposed in the Village, but in any case Bovis Homes would not consider, or take on, any other sites.

3.4 There was a comment that large properties are not affordable by young families, while older people put pressure on village amenities. She replied that the primary school had approximately 100 pupils and Bovis Homes was aware of the possibility of provision *via* a Section 106 agreement or, in future, a Community Infrastructure Levy.

3.5 On the question of timing she said that Bovis Homes' time frame for surveys, etc. was 2 months and it was noted that Herefordshire Council's adoption of the Core Strategy was scheduled for July 2014, while that for the Neighbourhood Plan was July 2015. There had so far been no approaches from other developers.

3.6 The Chairman thanked Miss Brereton sincerely for attending and she left the Meeting at 8.00pm.

4. Discussions with Herefordshire Council Planning Department.

4.1 The Meeting continued, with the Chairman stressing that the Steering Group was very aware of the concerns of local residents and the environmental constraints. He emphasised that parishioners' comments were really needed from both Bodenham and Bodenham Moor working together as a community and that the Plan and Core Strategy do not protect the Conservation Area *per se*.

4.2 He noted that, in relation to the requirement for the Parish to accommodate 50 new houses, there had been 42 windfall developments in the last 10 years. The draft Plan would be sent to Herefordshire Council for a 6 week consultation when it would be seen by a large number of external agencies, such as Welsh Water, the Environment Agency and National Rail. After any appropriate amendments to the draft there would be a further consultation before the draft Plan was examined by an independent inspector. If all was well, there would then be a referendum and at that point each person would have a vote. Hopefully, the whole process would be completed by 14th November 2014, with the Neighbourhood Plan being available in 2015. The Chairman again stressed that the preparation of the Plan was a community, not solely a Parish Council, exercise.

5. Bodenham Conservation Area Proposed Settlement Boundary Options.

5.1 Turning to settlement boundary issues, the Chairman said that there were two proposed options for development within a settlement boundary in the Conservation Area of the Parish. He

stressed that designation as a conservation area did not forbid housing development there and the relevant maps had been circulated to the Meeting.

5.2 A lengthy and, at times, strongly expressed discussion then took place:

5.2.1 **Option 1.** There were comments that it would devastate the look of the area and there was no mains drainage in Bodenham.

5.2.2 **Option 2,** There were comments that it would not fit in with the status and density of the Village which is designated as a conservation area. There were concerns about safety at the corner of Church Road and outside the School.

5.3 As regards Bodenham Moor, the land opposite England's Gate public house was received favourably by all present as a site for 40 houses. Land along Millcroft Road was on a flood plain and not, therefore, suitable. The Parish Hall site had previously been considered and rejected and would only take a maximum of 9 houses. There was one suggestion that single house infill could be an option.

5.4 It was generally agreed by the public present that there were substantial reasons for not building at all in Bodenham and that the Parish Council should make Hereford Council aware of this. The Chairman reminded the Meeting that it was Herefordshire Council who decided on the number of houses required in each part of the County and that a Neighbourhood Plan was essential to give the Parish a say in its own future development.

6. **Possible Engagement of an Independent Consultant Planner.** The Chairman reported that the Steering Group had received a government grant of £4,500 and an amount would be used to appoint a professional planner for advice on further development of the draft Neighbourhood Plan.

7. **Public Open Days.** The Chairman said that Open Days would be arranged shortly for February and March and these would be widely advertised.

8. **Any Other Business.** There was no other business.

9. Having thanked all those present for attending and the ladies for providing refreshments, the Chairman closed the Meeting at 9.25pm.

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11. **Agenda for the Public Steering Group Meeting on 15 May 2014**

## **BODENHAM NEIGHBOURHOOD DEVELOPMENT PLAN**

### **STEERING GROUP MEETING** **IN ST MICHAEL'S PRIMARY SCHOOL, BODENHAM** **ON 15 MAY 2014 AT 7.00PM**

#### **AGENDA**

| <b><u>Item</u></b>                         | <b><u>Lead</u></b> |
|--------------------------------------------|--------------------|
| 1. Introduction                            | Cllr James-Moore   |
| 2. Talk by Independent Planning Consultant | Ms Claire Rawlings |

- |    |                                                                                             |                  |
|----|---------------------------------------------------------------------------------------------|------------------|
| 3. | Question and Answer Session                                                                 | Cllr James-Moore |
| 4. | Discussion of Potential Housing Land in the Conservation Area                               | Cllr James-Moore |
| 5. | Report on Herefordshire Council and DCLG Neighbourhood Plan Training and Networking Seminar | Mr David Tilford |
| 6. | Any Other Business                                                                          | Cllr James-Moore |
| 7. | Concluding Remarks and Date of the Next Meeting                                             | Cllr James-Moore |

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12. **Minutes of the Public Steering Group Meeting on 15 May 2014**

BODENHAM NEIGHBOURHOOD DEVELOPMENT PLAN

**MINUTES OF STEERING GROUP MEETING HELD
ON 15TH MAY 2014 IN ST. MICHAEL'S SCHOOL AT 7.00PM**

Present: Cllr Pam James-Moore (Chairman), Cllr Tony Mitcheson, Cllr Bob Clarke, Cllr Alec Avery, Mr David Tilford and Mrs Gwenllian Bowden.

In attendance were 43 local residents including 12 from the Conservation Area. Also present was Mrs Claire Rawlings, the Planning Consultant engaged to assist with the development of the Plan.

1. **Introduction.** The Meeting opened with a welcome from the Chairman to all those present. Cllr Mitcheson then drew attention to the six maps on display showing the various options for a Bodenham settlement boundary. He hoped that everyone had voted on one of them and asked that, if not, everybody should please do so before leaving the Meeting.

2. **Talk by Independent Planning Consultant.** Mrs Claire Rawlings was introduced and gave a short presentation about the disadvantages and advantages of specifying a settlement boundary as a means of managing future building development. She explained that a criteria-based approach could be used as an alternative, as this would define the Conservation Area and help to guide development. She stressed the need for a Development Plan as it can influence implementation of the Core Strategy and is a real opportunity to control certain factors. She commented that in the Parish there are two different settlement areas, The Moor and the Conservation Area. Advantages of settlement boundaries are that they limit the spread of development, there are no "grey-areas", they protect the open countryside and help to avoid "ribbon-development".

3. **Question and Answer Session and Discussion of Potential Housing Land.**

3.1 The Chairman then opened the Meeting for questions and answers and discussion of potential housing land in the Conservation Area.

3.2 From the floor it was evident that no development was wanted in the Conservation Area, but that, if there had to be some, a number of dwellings spread out was preferred. It was suggested that 6 or 7 dwellings could be accommodated. It was pointed out that to have no development in the Conservation Area would need strong representation as communities have to develop and grow. Flooding would be taken into consideration and measures would be taken to alleviate this problem.

3.3 Comment was made about the possibility building on the gravel area next to the east end of Bodenham Lake. It was felt that the site was an eyesore, but it does not flood. Perhaps this could be incorporated within the Bodenham settlement boundary and could include starter homes and affordable properties, especially since it is near to the School. The view was expressed that these types of homes would be more appropriate in the Bodenham Moor development. It was also stressed that the nature reserve should not be included in any boundary.

3.4 It was noted that Bodenham Manor was to be auctioned on the 19th May and opportunities might be available for this site which has space for development with far reaching views.

3.5 With regard to the Memorial Field in the Conservation Area, it was confirmed that no proposals have been received for the number or location of buildings there.

3.6 It was made very clear by the Steering Group that they needed to have of Conservation Area residents' opinions about the Bodenham settlement boundary; the Neighbourhood Development Plan needs to be finalised as soon as possible.

3.7 The most favoured development site in Bodenham Moor was the field opposite to the England's Gate public house, which is situated on the C1125. This site has the potential for 40 dwellings, it does not flood and is in the most suitable part of the Village. At present there were plans for 15 dwellings but it would better to use the whole site.

3.8 There were comments about The Vault and The Vern as these were two areas that were not mentioned. However, these areas are outside the main settlements. Also, homes which were holiday properties and have reverted back to being homes need to be counted.

4. **Report on Herefordshire Council & DCLG Neighbourhood Plan Training & Networking Seminar.** This had been attended by Cllr Mitcheson and Mr Tilford. Mr. Tilford gave a resumé of the Seminar and mentioned that some Neighbourhood Plans in the Country have already been adopted. All villages are vulnerable to housing development and it was unfortunate that the Herefordshire's Core Strategy has yet to be approved. Even though this is the case, it is very important that, with Claire Rawlings' help, Bodenham forges ahead with its Neighbourhood Development Plan and that this is completed as soon as is practically possible.

5. **Any Other Business.**

5.1 Mr Ian Parker asked what had been achieved this evening. In reply Cllr Mitcheson made it clear that the Steering Group can only achieve progress with the Neighbourhood Plan if residents, especially in the Conservation Area, tell them their ideas and suggestions. This was a parishioners' Plan, not the Steering Group's Plan.

5.2. Those present were reminded that there were forms available for their comments and that, once completed, these could be left at Millcroft Farm or in the box in the Chapel. Alternatively, e-mails could be sent to Mr Tilford at davidtilford@greenbee.net.

6. **Concluding Remarks and Date of the Next Meeting.**

6.1 The Chairman thanked Mrs Claire Rawlings very much for her attendance and assistance.

6.2 The next Meeting has yet to be arranged and details will be announced shortly.

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13. **Agenda for the Public Steering Group Meeting on 16 September 2014**

**NEIGHBOURHOOD PLAN**

**STEERING GROUP MEETING  
IN BODENHAM PARISH HALL ON  
TUESDAY, 16 SEPTEMBER 2014 AT 7.30PM**

**AGENDA**

|    | <b><u>Item</u></b>                                | <b><u>Lead</u></b>  |
|----|---------------------------------------------------|---------------------|
| 1. | Introduction                                      | Cllr Tony Mitcheson |
| 2. | Update on Neighbourhood Planning                  | Cllr Tony Mitcheson |
| 3. | The Neighbourhood Plan Survey and Questionnaire   | Cllr Tony Mitcheson |
| 4. | The Distribution and Collection of Questionnaires | Cllr Bob Clarke     |
| 5. | Analysis of the Survey Data                       | Mr David Tilford    |
| 6. | Question and Answer Session                       | Cllr Tony Mitcheson |
| 7. | Concluding Remarks and Date of the Next Meeting   | Cllr Tony Mitcheson |

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14. **Minutes of the Public Steering Group Meeting on 16 September 2014**

BODENHAM NEIGHBOURHOOD DEVELOPMENT PLAN

**MINUTES OF THE STEERING GROUP MEETING
HELD IN BODENHAM PARISH HALL
ON TUESDAY, 16 SEPTEMBER 2014 AT 7.30PM**

Present: Cllr Tony Mitcheson (Chairman), Cllr Pam James-Moore, Cllr Bob Clarke, Cllr Alec Avery, Mr David Tilford and Ms Rhian Powell.

In attendance were 34 local residents.

1. **Introduction.**

1.1 Cllr Mitcheson welcomed everyone to the Meeting and expressed a particular welcome to Mrs Fiona Milden from Bovis Homes who was present to observe the proceedings.

1.2 Apologies. Apologies were received from Mrs Gwenllian Bowden, Mr Jim Crane and Mr Peter Tomlinson.

2. Update on Neighbourhood Planning

2.1 Cllr Mitcheson began by giving an update on progress since the last public Steering Group Meeting. He said that he hoped everybody present was aware from the Neighbourhood Plan updates in the *Newsletter* and on the Parish Website, that our independent planning consultant, Mrs Claire Rawlings, had recommended that the evidence supporting our Neighbourhood Development Plan (NDP) needed to be further expanded. Although she thought that the 2012 Parish Plan was a very good one and she had praised all the detailed work that went into developing it, she had advised that the information which had been gathered in the Parish Plan Survey carried out in October 2010 needed to be updated. Since the last Steering Group Meeting, members had therefore spent their time drafting the questionnaire which will form the basis for a new survey.

2.2 Cllr Mitcheson noted that Mrs Rawling's advice had also been that the NDP should cover a much broader range of issues than just housing development. The questionnaire would therefore be seeking the views of local residents and businesses on a whole range of topics. The information provided would, of course, be treated as entirely anonymous and confidential.

2.3 Cllr Mitcheson then showed those present an example of the questionnaires, which had already been printed. He said that those present could examine copies afterwards if they wished, but could not take any away. This was because, for obvious reasons, the questionnaires had to be issued systematically and a record kept of how many had been distributed.

2.4 The questionnaires were now ready to be distributed in the next few days to every house in the Neighbourhood Area (*i.e.* the whole of Bodenham Parish). Once completed, they would be collected back in two weeks later and Cllr Clarke would explain later how the distribution and collection would be done.

3. **The Neighbourhood Plan Survey and Questionnaire.** Cllr Mitcheson then went through the Questionnaire which was displayed on the screen, describing each section in turn. He particularly stressed the privacy notice in the Introduction, confirming that answers to the Questionnaire would be entirely confidential and anonymous. If respondents filled in any of the free text comment boxes their comments might be quoted *verbatim* in a later report, but neither the Steering Group or anyone else would know who had made the comment.

4. The Distribution and Collection of Questionnaires.

4.1 Cllr Mitcheson then handed over to Cllr Clarke who described how the questionnaires would be distributed by hand to every house in the Parish. This would be done by a number of volunteers over the next few days with the aim of completing the process by the weekend (20-21 September). The same volunteers would collect the completed questionnaires two weeks later on the weekend 4-5 October.

4.2 Cllr Clarke said that the Steering Group recognised that some residents might feel that their anonymity would be compromised if they handed their completed questionnaire back to a volunteer who might then be able to look at their comments. If any resident was concerned about this, they could return their questionnaires to the special boxes which would be provided at the Post Office, and at Saffron's Cross Garage, or deliver them to him at 2, Brockington Road, provided that they did so by 5 October.

