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Bosbury and Catley Neighbourhood Development Plan 2011-2031



Bosbury and Catley Neighbourhood Area Plan

A Brief History of the Parish

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

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

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

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

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

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

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

with thanks to Barry Sharples for the above narrative

Neighbourhood Planning Background

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

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

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

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

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Plan Introduction

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

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

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

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

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

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

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

Character and Situation

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

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

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

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

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

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Vision

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

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

The Parish Council will do this by:

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

Objectives

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

Objectives referenced to Plan Policies:

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

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Strategy

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

The majority of housing growth in the Parish will be developed within the settlement boundary of Bosbury. Housing will be delivered through small scale developments. The boundary has been expanded from the previous settlement boundary identified within the UDP to accommodate proportionate growth within the settlement. Areas outside the settlement boundary will be considered as open countryside in accordance with Policy RA3 of the Core Strategy.

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

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

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

The Neighbourhood Plan Policies

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

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

To aid interpretation, for decision makers and applicants each policy is accompanied by supporting text setting out the context for the theme and the local community's views on that subject. All policies have been framed in the context of the National Planning Policy Framework and the Herefordshire Local Plan Core Strategy.

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

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Housing Growth

Justification and Evidence

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

The Core Strategy for Herefordshire has set the agenda for housing numbers and growth within the County, including within Bosbury at 14%. Policy RA1 whilst stating indicative growth targets, also clearly states that per Parish; *local evidence and environmental factors will determine the appropriate scale of development.* Bosbury will plan positively to meet the appropriate local housing requirement and will respond positively to the supply of these new homes.

The most sustainable villages have developed through incremental growth that harmonises with the existing character of their setting and buildings. It is essential that this continues to be the case in Bosbury. The supply of new homes in the village and wider parish must be realised in accordance with the distinctive features, scale and grain of the local area. Housing sites must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the Neighbourhood Plan taken as a whole. As shown in Conservation Area mapping (p16 and overlays p 18) circa 60% of the village area is within the Bosbury Conservation area which also extends to the west.

Delivering a choice of homes is essential to support sustainable, mixed and inclusive communities. In Bosbury this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish. Housing developments should therefore provide a mixture of housing to meet the needs of the community.

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

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

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

Policy 1 – Village Character

To deliver managed housing growth in the Parish:

1A – Due to the character, sustainability and linear design of Bosbury village, proportionate and sustainable development proposals will normally be permitted over the period 2011 to 2031; This area is defined by the settlement boundary within this Neighbourhood Plan.

1B - Exceptions in scale will be made where additional housing development involves the redevelopment of the brownfield land to the north of the Village, specifically the conversion of the existing redundant farm buildings at Old Court Farm

1C – New development in the neighbourhood area must respect the natural built and historic environment.

Furthermore all proposals of 4 or more dwellings should:

1D - Provide a mix of homes taking into account objectively identified housing needs, and if over 11 dwellings; include an element of affordable housing as recommended in regional planning guidance and/or specified in the Local Plan. The affordable housing will be secured by way of a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling in perpetuity.

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Options for the Neighbourhood Plan

Between 2011-2017 6 properties have been built and a further 24 have been committed.

Alongside these, just outside of the settlement boundary, but within the parish of Bosbury, the Buchanan Trust has also been granted planning permission for 6 dwellings within their scheme with a further 8 going through the approval process now. The intention is to increase this number to 22 over the short/medium term. Given this is only another 8 more dwellings is highly likely to be achieved.

These figures, when added to those planned within the settlement boundary, mean that the Bosbury and Coddington Area has more than fulfilled the requirements of the Core Strategy (proportional growth of 42 dwellings) by including a possible and likely increase of 64 dwellings in total – 22 more houses than the minimum requirement.

The following tables illustrate how these figures are made up.

Proportional growth	Built 2011 – April 2017	Commitments as at April 2017	Residual	Buchanan Trust
42	6	24	12	22

The breakdown of how the proportional growth of 42 is broken down can be seen in the table below.