5. **Analysis of the Survey Data.** Mr Tilford next explained how the information from the completed questionnaires would be analysed. To ensure that this was done absolutely impartially the Steering Group had needed to find an independent organisation to undertake the work. It was not possible to call on Herefordshire Council's Research Team, who had carried out the analysis of the Parish Plan Survey in 2010, so the Steering Group had engaged an independent organisation, Data Orchard CIC, to do the work and provide a report.

6. Question and Answer Session.

6.1 Cllr Mitcheson started the question and answer session by asking Mrs Fiona Milden of Bovis Homes to provide an update on that firm's plans for Shuker's Field. She indicated that Bovis Homes were due to have a meeting with Herefordshire Council in early October and intended to submit a formal planning application later in that month.

6.2 It was pointed out the present Meeting 'launching' the Neighbourhood Plan Survey happened to be on the day before the Herefordshire Council Planning Committee's hearing of the outline planning application for the development of the field opposite England's Gate Inn. It was suggested that residents taking part in the Survey ought to be informed of the outcome of the hearing since it might affect their responses to parts of the Questionnaire.

6.3 Cllr Mitcheson acknowledged this and said that the timing was entirely fortuitous. After some discussion of the best way forward the Steering Group agreed to arrange for some 900 notices to be printed on members' own printers explaining the situation. These would then be inserted into the individual Questionnaires as they were being distributed. The same notice would be sent to all residents on the Neighbourhood Plan e-mail distribution list and also published on the Parish Website. **ACTION:**

TM

(Afternote. The text of the notice which was distributed with every copy of the questionnaire, as well as being posted on the Parish Website, published in the *Newsletter* and sent by e-mail to all those on the Neighbourhood mailing list is attached as Annex A)

7. **Concluding Remarks and Date of the Next Meeting.** Cllr Mitcheson drew the Meeting to a close by thanking everybody for attending and urging them to encourage as many of their friends and neighbours as possible to complete the Survey. He also thanked the volunteers in advance for undertaking the tasks of distributing and collecting the questionnaires. He said that the Steering Group hoped to hold the next Meeting as soon as they had received the Survey Report from Data Orchard and had had a chance to study it. He could not predict when that would be, but the date and venue would, of course, be advertised in the *Newsletter* and on the Parish Website in due course.

8. There being no other business the Meeting closed at 8.55pm.

Annex A

NEIGHBOURHOOD PLAN QUESTIONNAIRE

ADDITIONAL INFORMATION

Thank you to all those who took the time and trouble to attend the Steering Group Meeting in the Parish Hall on Tuesday evening (16 September).

At the Meeting it was pointed out that Herefordshire Council's Planning Committee was due to consider the Outline Planning Application for up to 40 new houses on the field opposite England's Gate Inn the following morning. It was agreed that the timing of the hearing was unfortunate in that its outcome might have a bearing on how residents responded to parts of the Questionnaire, such as *Sections Two – Housing and Three – Settlement Boundaries*. However, the Questionnaires had already been printed and it was too late to change them or to delay their distribution.

This note is simply to inform you that at the hearing this morning (Wednesday, 17 September) Herefordshire Council's Planning Committee approved the Outline Planning Application for up to 40 new houses on the field opposite England's Gate Inn. You may therefore wish to bear this in mind when you are completing the Questionnaire, and particularly Questions 14B and 14C.

Should you require any guidance on completing the Questionnaire, you can find it in the Introduction, or by asking any member of the Neighbourhood Steering Group whose contact details are given there.

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15. **Agenda for the Public Steering Group Meeting on 10 March 2015**

**BODENHAM NEIGHBOURHOOD PLAN  
STEERING GROUP MEETING  
IN BODENHAM PARISH HALL ON  
TUESDAY, 10 MARCH 2015 AT 7.30PM**

**AGENDA**

|    | <b><u>Item</u></b>                                                                                          | <b><u>Lead</u></b>                               |
|----|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 1. | <b>Welcome and Introduction</b>                                                                             | <b>Cllr Tony Mitcheson</b>                       |
| 2. | <b>Update on Neighbourhood Planning</b>                                                                     | <b>Cllr Tony Mitcheson</b>                       |
| 3. | <b>Discussion of the draft 'Summary and Conclusions' from the Analysis of the Neighbourhood Plan Survey</b> | <b>Cllr Tony Mitcheson/<br/>Mr David Tilford</b> |
| 4. | <b>The Way Forward</b>                                                                                      | <b>Cllr Tony Mitcheson</b>                       |
| 5. | <b>Question and Answer Session</b>                                                                          | <b>Cllr Tony Mitcheson</b>                       |
| 6. | <b>Any Other Business</b>                                                                                   | <b>Cllr Tony Mitcheson</b>                       |

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16. **Minutes of the Public Steering Group Meeting on 10 March 2015**

BODENHAM NEIGHBOURHOOD DEVELOPMENT PLAN

**MINUTES OF THE
NEIGHBOURHOOD PLAN STEERING GROUP MEETING
HELD IN BODENHAM PARISH HALL
ON 10TH MARCH 2015 AT 7.30PM**

1. **Welcome and Introduction.**

1.1 Cllr Tony Mitcheson, Chairman and also Chairman of Bodenham Parish Council, welcomed the 40 local residents attending.

1.2 He introduced the Steering Group: Cllr Pam James-Moore, Cllr Bob Clarke, Cllr Alex Avery and Cllr Jeff Pollard, Mrs Gwenllian Bowden, Mr David Tilford and Mr Jim Crane.

1.3 **Apologies.** Apologies were received from Mr Dennis & Mrs Jackie Davies, Mrs Lyn Pollard, Mrs Janet Gaskell, Mr Tony & Veronica Howell, Mrs Liz Davies and Mrs Fiona Milden from Bovis Homes. (Mrs Milden had, however, promised to provide comments on the analysis of the survey data).

1.4 Cllr Mitcheson began by apologising for the late start of the Meeting, caused by Mr Chris Smith, the Parish Clerk, having been delayed. Cllr Mitcheson thanked Mr. Bob Bowden for stepping into the breach and setting up the computer, etc. for the visual display.

1.5 Cllr Mitcheson also apologised for the long delay since the last Steering Group Meeting, but stressed that the Group had been very busy behind the scenes. He noted that in order to save time and cost there were no printed agendas for the present Meeting. However, the Agenda had been widely advertised on the Parish Website and on posters and flyers around the Parish, as well as now being displayed on the screen.

2. Update on Neighbourhood Planning.

2.1 Cllr Mitcheson reminded those present that the Survey to underpin the Neighbourhood Development Plan (NDP) had been conducted between 17th September and 10th October 2014. Questionnaires had been delivered to everyone in the Parish and there had been a 52% response.

2.2 The questionnaires had then been independently analysed by Data Orchard CIC who have no connection with Bodenham Parish. They had produced their Report in mid-November and this afforded a good basis on which to move forward with the NDP. Accordingly, the Steering Group had prepared their draft 'Summary and Conclusions' drawn from the Data Orchard analysis and these had been posted on the Parish Website on 19 November and advertised in the *Newsletter*. The Steering Group's further work had been somewhat interrupted by Christmas and New Year, but was continuing.

2.3 Turning to the Local Plan, Cllr Mitcheson reported that some progress had been made with Herefordshire Council's Core Strategy, on which our NDP depends. Its Examination had taken place between the 10th and 25th February and we were now awaiting the detailed results and, of course, the final approved document.

3. Discussion of the Draft 'Summary and Conclusions' from the Analysis of the Neighbourhood Plan Survey.

3.1 Cllr Mitcheson then turned to the main business of the Meeting which was, he said, to obtain comments from everybody present on the draft 'Summary and Conclusions' document so that a final version of it could be produced which would then, in turn, inform the NDP. He asked if the document was a fair summary of the Data Orchard analysis, whether the Steering Group's conclusions were correct, unbiased and complete, and what, if anything had been missed.

3.2 The draft document was then projected onto the screen for all to view and Cllr Mitcheson then went through it making a number of points:

3.2.1 The Survey had generated a 52% response which was a little disappointing. More participation by younger people, under the age of 40, would have been welcome.

3.2.2 Herefordshire Council had indicated a need for 15% new dwellings, based on there being 270 existing houses in Bodenham Moor. This resulted in a requirement for a total of 40 new homes in 16 years and was being challenged by the Steering Group, who believed the number of existing houses was actually 242.

3.2.3 Survey respondents felt that no more than 15% new housing should be allowed; that green areas should be enhanced and any new houses should retain the village character. Improvement of the infrastructure of the main settlements was regarded as a high priority and there was particular concern about flooding.

3.2.4 Family and starter homes were required, together with private, retirement and social housing. First consideration should be given to 2-3 bedroom properties and affordable houses. The Group believed a total of 31 properties for the whole of Bodenham, would be acceptable.

3.2.5 The settlement boundary in Bodenham Moor had been extended to incorporate the site on the C1125 opposite England's Gate public house. Added protection had also been given to the Conservation Area which, for the first time, had been given a proposed settlement boundary.

3.2.6 The Survey had made clear how much parishioners valued everything in their surroundings. The protection which they wanted to be given to local flora and fauna, and to Bodenham Lake in particular, had been especially highlighted.

3.2.7 Other points that had emerged from the Survey included the need for businesses in the Parish, for tourism and for the installation of renewable energy with the exception of wind turbines.

3.2.8 Particular concerns had been road safety, flooding, including surface water run-off, the proper maintenance of watercourses; and the need for improvements to local infrastructure, especially the sewerage system.

4. The Way Forward.

4.1 Cllr Mitcheson went on to say that the next step would be to take on board everyone's comments and amend the 'Summary and Conclusions' to produce the final version. The Steering Group would also, of course, be receiving comments from our independent planning consultant, Mrs Claire Rawlings, with whom they had maintained contact but who could not be here this evening.

4.2 Once the Group had arrived at its final 'Conclusions', these would be posted on the Parish Website and the next task would be to translate the 'Conclusions' into policies in the Neighbourhood Plan with the help of Mrs Rawlings. This would produce a draft of the Plan suitable for widespread informal consultation over a period of several weeks.

4.3 After the draft Plan had been improved still further in the light of comments, it should be ready for the formal six week Regulation 14 Consultation. Only then would we be approaching the point when we can submit the Plan for Examination by a Government Inspector.

4.4 All this was going to take time and it was going to cost money. The first government grant which the Parish Council had received (£5,424) had ended on 31st December. It had paid for expenses so far, particularly the printing of the survey questionnaires and the analysis of responses by Data Orchard CIC. At the moment expenses, such as the hire of the Hall for the present Meeting, were being paid for out of the Precept. However, the Government have announced further grants from 1st April and the Parish would be bidding for one of those shortly.

5. Question and Answer Session:

5.1 A number of questions were raised regarding road safety on the C1125. The Chairman indicated that, until there was greater clarity about the housing development which would be taking place along that road, the Parish Council would not be spending any money on it. At present there was uncertainty about what effect the proposed developments would have and to what extent the housing developers themselves might carry out any necessary alterations. Instead, Cllr Mitcheson said, the Parish Council was concentrating on trying to get vehicle activated signs and "gateways" installed in each direction on the A417.

5.2 Concern was expressed that Section 106 agreement money from any housing developments might disappear into Hereford Council's "central pot". Cllr Mitcheson replied that part of any money from Bell Homes for a children's play area would be allocated to improve the existing one on the Village Green. Further comments from the floor indicated the need for money to be allocated to the School, to infrastructure and to traffic calming. Cllr Mitcheson accepted this,

but pointed out that, strictly speaking, such allocations were not planning development matters and, while they could be reflected in the NDP, they could not be directly influenced by the Plan.

6. **Any Other Business.**

6.1 **Land to the South of Chapel Lane.**

6.1.1 The Chairman reported that Herefordshire Council had received a planning application from Bovis Homes for 49 houses to be built on land to the South of Chapel Lane in Bodenham Moor. He reminded those present that the Parish Council considered that there were only two possible sites for housing development adjacent to the proposed Bodenham Moor settlement boundary - the field opposite England’s Gate Inn and the one to the South of Chapel Lane. These had been identified by the Steering Group’s own Study of potential housing land and accorded with Herefordshire’s Council’s Strategic Housing Land Availability Assessment (SHLAA) which had considered them to be the only two Bodenham Moor locations capable of development with only minor constraints.

6.1.2 After very careful consideration by the Steering Group and the Parish Council, the field opposite England’s Gate Inn was preferred. The reasons for this had been set out in the Study of Potential Housing Land, reflected in the Neighbourhood Plan, and widely publicised and discussed at public meetings. This preference had been further endorsed by the recent Neighbourhood Plan Survey. It was, therefore, the Parish Council’s intention to object to Bovis Homes’ application on the grounds that requiring Bodenham Moor to accommodate 49 houses, in addition to the 40 Bell Homes houses, would not be sustainable.

6.1.3 Comments were received from the floor all voicing concerns about the Bovis Homes application and its implications, for example, for increased flood risk to adjacent properties, for an already over-loaded sewerage system, for having residential dwellings within 400 metres of an intensive dairy unit, for the increase in traffic, for the possibility that this would be the first step to the development of the orchard and fields adjacent to site, and for the lack of local infrastructure (school, GP Surgery, bus service, etc.), as well as the impact such a development would have on everyone in the whole of Bodenham. Other points raised were the Minerals Safeguarding Policy (M1), the potential increase in noise, and the design and visual appearance of the proposed development being out of character with the surrounding area and especially on the setting of the listed buildings close by.

6.1.4 The Chairman drew the discussion to a close by reiterating that the Parish Council would not be supporting the Bovis Homes’ application and remarking that, if those present felt so strongly about the issue, they had the option of submitting their own letters of objection to Herefordshire Council, perhaps with a copy to Mr Bill Wiggins MP, before the closing date of 19th March and of encouraging other parishioners to do likewise.

6.2 **Comments.** The Chairman reminded those present that the Steering Group were keen to hear their views on the NDP, on the “Summary and Conclusions” document and, indeed, on any other aspect of neighbourhood planning and there were comment sheets available for this. Those who so wished were also invited to leave an e-mail address so that neighbourhood planning updates could be sent direct to them.

7. There being no other business the Chairman closed the Meeting at 9.12pm.



17. **Agenda for the Public Steering Group Meeting on 20 September 2016**

THE NEIGHBOURHOOD PLAN

How Many New Houses?

What Kind of Houses?

What size of houses?

What buildings do we need to protect?

What open spaces do we need to protect?

Where do we want new houses?

STEERING GROUP MEETING

TUESDAY, 20 September 2016

Agenda

- Welcome and Introduction
 - The Revised Neighbourhood Plan
 - The Regulation 14 Consultation
 - Way Forward
 - Any Other Business

18. **Minutes of the Public Steering Group Meeting on 20 September 2016**

BODENHAM NEIGHBOURHOOD DEVELOPMENT PLAN

**MINUTES OF THE
NEIGHBOURHOOD PLAN STEERING GROUP MEETING
HELD IN BODENHAM PARISH HALL
ON 20 SEPTEMBER 2016 AT 7.30PM**

1. **Welcome and Introduction.**

1.1 Cllr Mitcheson welcomed all the 49 local residents attending the Meeting and introduced the other members of the Neighbourhood Development Plan (NDP) Steering Group: Cllr Pam James-Moore (Chairman of the Parish Council), Cllr David Tilford, Cllr Alec Avery, Cllr Jim Crane and Mrs Gwenllian Bowden.

1.2 **Apologies.** Apologies were received from, Mr & Mrs David Wain, M. & Mrs Hulme, Mrs & Mrs T. Howell, Mr & Mrs B. Marsh and Mr & Mrs R. Minchin.

1.3 Cllr Mitcheson remarked that he felt sure that by now everybody was clear about the purpose and importance of the NDP. Once it was finally approved, it would play a key part in how future planning applications in the Parish were determined

1.4 He noted that there had been a long hiatus since the last public Steering Group Meeting. This was because:

1.4.1 It had taken a lot of time to revise, extend and improve the draft Plan from the one previously published. To do this the Steering Group had had to convert the results of the Neighbourhood Plan Survey into new objectives for the draft Plan.

1.4.2 None of this had been helped by the fact that, to some extent, the Group had been working in limbo because Herefordshire Council's own Local Plan – the Core Strategy - was not ready. This was – and is – the key document with which our own NDP has to comply and it was not finally approved until 16 October 2015.

1.4.3 Work had been delayed because key members of the Steering Group had had other important commitments which they could not neglect.

1.5 That said, the draft Plan had now been extensively revised, extended and (it is to be hoped) improved to the point where it had reached the first of a series of important milestones – the Plan was, the Steering Group believed, ready for its Regulation 14 Consultation. The various earlier drafts of the Plan have been around for a long time and the Steering Group had always been open to comments and suggestions on them. However, this Consultation was the first – and in some ways the last – occasion on which local residents were being formally asked to look at the draft NDP and confirm that they were happy with it. Once the Consultation is over and any resultant changes to it have been made, the draft Plan will be formally submitted to Herefordshire Council for final consideration, consultation, examination and the referendum.

2. The Revised Neighbourhood Development Plan

2.1 Turning to the draft NDP itself, Cllr Mitcheson said that no actual copies of the Plan would be distributed at the Meeting. They would be delivered to households in a week's time and he would explain this later. However, if anybody wished to see the draft NDP before then, they could find it on the Parish Website where it had already been available for nearly two weeks (since 7 September).

2.2 With the text of the draft Plan projected on the screen, Cllr Mitcheson then took those present through the whole structure of the NDP, pointing out the main issues it covered, the main policies it proposed and the evidence on which it was based.

3. The Regulation 14 Consultation

3.1 Cllr Mitcheson next described the pre-submission Regulation 14 Consultation process and stressed that it provided residents with their most important chance to have their say and change the Plan; once the draft Plan has been submitted to Herefordshire Council under Regulation 16 it would be getting rather too late to do so. He explained that, apart from residents, those being consulted included all those running businesses in the Parish, all those who work in the Parish, even if they do not live here, some 20 organisations which are Statutory Consultees (such as Welsh Water, English Heritage, and the Environment Agency), and Herefordshire Council itself.

3.2 He said that the Consultation would take place over the six weeks from 3 October – 14 November 2016 and copies of the draft NDP would be delivered door-to-door by volunteers in the period 26 September – 2 October. Although, for reasons of cost, only one printed copy was being delivered to each household and business, this did not mean that only one person in each household or business could comment on the draft Plan: everybody living and/ or working in the Parish could submit as many comments on the Plan as they wished. All comments, together with

the Parish Council's responses to them, would be recorded in the Report on the outcome of the Consultation which would be published as part of the process of submitting the draft Plan at the Regulation 16 stage.

3.3 Cllr Mitcheson went on to explain how comments should be made. A printed comment form, which he showed on the screen, would be inserted in every copy of the Plan being distributed. The same standard form would also be available on the Parish Website at <http://www.bodenhamparish.org.uk/neighbourhoodplan.asp> in pdf and MS Word. As regards what comments were required, Cllr Mitcheson stressed that this was local residents', not the Steering Group's or Parish Council's, Plan and urged all those present to let the Steering Group and Parish Council have their views on any aspect of the draft Plan whatever, for example, points on which they particularly agreed or disagreed; aspects on which they thought the draft went too far or not far enough (always remembering that the NDP has to comply with national planning policy and with Herefordshire Council's Local Plan); any issues which they felt had been overlooked (always remembering that such matters as road safety fall outside the scope of the Plan and have to be covered by regulations); and points which they thought had not been expressed clearly enough or contained factual errors.

3.4 Concluding his talk, Cllr Mitcheson stated that comments could be submitted at any time, so long as this was before the deadline of 5.00pm on Sunday, 20 November. Although, as he had explained, there was a standard form for comments, it was not essential that this was used. Comments in any format should be e-mailed to bodenhamneighbourhoodplan@gmail.com, or put in one of the special boxes at Saffron's Cross Garage, Bodenham Post Office, and the rear porch at Millcroft Farm, or posted to Millcroft Farm, Bodenham, Herefordshire HR1 3LA.

4. **Question and Answer Session.** Cllr Mitcheson asked for questions and the following issues were raised:

4.1 **The Cost of Producing the Neighbourhood Plan.** Mr Tilford informed the Meeting that a government grant of £9,000 was available to parishes and town councils preparing neighbourhood plans. Following an initial grant of some £4,000 Bodenham had now received £3,552 towards expenditure on Regulation 14 work, such as the printing of the draft NDP. Our Planning Consultant, Mrs Claire Rawlings' services would also be required again and part of the grant would go towards reimbursing her in due course.

4.2 **Road Safety.** In response to a question about improving road safety in relation to new housing developments, Cllr. Mitcheson said that any new development in the Parish must provide appropriate vehicular and pedestrian access but that road safety did not come directly within the scope of the Plan. The Parish Council was already monitoring traffic speeds in the Parish with the speed indicator device (SID) and a Community Speed Watch project was in the process of being set up.

4.3 **Minimum New Housing Requirement.** In reply to a question about how Bodenham compared to other parishes with regard to the minimum number of houses we have to build, Mr. Tilford commented that in all parishes planning applications must be decided in accordance with national planning policy and Herefordshire Council's Core Strategy. The lack of an adopted Local Plan had resulted in a hiatus in the planning rules about what could and could not be accepted and this had favoured developers. Settlement boundaries were the key management tool in each parish, but as regards the number of new houses, each parish has to comply with the minimum requirement set it by the Core Strategy. This depends on the size of the parish and so the number of houses in each parish will differ somewhat.

4.4 **Sewerage.**

4.4.1 A question was asked about the impact extra new housing would have on the already overloaded local sewerage system and what could be done about this in the Neighbourhood Plan. Cllr Mitcheson replied that sewerage was not a strictly a planning development issue. Welsh Water are always consulted on all planning applications and

take account of these in their strategic planning. Despite local concern, they have indicated that they have no objection to new builds in Bodenham at present.

4.4.2 Mr. Tilford commented that Welsh Water had objected to the planning application by Bovis Homes for 49 properties in Chapel Lane, but had withdrawn that objection in the light of an alternative proposal for foul water disposal. He noted that our District Councillor, Cllr Bruce Baker, was very supportive on the sewerage and other issues.

4.5 **Footway on the C1125.** A local resident asked why the Parish could not put into the Neighbourhood Plan what it wished; for example, a footway from the Bell Homes development to the play area. Cllr Mitcheson answered that, if proposals were put into the Plan which did not fall within the planning framework, the inspector would remove them. As far as the Bell Homes development was concerned, their application included a pedestrian crossing over the C1125 which would connect to a short new pavement to take pedestrians to join the existing pavements along Brockington Road. There should therefore be no need for a footway along the C1125 to the Village Green.

4.6 **The Need for More Industrial Units.** In response to a question about the need for more industrial units, Cllr Mitcheson noted that the recent surveys undertaken in the Parish indicated that there was little or no enthusiasm for extending the amount of space available. However, any applications for such units which safeguarded the amenity of existing residents would, of course, be considered.

4.7 **Extension of the Proposed Settlement Boundaries.**

4.7.1 Replying to a question about whether the proposed settlement boundaries should be extended, Cllr Mitcheson said that they had been drawn in accordance with current planning guidance. At Examination the inspector might recommend their extension but, given the Parish's progress towards meeting the new housing requirement set it by the Core Strategy, the Parish Council felt that the boundaries were appropriate. To date a total of 21 houses had been built within the Bodenham Moor boundary since 2011, with 4 more in open country, to which must be added the 40 houses being constructed by Bell Homes.

4.7.2 Responding to a further question about the flexibility afforded by the settlement boundaries, Cllr Mitcheson drew attention to the number of white spaces within the settlement boundaries on the display maps which might allow for more houses. He commented that local residents would also be well aware of all the infill building which was in progress at present.

5. **The Way Forward.** To conclude, Cllr Mitcheson remarked that Herefordshire was well ahead of most other parts of the country with the submission of Neighbourhood Plans. The draft NDP was an extremely important document for the future of Bodenham and he urged everyone present to read it, to encourage family, friends and neighbours to do so, and to make any comments positive or negative on it


6. **Any Other Business.** Mr. Barry Wilson expressed sincere and grateful thanks to the Neighbourhood Plan Steering Group for all the hard work and time they had devoted to preparing the Plan on behalf of all the parishioners.

7. Cllr Mitcheson thanked everyone for attending and closed the Meeting at 8.55pm.

EXAMPLES OF NEIGHBOURHOOD PLAN POSTERS AND FLYERS

1. September 2013 Newsletter, noticeboards and Website

**THE NEIGHBOURHOOD PLAN
IS COMING TO YOU!**



How Many New Houses Should We Have In Bodenham?

The Localism Act has changed the planning system to give local people a greater say in how their communities are developed. Neighbourhood Development Plans will now give residents the opportunity to decide the planning policies for the use and development of the land in their town or parish, include choosing where new homes, shops, leisure facilities or businesses should be built, how many there should be, and what the buildings should look like.

Once a Neighbourhood Plan has been made and adopted, it will be used by Herefordshire Council in making decisions on planning applications in the Neighbourhood Area.

What Kind of Houses Should They Be?

The Parish Council has arranged for Bodenham Parish to be designated as a Neighbourhood Area and a Steering Group has been formed to develop a Neighbourhood Plan for the Parish.

Should We Have More Commercial Businesses In Bodenham?

The Steering Group is now meeting regularly, and so far has prepared a very preliminary draft of the Plan, which is available on the Parish Website www.bodenhamparish.org.uk. Comments on the draft, or on any other aspect of neighbourhood planning as it relates to Bodenham, will be most welcome. Please send them to the Parish Clerk, Dr Chris Smith, by e-mail (preferably) at bodenhamcclerk@gmail.com, or by telephone on 01568-797132.

What Sort of Businesses Should They Be?

The Steering Group's meetings are open to the public, the dates and venues are published on the Parish Website and everyone is most welcome to attend them.

The preparation of a Neighbourhood Plan for Bodenham is a very important initiative because for the first time it will allow YOU, as a local resident, to influence the scale, type and rate of new housing and business development in the Parish and thus how the Parish's character is preserved or changed through the future planning process. If you would like to contribute by becoming a member of the Steering Group, or assisting in any other way, you will be most welcome. In the first instance please contact the Parish Clerk, Dr Chris Smith, by e-mail (preferably) at bodenhamcclerk@gmail.com, or by telephone on 01568-797132.

Where Should New Houses And Businesses Be Located?

2. Poster advertisement for 20 January 2014 Steering Group Meeting on *Newsletter*, Website, noticeboards and flyers.

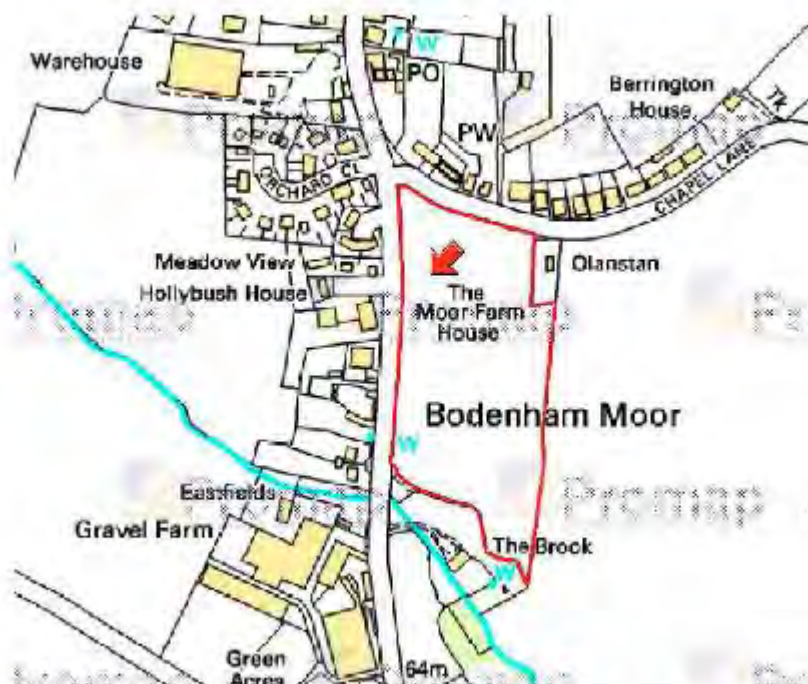
THE NEIGHBOURHOOD PLAN IS COMING TO YOU!