Location /Area	New dwellings.
Old Court Farm Barns	5
North of Old Court Farm	8
Other small infill	5
Other committed sites	21
Windfall inc Policy 3C	5
Total	42

Old Court Barns and North of Old Court Farm are both highly deliverable options. There is an extensive range of traditional cattle sheds; stand alone open sheds and a large old Dutch barn on the site - this is not including the possibility of also developing the hop kilns and the Bishops Palace buildings.

Community Feedback

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

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

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

Village Character

Justification and Evidence

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

Whilst agriculture remains the principal land use surrounding Bosbury, the character of the local landscape is also defined by its buildings, many of which have been listed for their special architectural or historic interest. The importance of the Church and the remnants of the Bishops Palace, together with the grade 1 listed bell tower, are seen through their dominance of the vista and character of Bosbury village. Today the village of Bosbury is one of the least spoilt of the primary villages in Herefordshire and much of the village is now designated a Conservation Area.

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The Parish Council wishes to ensure that the new development is sustainable and in keeping with the existing village character. The Parish Council would like proposals to comprise exemplary development and in this regard, strongly support the use of the Commission for Architecture and the Built Environments Building For Life assessment tool (see note on P12).

A further characteristic of the Bosbury area is its prevalence to flood in its low lying areas, both from fluvial flooding and from flash rainwater runoff. The Parish Council is keen to ensure that houses have suitable flood defences in their siting design and that existing homes are not detrimentally impacted by new development.

Policy 2 – Local Character

Any proposed future development should:

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

2B - Respect rural character and local landscape quality particularly the open landscape beyond the boundary of the Conservation Area.

2C –The deliverability of renewable low carbon energy development that respects its surroundings will be supported.

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

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

2F - New development should be required to take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development.

Applicants should include an assessment of how their scheme performs against the twelve criteria set out in Building for Life with any application. (ref P. 12)

Community Feedback

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

Development should:

..respect and, where possible, enhance the natural, built and historic environment	87.1% ' Agreed '
..maintain Bosbury village's strong and unique sense of history	90.3% ' Agreed '
..not spoil the views into and out of the Village and Parish	74.2% ' Agreed '
..be at a measured pace to enable infrastructure expansion	77.4% ' Agreed '
..be in areas that are not prone to any types of flooding within Bosbury	90.3% ' Agreed '
..be designed and constructed in a manner that will not worsen the flood risks of any other area within Bosbury	90.3% Agreed
..minimise impact on woodland, hedges, the river, brooks, verges and geological features	93.5% ' Agreed '
..ensure boundaries respect/reflect local tradition/materials	87.1% ' Agreed '
..include native Herefordshire species in landscaping	90.3% ' Agreed '
..minimise unnecessary tree felling '	93.5% ' Agreed '

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

The Local Economy

Justification and Evidence

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

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

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

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

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

Policy 3 – The Local Economy

The following policies regarding employment development should be adhered to:

3A -The conversion of existing redundant buildings into residential /employment use workplaces within the Neighbourhood Plan area will normally be encouraged.

3B – New development outside the settlement boundary will be permitted in line with policy RA3, RA4, RA5 and RA6 of the Core Strategy.

3C – Development of accommodation may be considered with an Agricultural Tie Occupancy Condition attached to the property – under policy RA4

3D - All new development, or redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form.

Community Feedback

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

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

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

Local Facilities

Justification and Evidence

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

At present Bosbury's facilities include the Village Hall, the Tennis and Bowls Club, the amenity recreation area at Forge Bank, the Gents Barbers, the Public House, the Old Boys School, and the Church. All these local facilities should be protected. Also the Village benefits from a Primary School and Day Nursery. A post office service is operated for two hours a week on a Tuesday from within the Parish Hall.