The next Meeting of the Neighbourhood Plan Steering Group will take place at 7.00pm on Monday, 20 January at the Siward James Centre.

Bovis Homes have written to the Parish Council to say that they are considering the possibility of developing the area of land outlined in red on the map below. They have therefore been invited to send a representative to attend the Meeting who can outline their ideas in more detail.

The Meeting is open to all residents, so come along to hear Bovis Homes' proposals. Also on the Agenda will be discussion of the further development of the Neighbourhood Plan, and particularly of the proposed changes to the settlement boundary in Bodenham Moor and the proposed new settlement boundary in the Bodenham Conservation Area. For more information on these, see the 'Neighbourhood Plan' section and the 'Latest Notices' about the Neighbourhood Plan on the Parish Website at www.bodenhamparish.org.uk.



3. Poster advertisement for Open Days on 22 February and 2 March 2014 on Newsletter, Website, noticeboards and flyers.

THE NEIGHBOURHOOD PLAN



How Many New Houses? **OPEN DAYS!**

SATURDAY, 22 FEBRUARY 2014
At St Michael's Primary School

AND

SUNDAY, 2 MARCH 2014
At the Siward James Centre

Where? **What Kind of Houses?**

Drop in at any time between 10.00am and 4.00pm to:

- ❖ Find out more about Neighbourhood Planning
- ❖ Discover how Neighbourhood Planning may affect **YOU**
- ❖ Discuss **YOUR** Neighbourhood Plan
- ❖ Express **YOUR** views and let us have **YOUR** comments

ALSO

PLANNING FOR EMERGENCIES

What preparations should we be making?
Can **YOU** Help? How?
Let us know!



4. Poster advertisement for Steering Group Meeting on 18 March 2014 on *Newsletter*, Website, noticeboards and flyers.

THE NEIGHBOURHOOD PLAN



STEERING GROUP MEETING

How Many New Houses?

TUESDAY, 18 MARCH 2014

At

7.30pm in Bodenham Parish Hall

What Kind of Houses?

ALL ARE WELCOME

Provisional Agenda


- Introduction
- Feedback from the Open Days
- Update on the Draft Neighbourhood Plan
 - Open Discussion
 - Any Other Business
- Date of the Next Meeting
(Provisionally Tuesday, 15 April 2014)

What size of houses?

Where do we want them?

5. Poster advertisement for Steering Group Meeting on 15 May 2014 on *Newsletter*, Website, noticeboards and flyers.

THE NEIGHBOURHOOD PLAN



STEERING GROUP MEETING

How Many New Houses?

THURSDAY, 15 MAY 2014

In St Michael's Primary School

At 7.00pm

What Kind of Houses?

ALL ARE WELCOME

Provisional Agenda


- Introduction
- Talk by Independent Planning Consultant
 - Question and Answer Session
 - Discussion of Potential Housing Land in the Conservation Area
 - Report on Herefordshire Council and DCLG Neighbourhood Plan Training and Networking Seminar
 - Any Other Business
- Concluding Remarks and Date of the Next Meeting

What size of houses?

Where do we want them?

6. Poster advertisement for Steering Group Meeting on 10 March 2015 on *Newsletter*, Website, noticeboards and flyers.

THE NEIGHBOURHOOD PLAN



STEERING GROUP MEETING

How Many New Houses?

TUESDAY, 10 MARCH 2015

In Bodenham Parish Hall

At 7.30pm

What Kind of Houses?

ALL ARE WELCOME

What size of houses?


Agenda

- Welcome and Introduction
- Neighbourhood Planning Update
- Discussion of Summary and Conclusions from Analysis of Neighbourhood Plan Survey
 - Way Forward
 - Any Other Business

Where do we want them?

7. Poster advertisement for Steering Group Meeting on 20 September 2016 on *Newsletter*, Website, noticeboards and flyers.

THE NEIGHBOURHOOD PLAN



STEERING GROUP MEETING

How Many New Houses?

TUESDAY, 20 September 2016
In Bodenham Parish Hall
At 7.30pm

What Kind of Houses?

ALL ARE WELCOME

What size of houses?

Agenda

- Welcome and Introduction
- The Revised Neighbourhood Plan
- The Regulation 14 Consultation
 - Way Forward
 - Any Other Business

What buildings do we need to protect?

What open spaces do we need to protect?

Where do we want new houses?

EXAMPLES OF NEIGHBOURHOOD PLAN ENTRIES ON THE PARISH WEBSITE

1. Screenshot of the Parish Website Neighbourhood Plan Page from 2013

Welcome to
Bodenham Parish Website

Home

Parish Information

[The History of Bodenheim](#)
[Photographs of Bodenheim](#)
[Local Information & Maps](#)
[Find Us](#)
[Local Amenities & Attractions](#)
[Local Services](#)
[Notice Boards](#)
[Future Events](#)
[Parish Newsletters](#)
[Parish Plan](#)
[Neighbourhood Plan](#)
[Parish Council Documents](#)
[BFPG Documents](#)

Parish Council

[Welcome](#)
[Members](#)
[Events](#)
[Freedom of Information](#)
[Code of Conduct](#)
[Standing Orders](#)
[Council Documents](#)

Bodenham Flood Protection Group

[Welcome](#)
[History](#)
[Committee/Key Contacts](#)
[Events and Meetings](#)
[BFPG Documents](#)
[Photographs](#)

Parish Hall

Neighbourhood Plan

The Localism Act has changed the planning system to give local people a greater say in how their communities are developed. Neighbourhood Development Plans will now give residents the opportunity to decide the planning policies for the use and development of the land in their town or parish, include choosing where new homes, shops, leisure facilities or businesses should be built, how many there should be, and what the buildings should look like.

Plans need to conform with planning policies and guidance at local, national and European levels and comply with the Neighbourhood Planning Regulations. They also need to demonstrate that the local community has been fully involved throughout their development and they are subject to agreement in a community referendum on completion.

Once a Neighbourhood Plan has been made and adopted, it becomes a statutory plan carrying equal weight with Herefordshire Council's Local Plan, is part of the Local Development Framework and will be used by Herefordshire Council in making decisions on planning applications in the Neighbourhood Area. Further information can be found [here](#).

The Parish Council has arranged for Bodenheim Parish to be designated as a Neighbourhood Area and on 8 April 2013 established the nucleus of a Steering Group to develop a Neighbourhood Plan for the Parish.

This is a very important initiative because of the way it will influence the development of the Parish through the future planning process. As the preparation of the Plan progresses, you will be able to find a copy of the latest draft attached to the most recent 'Neighbourhood Plan – Update' under 'Latest Notices' on the Home Page of this website.

As already mentioned, the local community has to be fully involved in the development of its Neighbourhood Plan and evidence of this has to be provided, for example, through the outcome of surveys of the views of local residents. You can find the documents providing this evidence [here](#)

If you have any comments on that draft, or on its supporting documents, please send them to the Parish Clerk, Dr Chris Smith, by e-mail at bodenhampcclerk@gmail.com. Similarly, if you would like to contribute by becoming a member of the Steering Group, or by assisting in any other way, you will be most welcome. In the first instance please contact the Parish Clerk at his e-mail address above.

2. Parish Website Update Notice on 26 July 2013

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - UPDATE (26 JULY 2013)

The Localism Act has changed the planning system to give local people a greater say in how their communities are developed. Neighbourhood Development Plans will now give residents the opportunity to decide the planning policies for the use and development of the land in their town or parish, include choosing where new homes, shops, leisure facilities or businesses should be built, how many there should be, and what the buildings should look like.

Plans need to conform to planning policies and guidance at local, national and European levels and comply with the Neighbourhood Planning Regulations. They also need to demonstrate that the local community has been fully involved throughout their development and they are subject to agreement in a community referendum on

completion.

Once a Neighbourhood Plan has been made and adopted, it becomes a statutory plan carrying equal weight with the Local Plan (Herefordshire Council's Core Strategy), is part of the Local Development Framework and will be used by Herefordshire Council in making decisions on planning applications in the Neighbourhood Area. Further information can be found at <https://www.herefordshire.gov.uk/neighbourhood-planning/>.

The Parish Council has arranged for Bodenham Parish to be designated as a Neighbourhood Area and on 8 April 2013 established the nucleus of a Steering Group to develop a Neighbourhood Plan for the Parish.

The Steering Group is now meeting regularly, usually about twice a month, and so far has prepared a very preliminary draft of the Plan, which you can see by clicking on the link below this notice. Comments on the draft, or on any other aspect of neighbourhood planning as it relates to Bodenham, will be most welcome. Please send them to the Parish Clerk, Dr Christopher Smith, by telephone on 01568-797132 or e-mail at bodenhampcclerk@gmail.com.

The Steering Group's meetings are open to the public and everyone is most welcome to attend them. The meetings are listed on the 'Future Events' page of this Website, the next three being on Tuesday 20 August, Thursday 29 August and Monday 16 September; all will be held in the Committee Room in the Parish Hall, starting at 7.00pm.

The preparation of a Neighbourhood Plan for Bodenham is a very important initiative because of the way it will influence the development of the Parish through the future planning process. If you would like to contribute by becoming a member of the Steering Group, or assisting in any other way, you will be most welcome. In the first instance please contact the Parish Clerk, Dr Christopher Smith, by telephone on 01568-797132 or e-mail at bodenhampcclerk@gmail.com.

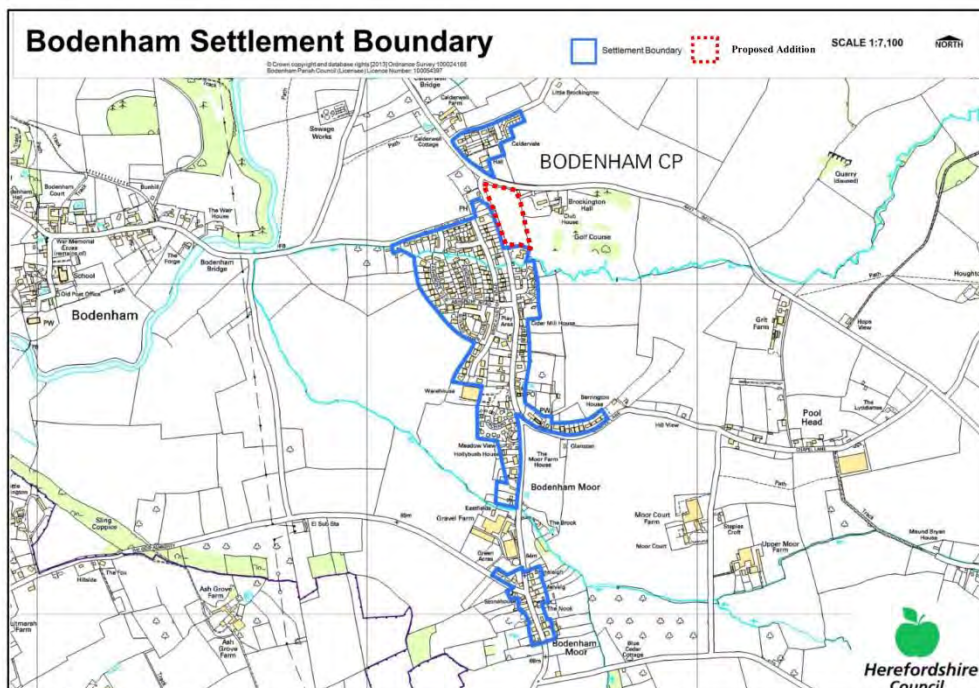
Date posted: 26/07/2013

Link: [Click here for more details](#)

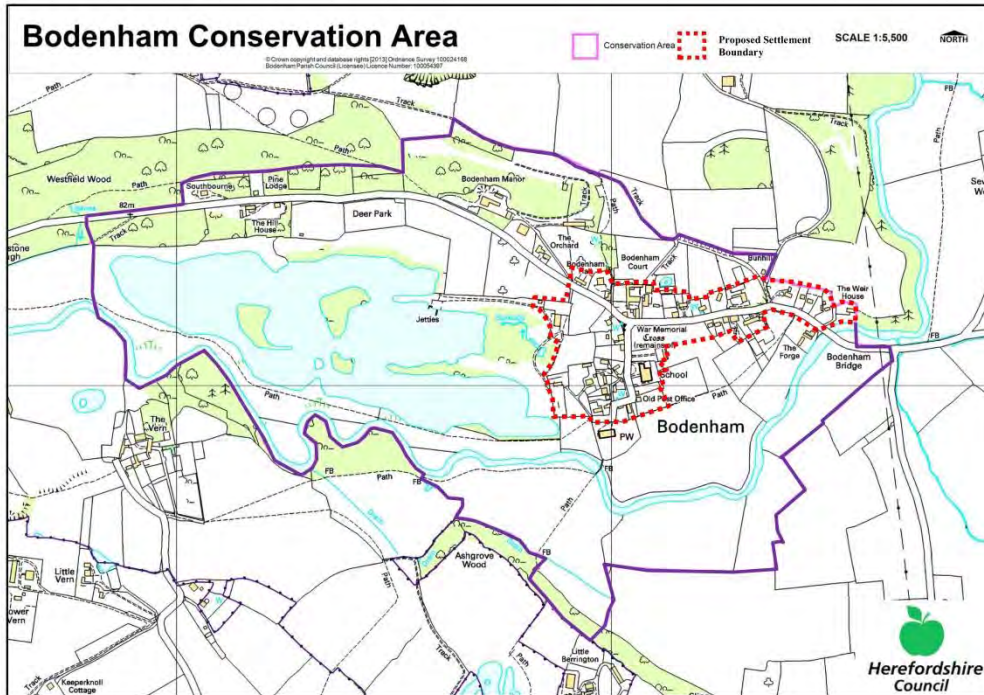
3. Parish Website Update Notice on 19 November 2013

NEIGHBOURHOOD PLANNING UPDATE (19 NOVEMBER 2013)

The draft of the Neighbourhood Plan currently on the Parish Website (www.bodenhamparish.org.uk) will shortly be replaced by a revised version. Meanwhile, the Steering Group is considering a proposal that, in order to meet Herefordshire Council's requirement that provision be made for about 50 additional houses to be built in Bodenham by 2031, the present settlement boundary in Bodenham Moor (shown by the solid lines on the map below) should be extended (as shown by the dotted line on the map).



At present there is no settlement boundary restricting building in the Bodenham Conservation Area (delineated by the solid line on the map below). However, the Steering Group is considering that within the Area there should be a new settlement boundary (shown by the dotted line), and that this should also allow room for some building development to take place.



If you have any views or wish to help - volunteers will be most welcome - please contact any member of the Parish Council, or the Parish Clerk, Chris Smith, on 01568-797132 or by email at bodenhampcclerk@gmail.com. The next three meetings of the Steering Group will be held in the Parish Hall at 7.00pm on Monday, 25th November, Wednesday, 18th December and Monday, 20th January. All residents are most welcome to attend.

4. Parish Website Update Notice on 3 December 2013

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - UPDATE (DECEMBER 2013)

The latest (23 November) draft of the Neighbourhood Plan is now available and you can see it by clicking on the link at the bottom of this Notice.

The most important difference from the earlier drafts is that the Plan now includes a map (Annex E) showing a proposed addition to a re-instated settlement boundary for Bodenham Moor and an entirely new proposed settlement boundary for Bodenham Village within the Conservation Area (Annex F).

These changes are designed to accommodate Herefordshire Council's requirement that the Plan should allow for "proportionate" development in Bodenham, which has been equated to the building of some 50 new houses in the main settlements in the Parish between now and 2031.

Comments on the draft, or on any other aspect of neighbourhood planning as it relates to Bodenham, will be most welcome. Please send them to the Parish Clerk, Dr Christopher Smith, by telephone on 01568-797132 or e-mail at bodenhampcclerk@gmail.com.

For those who did not see the earlier versions of the Neighbourhood Plan on this Website or the notices about them in recent editions of the Bodenham Newsletter what follows below is a brief explanation of why the Plan is important for all of us who live here.

The Localism Act has changed the planning system to give local people a greater say in how their communities are developed. Neighbourhood Development Plans will now give residents the opportunity to decide the planning policies for the use and development of the land in their town or parish, include choosing where new homes, shops, leisure facilities or businesses should be built, how many there should be, and what the buildings should

look like.

Plans need to conform to planning policies and guidance at local, national and European levels and comply with the Neighbourhood Planning Regulations. They also need to demonstrate that the local community has been fully involved throughout their development and they are subject to agreement in a community referendum on completion.

Once a Neighbourhood Plan has been made and adopted, it becomes a statutory plan carrying equal weight with **the Local Plan (Herefordshire Council's Core Strategy), is part of the Local Development Framework and will be** used by Herefordshire Council in making decisions on planning applications in the Neighbourhood Area. Further information can be found at <https://www.herefordshire.gov.uk/neighbourhood-planning/>.

The Parish Council has arranged for Bodenham Parish to be designated as a Neighbourhood Area and on 8 April 2013 established the nucleus of a Steering Group to develop a Neighbourhood Plan for the Parish.

The Steering Group is now meeting regularly, usually twice a month. Its meetings are open to the public and **everyone is most welcome to attend them. They are listed on the 'Future Events' page of this Website, the next two being on Wednesday, 18 December and Monday, 20 January; both will be held in the Committee Room in the Parish Hall, starting at 7.00pm.**

The preparation of a Neighbourhood Plan for Bodenham is a very important initiative because of the way it will influence the development of the Parish through the future planning process. If you would like to contribute by becoming a member of the Steering Group, or assisting in any other way, you will be most welcome. In the first instance please contact the Parish Clerk, Dr Christopher Smith, by telephone on 01568-797132 or e-mail at bodenhampcclerk@gmail.com.

Date posted: 03/12/2013

Link: [Click here for more details](#)

5. Parish Website Update Notice on 20 December 2013

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - UPDATE (20 DECEMBER 2013)

At its Meeting on 18 December the Neighbourhood Plan Steering Group discussed the proposed new settlement boundary within the Bodenham Conservation Area at some length. As a result some changes were made, bringing parts of the proposed boundary closer in to the main settlement area. **However, Herefordshire Council requires that the Parish allows for 'proportionate' development, which equates to about 10 new houses in Bodenham Village over the Plan period, i.e. between now and 2031 (with approximately a further 40 houses in Bodenham Moor).**

The Group has proposed two areas in Bodenham Village where these 10 houses might be sited and is **keen to hear residents' views on these two options and, indeed,** on any other aspect of Neighbourhood Planning as it affects Bodenham.

To see the proposals please click on the link below.

To learn more about Neighbourhood Planning generally please click on 'Neighbourhood Plan' in the left hand column of this page under 'Parish Information' and to see a copy of the latest complete draft of **our own Plan please look for the last Neighbourhood Plan Update in the list of 'Latest Notices' on the Home Page of the Website.**

Date posted: 20/12/2013

Link: [Click here for more details](#)

6. Parish Website Notice of Steering Group Meeting on 20 January 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN MEETING

The aim of the Meeting will be to discuss the latest draft of the Bodenham Neighbourhood Plan and agree any additions or other amendments to it. The programme for taking the Plan through to completion will also be on the Agenda.

The Meeting is open to the public and everybody is welcome to attend. Although some Parish Councillors are members of the Steering Group, the production of the Plan is very much a 'community-led' project - not one being directed by the Council.

It is very important that, if you live in Bodenham, you make sure that you contribute to the Plan because the future development of the Parish between now and 2031 - how many new houses and businesses we have, what kind they are, and where they are built - depends on it. (For example, according to current Herefordshire Council projections Bodenham will be expected to find space for some 50 houses over the next 18 years, but where will they go?) So please do come along, voice any concerns you may have, and add your own ideas to the discussion.

To see the Neighbourhood Planning poster please click on the link below. To learn more about Neighbourhood Planning generally please click on 'Neighbourhood Plan' in the left hand column of this page under 'Parish Information' and to see a copy of the latest draft of our own Plan please look for the latest Neighbourhood Plan Update in the list of 'Latest Notices' on the Home Page of the Website.

Date posted: 20/01/2014

Link: [Click here for more details](#)

Contact Name: Cllr Bob Clarke (Chairman)

Contact Tel: 01568-797670

Email Address: ruc@steppes.plus.com

7. Parish Website Update Notice on 21 January 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - UPDATE (21 JANUARY 2014)

The latest draft of the Neighbourhood Plan is now available. It incorporates the following main changes from the draft dated 23 November which was published on the Website on 3 December:

As explained at the Steering Group Meeting in the Seward James Centre yesterday evening (20 January), some relatively minor amendments have been made to the text. These were suggested by the Herefordshire Council Planning Department and are shown by text in red font.

A new annex has been included showing the Environment Agency's map of the surface water flooding risk in the Parish (Annex E) to supplement the existing Annex D which shows the risk of flooding from the River Lugg.

The last Annex (now Annex G) has been changed to show the proposed new settlement boundary for the Bodenham Conservation Area, with the two suggested options for additions to it which were discussed at **some length at yesterday's Meeting without any clear decision being made. (For the background to this proposal and the options please refer to the Neighbourhood Plan Update on 20 December under 'Latest Notices')**.

To see the new draft Neighbourhood Plan please click on the link below.

To learn more about Neighbourhood Planning in general please click on 'Neighbourhood Plan' in the left hand column of this page under 'Parish Information'.

The Steering Group is now meeting regularly, usually twice a month. Its meetings are open to the public and everyone is most welcome to attend them. The date of the next Meeting has not yet (21 January) been decided, but will be advertised on this Website when known.

The preparation of a Neighbourhood Plan for Bodenham is a very important initiative because of the way it will influence the development of the Parish through the future planning process. If you would like to comment on any aspect of the Plan, contribute by becoming a member of the Steering Group, or assist in any other way, you will be most welcome. In the first instance please contact the Parish Clerk, Dr Christopher Smith, by telephone on 01568-797132 or e-mail at bodenhampcclerk@gmail.com.

Date posted: 21/01/2014

Link: [Click here for more details](#)

8. Parish Website Notice advertising Open Days on 22 February and 2 March 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN OPEN DAYS

SATURDAY, 22 FEBRUARY 2014

At St Michael's Primary School

AND

SUNDAY, 2 MARCH 2014

At the Seward James Centre

Drop in at any time between 10.00am and 4.00pm to:

- Find out more about Neighbourhood Planning
- Discover how Neighbourhood Planning may affect YOU
 - Discuss YOUR Neighbourhood Plan
- Express YOUR views and let us have YOUR comments

ALSO

PLANNING FOR EMERGENCIES

What preparations should we be making?

Can YOU help? How?

Let us know!

To see the poster please click on the link below.

Date posted: 14/02/2014

Link: [Click here for more details](#)

9. Parish Website Notice advertising the Open Day on 22 February 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN OPEN DAY

SATURDAY, 22 FEBRUARY 2014

At St Michael's Primary School

Drop in at any time between 10.00am and 4.00pm to:

- Find out more about Neighbourhood Planning
- Discover how Neighbourhood Planning may affect YOU
 - Discuss YOUR Neighbourhood Plan
- Express YOUR views and let us have YOUR comments

ALSO

PLANNING FOR EMERGENCIES

What preparations should we be making?

Can YOU help? How?

Let us know!

To see the poster please click on the link below.

Date posted: 22/02/2014

Link: [Click here for more details](#)

10. Parish Website Notice advertising the Open Day on 2 March 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN OPEN DAY

SUNDAY, 2 MARCH 2014

At the Siward James Centre

Drop in at any time between 10.00am and 4.00pm to:

- Find out more about Neighbourhood Planning
- Discover how Neighbourhood Planning may affect YOU
 - Discuss YOUR Neighbourhood Plan
- Express YOUR views and let us have YOUR comments

ALSO

PLANNING FOR EMERGENCIES

What preparations should we be making?

Can YOU help? How?

Let us know!

To see the poster please click on the link below.

Date posted: 02/03/2014

Link: [Click here for more details](#)

11. Parish Website Update Notice on 4 March 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE (4 MARCH 2014)

The two recent Open Days – at Bodenham School on Saturday, 22 February and at the Siward James Centre on Sunday, 2 March – proved very successful, with 66 residents attending on the first occasion and 95 on the second (not counting all those on the organising team).

A big thank you to everybody who took the time to visit on either day. The Neighbourhood Plan is YOUR Plan and it is very important both that you understand the process that the Plan has to go through in order to achieve formal approval and that you have your say in how it is developed. We were very pleased with the number of comments we received (and it is not too late to send us more – just e-mail them to davidtilford@greenbee.net).

We now have to sit down and analyse all your comments and see how the draft Plan needs to be amended to take account of them. As soon as we have done that, we will announce when and where the next Steering Group Meeting will take place. As always, everyone will be welcome to attend this and at it we will provide you with feedback on what we learnt from the Open Days.

Until then, the latest draft of the Plan remains the one published with the Neighbourhood Plan Update on 21 January 2014 (see the Notice under 'Latest Notices' on the Home Page of this Website).

Thank you again for your support - and also for the support you showed during the Open Days for the work which the Parish Council are carrying out to improve our emergency and resilience planning.

Date posted: 04/03/2014

12 Parish Website Notice of the Meeting on 18 March 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN MEETING

The Neighbourhood Plan Steering Group will be holding their next Meeting at 7.30pm on Tuesday, 18 March in the Parish Hall. All are welcome to attend.

The provisional Agenda is:

Introduction

Feedback from the Open Days

Update on the Draft Neighbourhood Plan

Open Discussion

Any Other Business

Date of the Next Meeting (Provisionally Tuesday, 15 April 2014)

Please let your friends and neighbours know about the Meeting and, if you wish, print out the attached flyers for them. (There are also posters and flyers around the Village).

We look forward to seeing you on Tuesday.

Date posted: 11/03/2014

Link: [Click here for more details](#)

13. Parish Website Update Notice on 19 March 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE (19 MARCH 2014)

A big thank you to all the 46 local residents who attended the Neighbourhood Plan Steering Group's Meeting in the Parish Hall yesterday evening (18 March).

As promised, an updated draft of the Neighbourhood Plan is now available. To see and/or download it, please click on the link at the bottom of this Notice.

Please note that it is essentially the same as the previous (21 January) draft, except that:

The amendments shown in red font on that previous draft have now been incorporated into the text by removal of the red font.

As discussed at the Meeting, Option 2 has been removed from the Conservation Area proposed settlement boundary map (Annex G) and Option 1 has been incorporated within the proposed settlement boundary shown there. As was stressed at the Meeting, the boundary line shown is **ONLY A PROPOSAL**. It is for YOU, the local residents, to suggest how it should be altered to show where additional houses could be better located.

As agreed, the next Meeting of the Steering Group will be at 7.30pm on Tuesday, 15 April in the Parish Hall.

Meanwhile, please remember that this is YOUR Plan and we are keen to hear your views and suggestions, preferably by e-mail to davidtilford@greenbee.net or on the comment sheets provided at the Open Days and **at yesterday's Meeting. Any completed comment sheets may be dropped off at Millcroft Farm (in the clear plastic box in the rear porch), put in the box provided at the Chapel's coffee mornings, or handed to any Parish Councillor.** (If required, extra copies of the blank comment sheets are available at Millcroft Farm, at the Chapel and at each Steering Group Meeting).