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

Policy 4 – Local Facilities

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

4A - The diversification and/or enhancement of local amenities and related services for the local community that support the sustainable development of the village centre will be supported.

4B – The loss of amenities or services for the local community will be resisted. Applications will be refused unless significant material evidence and reason can justify such a loss – in line with Policy SC1

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Community Feedback

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

Development should:

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

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

Transport

Justification and Evidence

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

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

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

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

Policy 5 - Transport

Development should:

5A –Development should not result in harm to highway safety.

5B – Improvements to and/or the expansion of the local footpaths and bridleway network, and/or the creation of new cycle ways will be supported.

Community Feedback

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

Development should:

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

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

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Biodiversity

6B Justification and Evidence

This plan seeks to protect its landscape and environment of Bosbury and Catley by creating a new settlement boundary in line with RA1 and RA2.

The Parish's open fields support rabbits and brown hare, which in turn support buzzards, Barnowls and other birds of prey. Traditional hayfields support a plentiful array of wildflowers.

Hedgerows in the parish, (particularly alongside the brooks and ditches) form important corridors for wildlife including badgers and foxes; small birds such as finches, great tits and blue tits; dragonflies and butterflies.

Small woodland areas also provide important habitats for many species including the tawny owl and great spotted woodpecker.

Watercourses also provide an important wildlife habitat and the River Leadon still has trout and stickleback, which encourage kingfishers and heron. The main waterways to note are Dowdings Brook, Catley Brook and Stoney Brook as well as the River Leadon.

Both the Primary School and The Environment Agency have conducted experiments in releasing trout young in the River Leadon.

The intricate network of footpaths within the Parish, as well as the Hereford Way and The Old Canal at Swinmore allow important access to this landscape and environment.

Policy 6 - Biodiversity

6A – Development should minimise impacts on biodiversity.

6B - Development proposals should conserve, restore and enhance the biodiversity of Bosbury and Catley through the:

1. retention and protection of nature conservation sites and habitats, and important species.
2. Development that will potentially reduce the coherence and effectiveness of the ecological network of sites will only be permitted where adequate compensatory measures are brought forward.

6C - Restoration and enhancement of existing biodiversity and geodiversity features on site and connectivity to wider ecological networks; and creation of new biodiversity features and wildlife habitats will be encouraged

Community Feedback

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

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

(source: Neighbourhood Plan Questionnaire 2 - July 2014)

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Plan Delivery and Implementation

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

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

Housing Growth:

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

Local Character:

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

Local Facilities:

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

Local Economy:

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

Transport:

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

Biodiversity:

The Parish Council will work with Local Wildlife Groups and Herefordshire Council to ensure developments should minimise impacts on biodiversity. Net gains in biodiversity will be supported.