Date posted: 19/03/2014

Link: [Click here for more details](#)

14. Parish Website Update Notice on 4 April 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE - MEETING CANCELLATION

The Neighbourhood Plan Steering Group were provisionally planning to hold their next meeting at 7.30pm on Tuesday, 15 April. However, as we explained at the last meeting on 18 March, further development of the Plan is on hold at present while we wait for **Herefordshire Council's Core Strategy to be approved and its Strategic Housing Land Availability Assessment to be updated and issued.**

Although we are continuing such work as we can (for example, seeking an independent planning consultant

to advise us on the Plan), there is insufficient progress to make another meeting worthwhile at the moment. The Meeting planned for 15 April is therefore CANCELLED.

A new meeting date will be announced in due course.

This message has gone to all residents who have provided us with their e-mail addresses. However, I should be grateful if you would please pass it on to anybody you think might not have received it.

Tony Mitcheson
For the Steering Group

Date posted: 04/04/2014

15. Parish Website Notice of Agenda for Meeting on 15 May 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN MEETING

To see the Agenda please click on the link below.

We look forward to seeing you at the Meeting.

Date posted: 15/05/2014

Link: [Click here for more details](#)

16. Parish Website Update 19 May 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE (19 MAY 2014)

The Neighbourhood Plan Meeting held in St Michael's Primary School at 7.00pm on Thursday, 15 May was attended by 43 local residents, of whom 12 were from the Conservation Area.

Claire Rawlings, the Planning Consultant whom we have engaged to help us with the development of the Plan, was introduced and she gave a short talk about the advantages and disadvantages of specifying a settlement boundary as a means of directing future building development. She also explained how we might use a criteria-based approach as an alternative (see below). She then answered questions from residents, before the Meeting moved on to a more general discussion of neighbourhood planning issues and, in particular, where any future development in the Conservation Area might be sited.

The last major item on the Agenda was a report by David Tilford on a Neighbourhood Planning Seminar jointly hosted by Herefordshire Council and the Department for Communities and Local Government which he and Tony Mitcheson had attended. At this it had become clear that we cannot **afford to wait for Herefordshire Council's Core Strategy to be approved** – we need to press on and, **with Claire Rawlings' help, get our Neighbourhood Plan completed as soon as practicable**. The timing of the next Neighbourhood Plan Meeting will depend on how soon the Steering Group can meet Claire and discuss the detailed way forward with her, but the date will be announced as soon as it is known.

Those who have not already received them by e-mail can see the six versions of the possible settlement boundary which were displayed at the Meeting by clicking on the link below. Please note

that these are only some of the possible options – there will be many others and what we are seeking are your own ideas about where any such boundary should run. (In each of the attached versions the red line is essentially the same and the variations from it are marked by the blue line. Version 1 is the one you will already have seen in the current draft of the Neighbourhood Plan).

Please let us have your thoughts on these suggestions either by e-mail to David Tilford at davidtilford@greenbee.net , or in a note which you can leave either at Millcroft Farm (in the clear plastic box in the rear porch) or in the Neighbourhood Plan comment box in the Chapel.

As already mentioned, using a settlement boundary is not the only way of defining where building development takes place. This can also be achieved by establishing a set of criteria against which planning applications have to be assessed. For further information on this, please see the separate **Notice under 'Latest Notices' on the Home Page.**

We look forward to hearing from you.

Tony Mitcheson
For the Neighbourhood Plan Steering Group

Date posted: 19/05/2014

Link: [Click here for more details](#)

17. Parish Website Notice about Planning Criteria 19 May 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - POSSIBLE CRITERIA

You can see a short report on the Neighbourhood Plan Meeting held in St Michael's Primary School on Thursday, 15 May in the separate Notice under 'Latest Notices' on the Home Page. You can also find there copies of the maps which were displayed at the Meeting showing possible variations to the proposed settlement boundary for the Conservation Area.

At the Meeting Claire Rawlings, the Planning Consultant whom we have engaged to help us with the development of the Plan, explained how, rather than defining a settlement boundary, we might use a criteria-based approach as a means of guiding where any future building development might take place in the Conservation Area (or, indeed, elsewhere).

To see a list of possible criteria please click on the link below. There will be many others and we would like to hear from YOU what criteria YOU think we should employ. If you wish, you can put your thoughts in an e-mail and send it to David Tilford at davidtilford@greenbee.net, or you can jot them down on the list itself and get it back to him, or you can write them on a note which you can leave either at Millcroft Farm (in the clear plastic box in the rear porch) or in the Neighbourhood Plan comment box in the Chapel.

We look forward to hearing from you.

Tony Mitcheson
For the Neighbourhood Plan Steering Group

Date posted: 19/05/2014

Link: [Click here for more details](#)

18. Parish Website Notice about Planning Criteria 19 May 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE (29 JUNE 2014)

Despite any appearances to the contrary, progress on the Neighbourhood Plan has been continuing behind the scenes.

Following her attendance at their last public Meeting on 15 May the Steering Group met up with Claire Rawlings, our independent planning advisor, to get her initial views on our draft Neighbourhood Plan and the other work we had done so far. Noting that our start point for all of this had been the Parish Plan, she asked to see all the details on this we could provide.

Having studied these, she has said that she regards the Parish Plan as a good document which will provide much of the essential evidence underpinning our new Neighbourhood Plan. However, her advice is that this evidence needs to be put in the public domain and so not only the Parish Plan itself, but also the detailed analysis of the questionnaire survey on which the Parish Plan was based should be posted on the Parish Website. This is now in hand, but will take a little time to achieve.

Claire has provided a lot of other comments and guidance on how the Neighbourhood Plan should be structured and worded and she has given us two particular pieces of advice. The first is that, by confining the draft Plan to the consideration of housing development issues, we have so far taken too narrow a view of the purpose of neighbourhood planning. In doing so we have been missing the opportunity to use our Neighbourhood Plan to cover several other important issues raised by the earlier Parish Plan.

Her second piece of advice is that, when our Plan is eventually subjected to formal examination, we will have to satisfy the inspector that our public consultation process has been extremely rigorous. This means that, even though a very full survey of local opinion was conducted as recently as October 2010 during the development of **the Parish Plan, we will now need to carry out another survey to bring our 'evidence base' up to date and to focus more closely on the specific issues in the Neighbourhood Plan.**

Work on drafting the questionnaire for this new survey has started and, although we are not yet certain when the survey will be conducted, we shall be appealing in due course for help in distributing the questionnaires and collecting them once completed.

We had been hoping to complete the Neighbourhood Plan project by next Spring, but the additional work entailed in expanding and redrafting the Plan, as well as conducting the survey, analysing its results and incorporating **them into the Plan, means that the project's completion date is now likely to be towards the end of 2015, if not in Spring 2016.** Even this will not be possible if all the work continues to fall entirely on the shoulders of the very small group of volunteers who form the present Steering Group. We have therefore been seeking to recruit additional members to the Group and are delighted that Peter Tomlinson and Jim Crane have agreed to join it and that Rhian Powell has kindly volunteered to work on formulating the planning and design criteria which are likely to form a very important part of the Plan.

If anybody else would like to contribute in any way, we would be very pleased to hear from them so long as they are not volunteering simply to represent a particular part of the Parish or a particular interest group. While obviously doing everything **we can to protect and preserve all our Area's natural and other assets, we are seeking to produce a Plan which is balanced to benefit the whole community, not any single part(s) of it.**

Meanwhile, as most residents will know, there have been three recent events in the Parish which have highlighted the importance of having a Neighbourhood Plan in place and the need to press on with getting it in place as quickly as practicable. First, an outline planning application was submitted for up to 23 houses in the field North of **'Stoneleigh' on The Moor. Although subsequently withdrawn it is understood that the property is now being advertised as being for sale 'with development potential'.**

Second, an application has also been submitted by Hughes Architects for outline planning permission to construct **up to 40 houses on the field on the opposite (East) side of the C1125 to England's Gate Inn. Residents will recall from the discussions at Steering Group meetings that the Parish is required by Herefordshire Council to accept about 40 new houses in Bodenham Moor over the period 2011 – 2031.** (We are making a case that the figure should be lower than 40, but that has not yet been agreed). Residents will also remember that, after careful consideration of Herefordshire Council's current **Strategic Housing Land Availability Assessment (SHLAA) and other factors, this field opposite England's Gate Inn has been incorporated in our emerging Neighbourhood Plan as the preferred location for any development in Bodenham Moor to meet that requirement.**

This choice has been much debated in recent weeks and from the large number of comments, written and oral, submitted to the Steering Group it is clear that the great majority of local residents accept, however reluctantly, that development on this scale will have to happen over the next 17 years and agree that the area opposite **England's Gate is much the best place for it. Although, therefore, we have yet to see the full detailed planning application and much work may have to be done before that can be fully supported, the Steering Group believe that the present application should be welcomed and supported in principle.**

The third recent event has been Bovis Homes' 'exhibition' on 25 June of their proposals for the construction of up to 50 houses on Shuker's Field, the area immediately South of Chapel Lane and East of the C1125. Residents will remember, again from Steering Group meetings and previous updates, that, like the field opposite England's Gate Inn, Shuker's Field appears in the current SHLAA and was therefore carefully considered by the Steering Group before they recommended that it should be rejected in favour of the England's Gate option. There were many reasons for this, including:

The detrimental effect development there **would have on neighbours' residential amenity.**

Shuker's Field's poor access to and from two narrow and busy C roads.

The already inadequate and overloaded sewerage system.

The site's proximity to an existing and expanding intensive dairy unit.

Its proximity to four Grade 2 listed buildings ('Broom Cottage' and 'The Haven' to the North, 'Moor Farmhouse' to the West and 'Brook House' to the South.

The lack of local employment, coupled with poor local broadband and transport systems.

Concerns that a development of the proposed size would overload the local infrastructure (for example, the GP Surgery and School).

The danger that a new development, especially one on this scale, would increase the already significant flood risk to neighbouring properties in Chapel Lane and Orchard Close.

Residents will be aware that as part of the neighbourhood planning process, all members of the Bodenham community have been invited to submit their comments on this proposed development. To date almost every comment relating to **Shuker's Field has been that it should not be developed and that any essential development in Bodenham Moor should be on the preferred location opposite England's Gate Inn. There is nothing new about this - it was also very much the view expressed at the outset by the nearly 100 residents who attended the Steering Group Meeting addressed by Ms Fiona Brereton from Bovis Homes on 20 January this year.**

The Steering Group believes that, especially at the moment when we have no protection from an approved Herefordshire Council Core Strategy, or a completed Neighbourhood Plan, the Parish faces a very serious **situation. Despite the community's clear opposition to their proposal, Bovis Homes made it clear in answer to questions at their 'exhibition' that they intend to press ahead as fast as possible with a full planning application, that they plan to develop the whole site at Shuker's Field and not phase construction over a number of years, and that building could be under way as early as next year. Given that some 40 houses are destined for the preferred location opposite England's Gate, Bodenham Moor could suddenly be faced with having to absorb 90 new houses, i.e. a 33% increase in its size.**

This is a situation which will affect not just those residents whose **properties happen to be close to Shuker's Field: everyone in the Parish will be affected to some degree, whether it is by increased traffic on the local roads, greater pressure on the Primary School or the GP Surgery and its waiting times, slower broadband access times, worsening sewerage problems, greater risk of flooding, or simply a change in Bodenham's character as a rural community.**

In these circumstances the Steering Group's recommendation is very clearly that, when Bovis Homes' proposals are formalised by their submission of a planning application, this should be strongly opposed.

The Steering Group is now getting on with the task of acting on Claire Rawling's advice in revising the draft Neighbourhood Plan, as well as drafting the questionnaire for the survey she has recommended, amending the project's programme to take account of the time needed to conduct the survey and analyse its results, updating the Parish Plan 'evidence' on the Parish Website, and so on. When this work is a little more advanced and the way ahead is a little clearer, we will, of course, announce a date for the next public Steering Group Meeting.

Meanwhile:

If you want to see the existing draft of the Neighbourhood Plan, please click on the link below, but please also

bear in mind that there are likely to be fairly extensive changes to it.

If you have any comments to make on any Neighbourhood Planning matter, please make sure that you send them to David Tilford at davidtilford@greenbee.net or drop them into the boxes at the Chapel or Millcroft Farm.

Tony Mitcheson
For the Neighbourhood Plan Steering Group

Date posted: 29/06/2014

Link: [Click here for more details](#)

19. Parish Website Update Notice on 18 August 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE (18 AUGUST 2014)

As mentioned in the last Neighbourhood Plan update, our independent planning consultant, Claire Rawlings, has recommended that the evidence supporting our Plan needs to be further expanded. Although she has commended the 2012 Parish Plan and all the detailed work that went into developing it, she has advised that we ought to update the information which was gathered in the Parish Plan survey carried out in October 2010.

The Steering Group has therefore been concentrating on drafting the questionnaire which will form the basis for a new survey. This questionnaire should be ready by the end of August and we plan to start the survey in the middle of September. Questionnaires will be distributed to every house in the Neighbourhood Area (i.e. the whole of Bodenham Parish) and, once completed, will be collected back about 3 weeks later. (If you would be willing to help with delivering and/ or collecting the questionnaires, we should be very pleased to hear from you – please let me know on 01568-797170 or by e-mail at BabsMitcheson@aol.com).

As also reported in the last update, **Claire Rawling's advice is that our Neighbourhood Plan should cover a much broader range of issues than just housing development. The questionnaire will therefore be seeking residents' views on a whole range of topics.** The information you provide will, of course, be treated as entirely anonymous and confidential.

So that you have an opportunity to see sample copies of the Questionnaire and to ask any questions about it, about the Survey or, indeed, about our neighbourhood planning in general, there will be a Steering Group Meeting in the Parish Hall at 7.30pm on Tuesday, 16 September. Everyone is most welcome to attend and we look forward to seeing there.

Meanwhile:

If you want to see the existing draft of the Neighbourhood Plan, please click on the link below, but please also bear in mind that there are likely to be fairly extensive changes to it.
If you have any comments to make on any Neighbourhood Planning matter, please make sure that you send them to David Tilford at davidtilford@greenbee.net or drop them into the boxes at the Chapel or Millcroft Farm.

Tony Mitcheson
For the Neighbourhood Plan Steering Group

Date posted: 18/08/2014

Link: [Click here for more details](#)

20. Parish Website Advance Notice of the Meeting on 16 September 2014

Neighbourhood Plan Steering Group Notice

ADVANCE NOTICE - NEIGHBOURHOOD PLAN MEETING

There will be a Neighbourhood Plan Steering Group Meeting on Tuesday, 16 September in the Parish Hall starting at 7.30pm.

The main item on the Agenda will be a preview of the questionnaire which will be used in the survey of residents' views on the future of Bodenham to be conducted in the second half of September.

All are welcome to attend. Please let your friends and neighbours know about the Meeting.

We look forward to seeing you.

Date posted: 19/08/2014

21. Parish Website Reminder Notice of the Meeting on 16 September 2014

Neighbourhood Plan Steering Group Notice

REMI NDER - NEIGHBOURHOOD PLAN MEETING

The Neighbourhood Plan Steering Group Meeting will be held in the Parish Hall on Tuesday, 16 September starting at 7.30pm.

To see the Agenda please click on the link below. As you will see, the main item will be a preview of the questionnaire which will be used in the survey of residents' views on the future of Bodenham to be conducted in the second half of September.

All are welcome to attend. Please let your friends and neighbours know about the Meeting.

We look forward to seeing you.

Date posted: 15/09/2014

Link: [Click here for more details](#)

22. Parish Website Notice of the Agenda for the Meeting on 16 September 2014

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN MEETING

To see the Agenda please click on the link below. As you will see, the main item will be a preview of the questionnaire which will be used in the survey of residents' views on the future of Bodenham to be conducted in the second half of September.

All are welcome to attend. Please let your friends and neighbours know about the Meeting.

We look forward to seeing you.

Date posted: 16/09/2014

Link: [Click here for more details](#)

23. Parish Website Notice on 17 September 2014 relating to the Neighbourhood Plan Survey

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - QUESTIONNAIRE UPDATE

NEIGHBOURHOOD PLAN QUESTIONNAIRE - ADDITIONAL INFORMATION

The Neighbourhood Plan Questionnaire was the main item on the Agenda at the Neighbourhood Plan Steering Group Meeting in the Parish Hall on Tuesday evening (16 September).

Thank you to all those who took the time and trouble to attend the Meeting. We are very grateful for your interest and support and, through your comments and suggestions, for your contributions to the project. A particular thank you also to all those who have kindly volunteered to distribute the Questionnaires and/ or collect them after they have been completed.

The Questionnaires will be being distributed over the next few days and that process should be completed by Sunday evening (21 September).

At Tuesday's Steering Group Meeting it was pointed out that Herefordshire Council's Planning Committee was due to consider the Outline Planning Application for up to 40 new houses on the field opposite England's Gate Inn the following morning. It was agreed that the timing of the hearing was unfortunate in that its outcome might have a bearing on how residents responded to parts of the Questionnaire, such as Sections Two – Housing and Three – Settlement Boundaries. However, the Questionnaires had already been printed and it was too late to change them or to delay their distribution.

This note is simply to inform you **that at the hearing on Wednesday, 17 September Herefordshire Council's Planning Committee approved the Outline Planning Application for up to 40 new houses on the field opposite England's Gate Inn. You may therefore wish to bear this in mind when you are completing the Questionnaire, and particularly Questions 14B and 14C.**

Should you require any guidance on completing the Questionnaire, you can find it in the Questionnaire's Introduction, or by asking any member of the Neighbourhood Plan Steering Group whose contact details are given there.

Tony Mitcheson
For the Steering Group

Date posted: 17/09/2014

24. Parish Website Notice on 2 October 2014 relating to the Neighbourhood Plan Survey

Neighbourhood Plan Steering Group Notice

REMI NDER - NEIGHBOURHOOD PLAN QUESTIONNAIRE!

This is just to remind you to complete your copy of the Neighbourhood Plan Questionnaire as soon as possible, if you have not already done so.

A volunteer will be calling at your house over this weekend (Saturday, 4 October and Sunday, 5 October) to collect it from you, so please have it ready - it really is important that YOU have YOUR say in the future development of Bodenham.

If you prefer, you can drop your Questionnaire in one of the boxes provided at Saffron's Cross Garage and the Post Office, or put it through Cllr Bob Clarke's letterbox at 2, Brockington Road, but please make sure you do so by no later than Sunday evening, 5 October.

Once all the Questionnaires have been collected, they will be passed to Data Orchard CIC who have been contracted to analyse them and produce a report. This work will be entirely independent of anyone in the Parish

and its results will form the basis for the further development of our Neighbourhood Plan in consultation with our independent planning consultant, Claire Rawlings.

Date posted: 02/10/2014
Contact Name: Tony Mitcheson
Contact Tel: 01568-797170
Email Address: babsmitcheson@aol.com

25. Parish Website Reminder Notice on 8 October 2014 relating to the Neighbourhood Plan Survey

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - IT'S STILL NOT TOO LATE!

If you have not yet managed to complete your Neighbourhood Plan Questionnaire or, if you have completed it, but for some reason it has not been collected from you, there is still time to get it to us!

Because some Questionnaires are still coming in, we have extended the deadline for collection until the evening of this Sunday (12 October).

The Questionnaire only takes about 15 minutes to complete, your answers are completely confidential and anonymous and, in a small community like ours, your own personal opinions really do count.

So, if you still have your Questionnaire, please do spare a few minutes to complete it and put it in the green **Neighbourhood Plan box at Saffron's Cross Garage** or the box at the Post Office, or through the letter box at 2, Brockington Road, or in the clear plastic box in the rear porch at Millcroft Farm, whichever is most convenient.

The final batch of Questionnaires will be being delivered to Data Orchard CIC for analysis on the morning of Monday (13 October). Please make sure yours is included in it!

Tony Mitcheson
For the Neighbourhood Plan Steering Group

Date posted: 08/10/2014
Contact Name: Tony Mitcheson
Contact Tel: 01568-797170
Email Address: babsmitcheson@aol.com

26. Parish Website Update on 19 February 2015 circulating the Data Orchard CIC Report

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - FIRST UPDATE (19 FEB 2015)

Despite appearances to the contrary, the Neighbourhood Plan Steering Group has been working behind the scenes on the next stage of the development of **Bodenham's Plan**.

Following the Neighbourhood Plan Survey last September/ October, we arranged for Data Orchard CIC to conduct an independent analysis of the responses to the Questionnaire and to report on their findings. To see a copy of this please click on the link below, but note that it is a large document and may take some time to download.

The Report is very detailed and, when reading it, it is not always easy to 'see the wood for the trees'. The Steering Group has therefore spent the past few weeks in preparing a summary of the Report's findings and in drawing key conclusions from them. That work has now been completed and you can also find this draft 'Summary and Conclusions' document on this Website under the separate Notice 'NEIGHBOURHOOD PLAN - SECOND UPDATE (19 FEB 2015).

Date posted: 19/02/2015

Link: [Click here for more details](#)

27. Parish Website Update on 19 February 2015 circulating the 'Summary and Conclusions' Document

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN - SECOND UPDATE (19 FEB 2015)

If you look at 'NEIGHBOURHOOD PLAN - FIRST UPDATE (19 FEB 2015)' on this Website, you will find Data Orchard CIC's Report on their analysis of the responses to the Neighbourhood Plan Survey which we conducted last September/ October.

As explained there, the Data Orchard Report is a detailed and lengthy document and, when reading it, it is not always easy to 'see the wood for the trees'. The Steering Group has therefore spent the past few weeks in preparing a summary of the Report's findings and in drawing key conclusions from them. That work has now been completed and to see the draft 'Summary and Conclusions' document please click on the link below.

Before we finalise the 'Summary and Conclusions' we would welcome any comments you may have on it, so long as these are confined strictly to the document itself and its interpretation of the Data Orchard analysis. You can send any such comments to Tony Mitcheson at BabsMitcheson@aol.com or to David Tilford at davidtilford@greenbee.net. Alternatively, you can let us have them in person at the next public Meeting of the Steering Group which is planned for 7.30pm on Tuesday, 10 March in the Parish Hall.

Once completed, the final version of the 'Summary and Conclusions' will be used, with the help of our planning consultant, to inform the next draft of the Neighbourhood Plan.

Date posted: 19/02/2015

Link: [Click here for more details](#)

28. Parish Website Advance Notice of the Steering Group Meeting on 10 March 2015

Neighbourhood Plan Steering Group Notice

NEXT NEIGHBOURHOOD PLAN STEERING GROUP MEETING

The next Meeting of the Neighbourhood Plan Steering Group will take place at 7.30pm on Tuesday, 10 March in the Parish Hall.

The main subject on the Agenda is likely to be a discussion of the draft 'Summary and Conclusions' drawn from Data Orchard CIC's analysis of the responses to the Neighbourhood Plan Survey carried out last September/ October. (See the two Neighbourhood Plan Updates on 19 February 2015).

All are very welcome to attend. Please try and arrive early so that the formalities of signing in can be completed in time for a prompt start to the Meeting at 7.30pm.

Date posted: 19/02/2015

29. Parish Website Notice of the Steering Group Meeting on 10 March 2015

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN STEERING GROUP MEETING

The main subject on the Agenda is likely to be a discussion of the draft 'Summary and Conclusions' drawn from Data Orchard CIC's analysis of the responses to the Neighbourhood Plan Survey carried out last

September/ October. (See the two Neighbourhood Plan Updates on 19 February 2015).

All are very welcome to attend. Please try and arrive early so that the formalities of signing in can be completed in time for a prompt start to the Meeting at 7.30pm.

Date posted: 10/03/2015

30. Parish Website Advance Notice of the Meeting on 20 September 2016 to 'launch' the Regulation 14 Consultation

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLANNING UPDATE (17 AUGUST 2016)

Over the past few months the Neighbourhood Plan has been largely redrafted in the light of the conclusions from the Survey carried out in late 2014, as well as an extensive study of the lessons to be drawn from neighbourhood plans being developed elsewhere in the country.

The new version of the Plan was approved by the Parish Council at its Meeting on Monday, 1 August and the next stage is for it to be printed and circulated to every household and business in the Parish for the formal **public 'Regulation 14' Consultation**.

Most of the evidence supporting the Plan is already available in the Neighbourhood Plan section of this Website and the Plan itself will be published there shortly.

There will be a public Neighbourhood Plan Steering Group meeting in the Parish Hall at 7.30pm on Tuesday, 20 September to **'launch' the draft Plan**. Everyone is most welcome to attend. The aim will be to draw attention to the main issues covered in the Plan and the key planning policies which are being proposed for adoption in it, as well as to answer any general questions related to neighbourhood planning.

Copies of the Plan will then be delivered to all households and businesses in the Parish during the week 26 September – 2 October in time for the six week Consultation which will run from 3 October to 14 November. Responses will be considered with the help of our independent planning consultant and any necessary modifications will be made to the draft before the Plan moves on to the next stage.

Date posted: 17/08/2016

Contact Name: Cllr Tony Mitcheson

Email Address: babsmitcheson@aol.com

31. Parish Website Notice of the Meeting on 20 September 2016 to 'launch' the Regulation 14 Consultation

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN MEETING

There will be a Meeting of the Bodenham Neighbourhood Plan Steering Group at 7.30pm on Tuesday, 20 September in the Parish Hall.

The key points covered in the revised draft Neighbourhood Plan will be outlined, as well as the arrangements for the Regulation 14 Consultation on the draft Plan, which will take place over the six weeks from Monday, 3 October - Monday 14 November. There will, of course, be time for questions and discussion.

ALL ARE WELCOME!

To see/ download the poster please click on the link below.

Date posted: 02/09/2016

Link: [Click here for more details](#)

32. Parish Website Notice providing an advance circulation of the Regulation 14 Draft NDP and advertising the Meeting on 20 September 2016 to 'launch' the Regulation 14 Consultation

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE (8 SEPTEMBER 2016)

The updated draft Neighbourhood Development Plan is now available and you can find it by clicking on the link below.

It was approved by the Parish Council at its Meeting on 1 August 2016 for circulation in the forthcoming Regulation 14 Consultation. This is the six week period during which the draft Plan is made available for formal public consideration and comment, particularly by those who live in Bodenham Parish, have a business in the Parish, or work here.

There will be a meeting in the Parish Hall at 7.30pm on Tuesday, 20 September, at which the key issues covered by the draft Plan and the main new policies proposed in it will be outlined, and any initial questions can be answered.

Following the meeting, printed copies of the draft Plan will be delivered to households and businesses by volunteers in the week Monday 26 September - Sunday, 2 October 2016. (Please note that there will only be one copy of the Plan for each household or business, but comments on it can, of course, be submitted by any number of individuals within them).

The formal six-week Consultation will then take place between Monday, 3 October and Monday, 14 November 2016 and the deadline for comments will be 5.00pm on Sunday, 20 November 2016.

You can find further details, including the form to be used for commenting on the draft, by going to the **Neighbourhood Plan page on this Website**. (Click on the 'Neighbourhood Plan' link under 'Parish Information' in the left hand column of this page, or go to <http://www.bodenhamparish.org.uk/neighbourhoodplan.asp> .