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

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

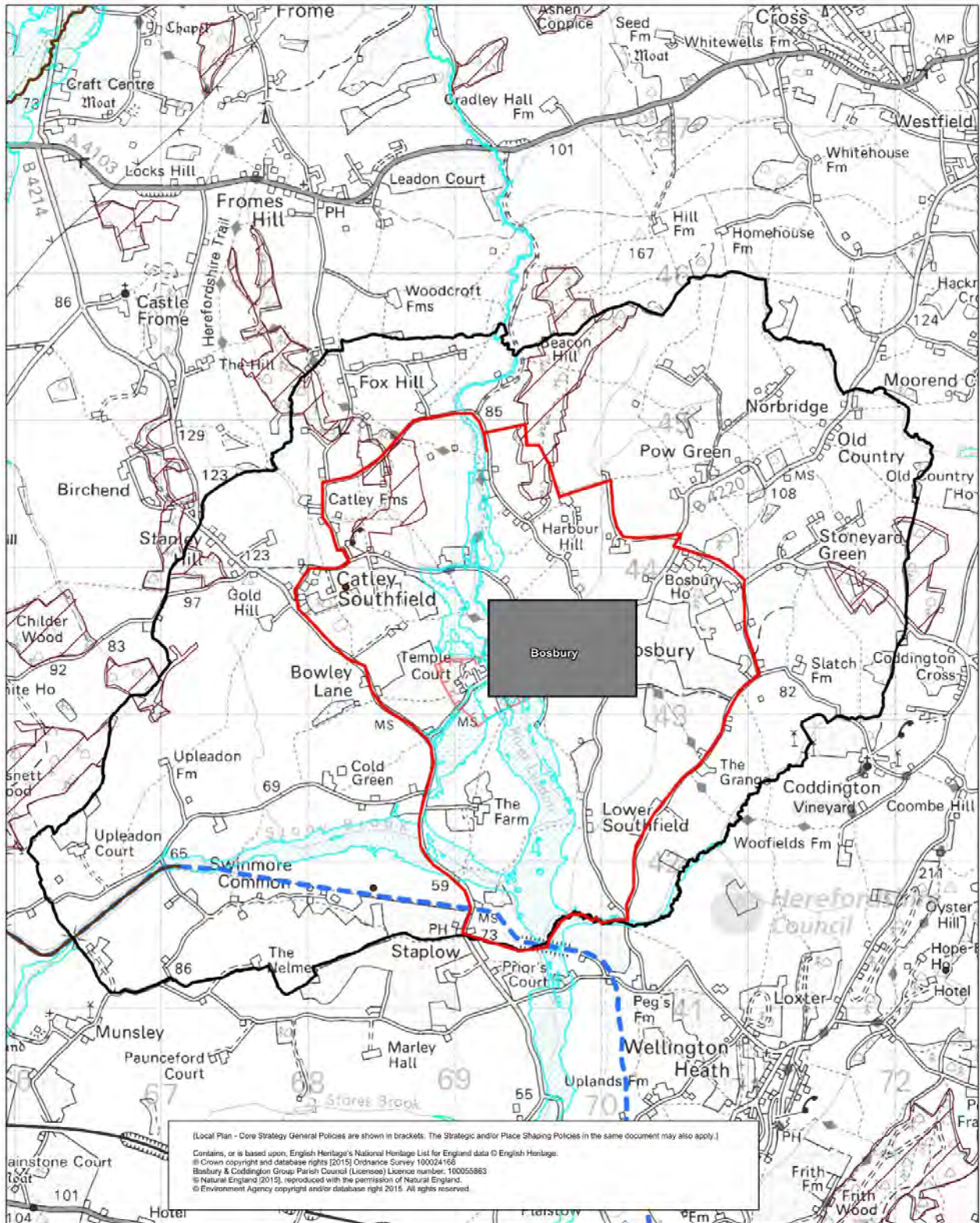
This plan will be updated and revised at the discretion of the Bosbury and Coddington Parish Council.

Building for life

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

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

Bosbury and Catley Neighbourhood Area



(Local Plan - Core Strategy General Policies are shown in brackets. The Strategic and/or Place Shaping Policies in the same document may also apply.)
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-  Land Liable to Flood (SD3)
-  Bosbury and Catley Neighbourhood area
-  Local Wildlife Site (LWS), Site of Importance for Nature Conservation (LD2)
-  Bosbury Parish Area
-  Conservation Area (LD4)
-  Herefordshire and Gloucestershire Canal (E4, LD4)

Bosbury Parish Policies Map

Scale 1: 25,000
at A3 size



Bosbury and Catley Neighbourhood Area Plan

The Parish Consultation Process

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

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

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

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

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

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

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

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

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

Housing Volume Calculation basis

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

This number was derived from two elements of questionnaire 1 (as well as Community Feedback found throughout this Plan) across a spectrum of 13 sites identified by the public:

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

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

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

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

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

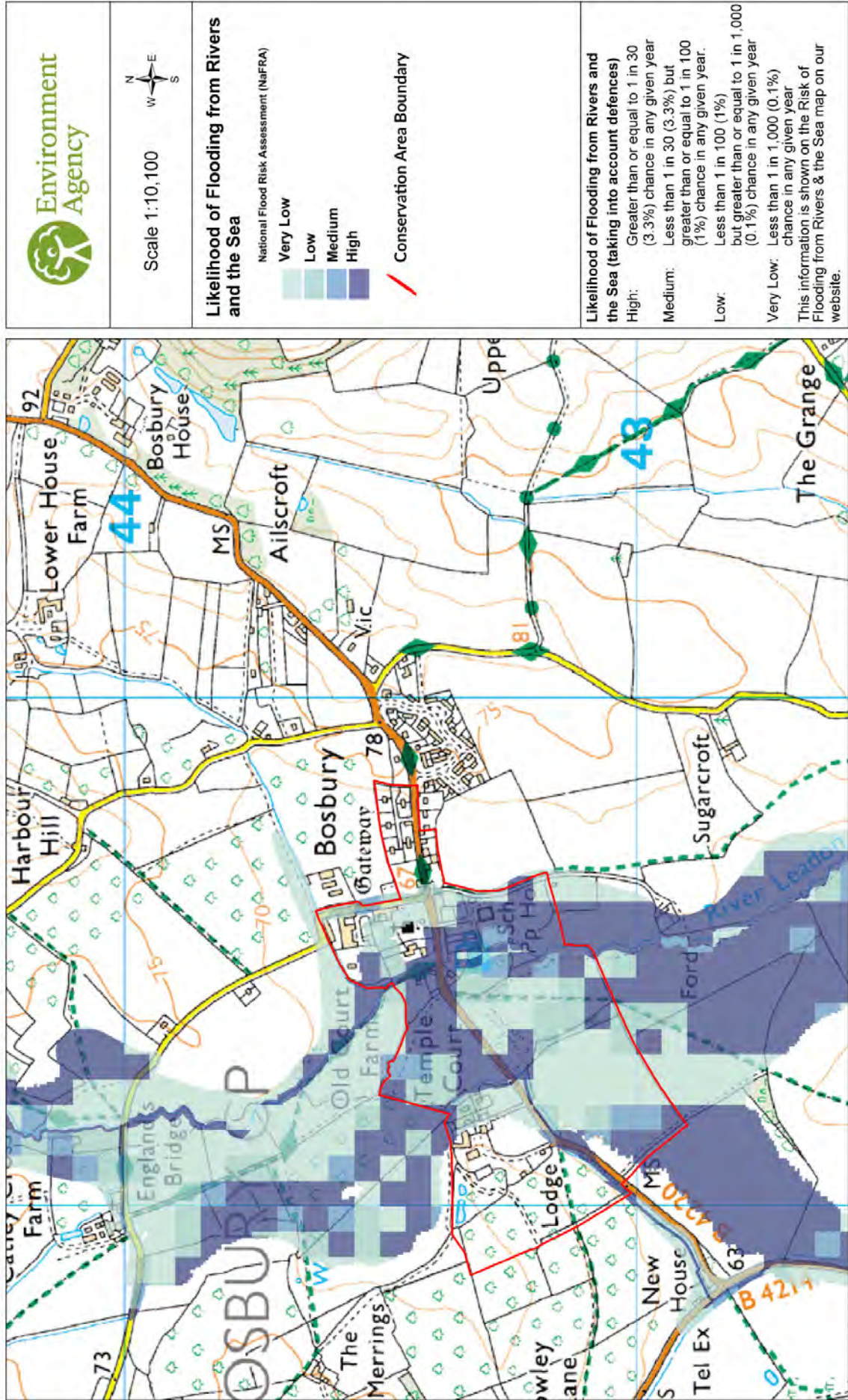
$$159 / 19 = 8.3 \text{ houses per development}$$