Neighbourhood Plan Steering Group

Date posted: 08/09/2016

Link: [Click here for more details](#)

33. Screenshot of the Parish Web Page advertising the Regulation 14 Consultation and providing an advance circulation of the Regulation 14 Draft NDP (7 November 2016))

Home	Neighbourhood Plan
Parish Information	Background
The History of Bodenham Photographs of Bodenham Local Information & Maps Find Us Local Amenities & Attractions Local Services Notice Boards Future Events Parish Newsletters Parish Plan Neighbourhood Plan Parish Council Documents BFPG Documents	<p>The Localism Act has changed the planning system to give local people a greater say in how their communities are developed. Neighbourhood Development Plans will now give residents the opportunity to decide the planning policies for the use and development of the land in their town or parish, include choosing where new homes, shops, leisure facilities or businesses should be built, how many there should be, and what the buildings should look like.</p> <p>Plans need to conform with planning policies and guidance at local, national and European levels and comply with the Neighbourhood Planning Regulations. They also need to demonstrate that the local community has been fully involved throughout their development and they are subject to agreement in a community referendum on completion.</p> <p>Once a Neighbourhood Plan has been made and adopted, it becomes a statutory plan carrying equal weight with Herefordshire Council's Local Plan, is part of the Local Development Framework and will be used by Herefordshire Council in making decisions on planning applications in the Neighbourhood Area. Further information can be found here.</p>
Parish Council	The Bodenham Neighbourhood Development Plan
Welcome Members Events Freedom of Information Code of Conduct Standing Orders Council Documents	<p>In early 2013 the Parish Council arranged for Bodenham Parish to be designated as a Neighbourhood Area and on 8 April 2013 it established the nucleus of a Steering Group to develop a Neighbourhood Plan for the Parish.</p> <p>This is a very important initiative because of the way it will influence the development of the Parish through the future planning process. As already mentioned, the local community has to be fully involved and evidence of this has to be provided, for example, through the outcome of surveys of the views of local residents. You can find the documents providing this evidence here.</p>
Bodenham Flood Protection Group	Regulation 14 Consultation
Welcome History Committee/Key Contacts Events and Meetings BFPG Documents Photographs	<p>The draft Plan is now ready for this community involvement to be taken one stage further and it was formally approved by the Parish Council at its Meeting on 1 August 2016 for circulation in what is called the 'Regulation 14 Consultation'. This is when local residents and businesses have the chance to study the draft and comment on it formally. (You can find out more about this and the other parts of the neighbourhood planning process here).</p> <p>You can find and, if you wish, download the draft Plan itself here and there will be a meeting in the Parish Hall at 7.30pm on Tuesday, 20 September, at which the key issues covered by the draft Plan and the main new policies proposed in it will be outlined, and any initial questions can be answered.</p> <p>Following the meeting, printed copies of the draft Plan will be delivered to households and businesses by volunteers in the week Monday 26 September - Sunday, 2 October 2016. (Please note that there will only be one copy of the Plan for each household or business, but comments on it can, of course, be submitted by any number of individuals within them).</p> <p>The formal six-week Regulation 14 Consultation will then take place between Monday, 3 October and Monday, 14 November 2016 and the deadline for comments will be 5.00pm on Sunday, 20 November 2016.</p>
Parish Hall	Responding to the Consultation
Welcome Committee Facilities and Rates Regular Activities Events	<p>The form to be used for making comments can be found here in MS Word format which you can download and then complete on your computer. Alternatively, there is a pdf version here which you can print out and complete in manuscript. Completed forms should be returned as e-mail attachments to bodenhamneighbourhoodplan@gmail.com, or by post to Millcroft Farm, Bodenham, HR1 3LA, or placed in one of the boxes at Saffron's Cross Garage, Bodenham Post Office and Millcroft Farm.</p>
Local Businesses	
Local Businesses	
Clubs and Societies	
Clubs and Societies	
Local Charities	
Charities	
Bodenham Chapel	
Bodenham Chapel	
Bodenham Church	
Welcome to St Michael's and All Angels Church	

34. Parish Website Notice on 3 October 2016 advertising the start of the Regulation 14 Consultation

Neighbourhood Plan Steering Group Notice

CONSULTATION ON THE NEIGHBOURHOOD PLAN HAS STARTED

The formal six-week Consultation on the draft Bodenham Neighbourhood Development Plan starts today, Monday, 3 October, and will end on Monday, 14 November 2016, with the deadline for comments being 5.00pm on Sunday, 20 November 2016.

By now you should have received a printed copy of the draft Plan. Volunteers have been delivering these door to door to households and businesses over the past week. (Please note that there will only be one copy of the Plan for each household or business, but comments on it can, of course, be submitted by any number of individuals within them).

If you think that your household or business should have received a printed copy of the draft Plan and it has not arrived, please contact Cllr Pam James-Moore on 01568-797330 or at pamelajamesmoore@btinternet.com.

If you wish, you can see and/or download a copy of the draft Plan by clicking on the link at the bottom of this Notice, and you can also find a lot more information (about the neighbourhood planning process, about the evidence on which the Plan is based, about why this Consultation is taking place, and why it is so important to the future of our Parish) by going to the Neighbourhood Plan web page. (Either click on the 'Neighbourhood Plan' link in the left hand column of this page under 'Parish Information' or use your web browser to go to <http://www.bodenhamparish.org.uk/neighbourhoodplan.asp>).

You can submit your comments at any time **so long as it's before 5.00pm on Sunday, 20 November 2016**. Please use the standard response form which came in the copy of the Plan delivered to you. Alternatively, you can download the form as either a MS Word or pdf document by using the links in the last paragraph on the Neighbourhood Plan web page.

You can return your completed form:

as an e-mail attachment to bodenhamneighbourhoodplan@gmail.com , or

by placing it in one of the special boxes at Saffron's Cross Garage, Bodenham Post Office and Millcroft Farm, or by post to Millcroft Farm, Bodenham, HR1 3LA.

YOUR comments on the draft Plan really are important. At the moment the Plan is only a draft and YOUR views can change it so long as any changes are well supported and do not conflict with national **planning policy and Herefordshire Council's Local Plan**.

We look forward to hearing from you!

Neighbourhood Plan Steering Group

Date posted: 03/10/2016

Link: [Click here for more details](#)

35. Text of the Parish Website Neighbourhood Plan Page during the Regulation 14 Consultation

Neighbourhood Plan

Background

The Localism Act has changed the planning system to give local people a greater say in how their communities are developed. Neighbourhood Development Plans will now give residents the opportunity to decide the planning policies for the use and development of the land in their town or parish, include choosing where new homes, shops, leisure facilities or businesses should be built, how many there should be, and what the buildings should look like.

Plans need to conform with planning policies and guidance at local, national and European levels and comply with the Neighbourhood Planning Regulations. They also need to demonstrate that the local community has been fully involved throughout their development and they are subject to agreement in a community referendum on completion.

Once a Neighbourhood Plan has been made and adopted, it becomes a statutory plan carrying equal weight with Herefordshire Council's Local Plan, is part of the Local Development Framework and will be used by Herefordshire Council in making decisions on planning applications in the Neighbourhood Area. Further information can be found [here](#).

The Bodenham Neighbourhood Development Plan

In early 2013 the Parish Council arranged for Bodenham Parish to be designated as a Neighbourhood Area and on 8 April 2013 it established the nucleus of a Steering Group to develop a Neighbourhood Plan for the

Parish.

This is a very important initiative because of the way it will influence the development of the Parish through the future planning process. As already mentioned, the local community has to be fully involved and evidence of this has to be provided, for example, through the outcome of surveys of the views of local residents. You can find the documents providing this evidence [here](#).

Regulation 14 Consultation

The draft Plan is now ready for this community involvement to be taken one stage further and it was formally approved by the Parish Council at its Meeting on 1 August 2016 for circulation in what is called the 'Regulation 14 Consultation'. This is when local residents and businesses have the chance to study the draft and comment on it formally. (You can find out more about this and the other parts of the neighbourhood planning process [here](#)).

Printed copies of the draft Plan were delivered to households and businesses by volunteers in the week Monday 26 September - Sunday, 2 October 2016. (Please note that there is only one copy of the Plan for each household or business, but comments on it can, of course, be submitted by any number of individuals within them).

If you have not seen a printed copy of the draft Plan, you can find and, if you wish, download it [here](#).

The formal six-week Regulation 14 Consultation started on Monday, 3 October and finishes on Monday, 14 November 2016, while the deadline for comments is 5.00pm on Sunday, 20 November 2016.

Responding to the Consultation

The form to be used for making comments can be found [here](#) in MS Word format which you can download and then complete on your computer. Alternatively, there is a pdf version [here](#) which you can print out and complete in manuscript. Completed forms should be returned as e-mail attachments to bodenhamneighbourhoodplan@gmail.com, or by post to Millcroft Farm, Bodenham, HR1 3LA, or placed in one of the boxes at Saffron's Cross Garage, Bodenham Post Office and Millcroft Farm.

36. Parish Website Reminder Notice on 7 November 2016 relating to the Regulation 14 Consultation

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN CONSULTATION - A REMINDER!

Many thanks to everyone who has taken the time to look at the draft Neighbourhood Development Plan and send in their comments on it.

If you have not yet responded, this is just a reminder that the six week Consultation on the Plan finishes next Monday (14 November) and the final deadline for comments to be submitted is 5.00pm on Sunday, 20 November.

You should have had an opportunity to see the printed copy of the draft Plan which was delivered to your home or business at the beginning of October, together with the form for responses. However, if this is not so, you can find the Plan by clicking on the link below.

In addition, there are further details, including copies of the form to be used for commenting on the draft, on the Neighbourhood Plan page on the Parish Website at <http://www.bodenhamparish.org.uk/neighbourhoodplan.asp>

We look forward to hearing from you, if we have not already done so!

The Neighbourhood Plan Steering Group
Date posted: 07/11/2016

Link: [Click here for more details](#)

37. Parish Website Update on 21 November 2016 at the end of the Regulation 14 Consultation

Neighbourhood Plan Steering Group Notice

NEIGHBOURHOOD PLAN UPDATE (21 NOVEMBER 2016)

The formal Regulation 14 Consultation on the draft Neighbourhood Development Plan has now ended and the deadline for comments to be submitted has passed.

A big thank you to everyone who took the time and trouble to read the Plan and send us their comments on it. You provided us with a lot of useful and supportive feedback which we are now analysing to see what amendments need to be made to the draft Plan. All your comments, together with the **Parish Council's response** to each of them, will be published on the Parish Website (www.bodenhamparish.org.uk) in due course.

As always, we will keep you informed through the Newsletter and the Parish Website of our progress in seeking to get the Plan finalised and approved.

Neighbourhood Plan Steering Group

Date posted: 21/11/2016

Contact Name: Tony Mitcheson

Contact Tel: 01568-797170

Email Address: babsmitcheson@aol.com

38. Text of the Parish Website Neighbourhood Plan Page following the Regulation 14 Consultation

Background

The Localism Act has changed the planning system to give local people a greater say in how their communities are developed. Neighbourhood Development Plans will now give residents the opportunity to decide the planning policies for the use and development of the land in their town or parish, include choosing where new homes, shops, leisure facilities or businesses should be built, how many there should be, and what the buildings should look like.

Plans need to conform with planning policies and guidance at local, national and European levels and comply with the Neighbourhood Planning Regulations. They also need to demonstrate that the local community has been fully involved throughout their development and they are subject to agreement in a community referendum on completion.

Once a Neighbourhood Plan has been made and adopted, it becomes a statutory plan carrying equal weight with Herefordshire Council's Local Plan, is part of the Local Development Framework and will be used by Herefordshire Council in making decisions on planning applications in the Neighbourhood Area. Further information can be found [here](#).

The Bodenham Neighbourhood Development Plan

In early 2013 the Parish Council arranged for Bodenham Parish to be designated as a Neighbourhood Area and on 8 April 2013 it established the nucleus of a Steering Group to develop a Neighbourhood Plan for the Parish.

This is a very important initiative because of the way it will influence the development of the Parish through the future planning process. As already mentioned, the local community has to be fully

involved and evidence of this has to be provided, for example, through the outcome of surveys of the views of local residents. You can find documents providing this evidence [here](#) and more will be added as preparation of the Plan progresses.

Regulation 14 Consultation

At its Meeting on 1 August 2016 the Parish Council approved the draft Plan for circulation in what is called the '**Regulation 14 Consultation**'. **This was when local residents and businesses had the chance** to study the draft and comment on it formally. (You can find out more about this and the other parts of the neighbourhood planning process [here](#)).

Printed copies of the draft Plan were delivered to households and businesses by volunteers in the week Monday 26 September - Sunday, 2 October 2016. (You can still find and, if you wish, download a copy of that edition of the draft plan [here](#)).

The formal six-week Regulation 14 Consultation started on Monday, 3 October and finished on Monday, 14 November 2016, while the deadline for comments was 5.00pm on Sunday, 20 November 2016. Over 60 responses to the Consultation were received and the Parish Council would like to express its thanks to all those who took the trouble to study the draft Plan and submit their views on it.

What Happens Now?

Following the Consultation, the Parish Council's next task has been to prepare its reply to each of the responses it has received and to consider what, if any, changes it needs to make to the draft Plan in the light of all the views which have been expressed. With so many responses received - some of them quite detailed - this has proved to be a lengthy process and has involved the Parish Council seeking advice on the more technical points from our independent planning consultant.

However, good progress is being made and in due course the results will be published in a draft 'Consultation Statement'. This document will set out details of when and how local residents have been consulted in the preparation of the draft Plan and will include transcripts of all the responses received to the formal Consultation, together with the Parish Council's replies to them and the changes to the draft Plan which have resulted.

At the same time a new, updated version of the draft Plan will be published incorporating all the latest modifications and this will take us almost to the point when the Parish Council can submit the draft Plan and various accompanying documents to Herefordshire Council. If Herefordshire Council approve, the Plan will then be circulated for a second, final six week Consultation before, all being well, it is sent to an independent examiner for consideration. Only if he or she agrees can the Plan eventually go to a referendum at which local residents will have the final say on whether it is accepted or rejected.