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

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

Flood risk map with overlays

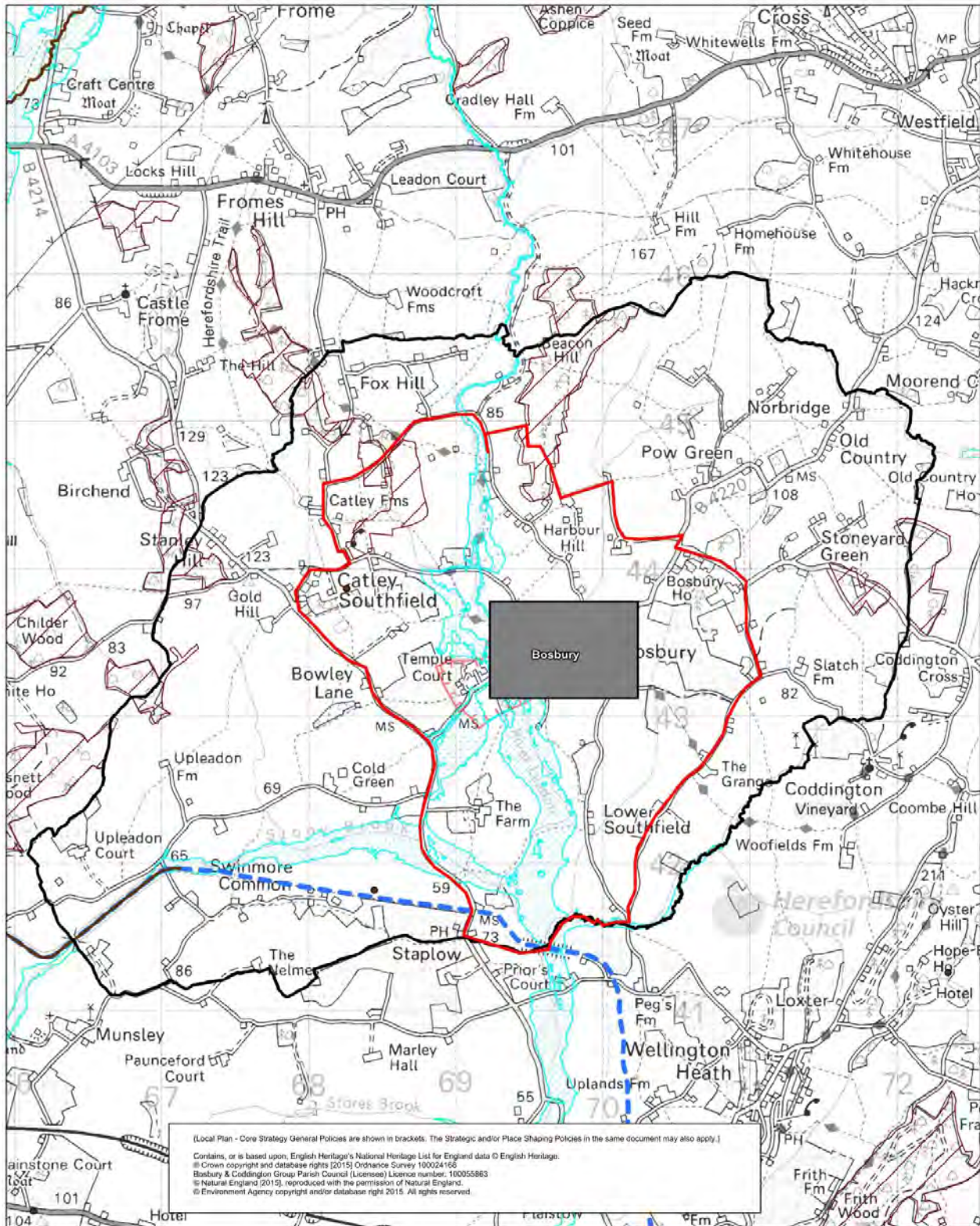
Risk of Flooding from Rivers and the Sea centred on HR8 1PR - created 7 May 2014



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Bosbury Parish policies map



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