

**DATA ORCHARD CIC ANALYSIS OF
BODENHAM NEIGHBOURHOOD PLAN SURVEY**

STEERING GROUP'S SUMMARY AND CONCLUSIONS

In September/October 2014 the Bodenham Neighbourhood Plan Steering Group carried out a survey of residents' views on a wide range of local issues in order to provide evidence to support the further development of the Bodenham Area Neighbourhood Plan. 843 copies of the Questionnaire ⁽¹⁾ were delivered to 485 houses in the Parish in the period 12 – 15 September and collected in again by 12 October.⁽²⁾ The data from the Survey were then independently analysed by Data Orchard CIC who prepared a report which they issued to the Steering Group on 11 November 2014 ⁽³⁾.

Special thanks are due to:

- All those who gave up their time to deliver the Questionnaires and collect them back in once completed.
- All those who took the time and trouble to contribute to the Survey by completing the questionnaire.
- Locality who have acted as the conduit and administrators of the government funding which has financed the development of the Neighbourhood Plan to date and, in particular, paid for the printing of the Questionnaires and the analysis of the responses to the Survey.

The Present Document

This document is entirely based on Data Orchard CIC Report and should be read in conjunction with it. While it attempts to summarise the data in the Report and reproduces some of the more significant of the Report's diagrams ⁽⁴⁾, readers are urged to study the Report itself since this provides the full, detailed analysis of the Survey's results.

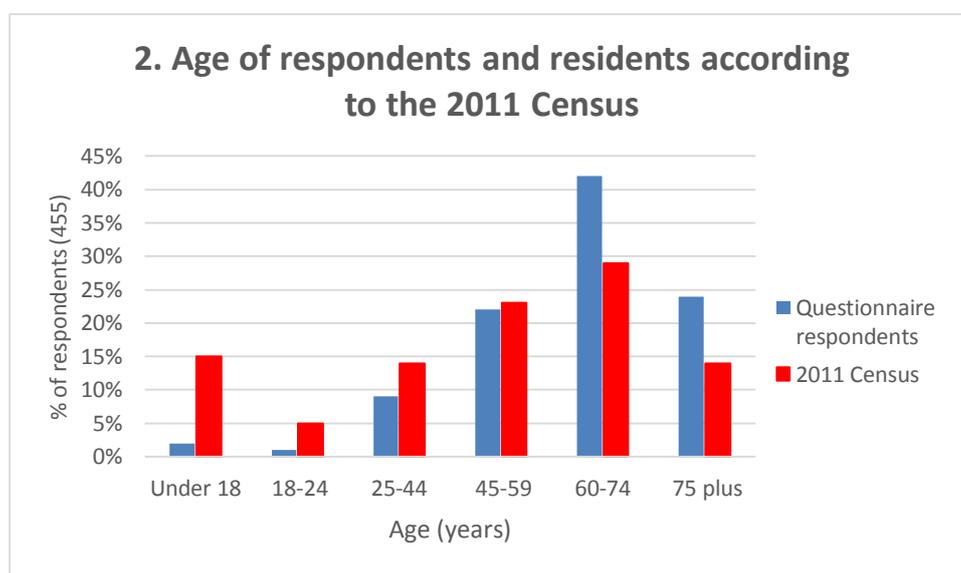
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1. *Bodenham's Future – Neighbourhood Plan Questionnaire.*
 2. After the Questionnaire had been printed, a date was set by Herefordshire Council's Planning Committee for the hearing of an application for the development of the field opposite England's Gate Inn. This hearing was held on the day that delivery of the Questionnaire to residents was due to start. Outline planning consent for the development was granted and, since this might have affected the way residents answered some of the survey questions, all recipients of the Questionnaire were immediately made aware of the Planning Committee's decision.
 3. Data Orchard CIC *Bodenham's Future – Neighbourhood Plan Questionnaire Report* Version 1.0 dated November 2014.
 4. The diagrams are based on the figures in the Report, but are not direct copies of the Report's diagrams. Colours and layout (only) may therefore differ from the corresponding diagrams in the Report.

Aim. The aim of this document is to draw conclusions from the Report so that these can be used to inform the further development of the Bodenham Neighbourhood Plan.

Response to the Survey

The Data Orchard CIC Report estimates that, based on the 2011 Census, responses were received from 52% of the Parish’s residents aged 18 years and over.

Q1 and Q2. The answers to these two questions, which were designed to assess whether or not those who responded to the Survey represented a fair cross-section of the local population, indicated that 47% of respondents were male and 53% were female. They also showed that the age profile of respondents, while following that of the 2011 Census reasonably closely was skewed towards the older age groups. ⁽⁵⁾ (See the diagram below).



Q3. Responses also indicated that, while 37% of those completing the Questionnaire were in some form of employment, most were ‘Retired’ or ‘Semi-retired’ (58%), with the remainder saying that they were in education, unemployed, long term sick/disabled, voluntary workers, carers or homemakers.

Q4, Q5 and Q6. Almost all (98%) of respondents regard Bodenham as their main place of residence and the great majority (80%) have lived here for 6 years or more. A similar number (77%) own their own homes, with 16% in ‘Shared ownership’ houses, and 6% in ‘Privately rented’ accommodation.

Conclusion 1. While a somewhat higher response to the Survey would have been welcome, especially from residents in the 44 years and under groups, the age and personal profile of

5. The disparity in respondents under the age of 18 is particularly noticeable, especially since the Survey set no lower limit on the age of respondents. However, as the Data Orchard CIC Report points out, while only “11 residents under 18 years responded out of a total [2011 Census] under 18 population of 146, ... this does not reflect a realistic response rate as there is likely a large proportion of this age group that are unable to respond. Therefore the response rate of 18 years and over is a better representation of response.”

respondents indicate that the Survey provides a reasonable basis for informing the further development of the Neighbourhood Plan, with the caveat that the lack of input from the younger age groups should always be borne in mind.

Section One – A Vision for the Future of Bodenham

Q7A. The great majority (89%) of respondents agreed with the Vision Statement and only 8% disagreed. 4% had no opinion, while a similar number chose not to answer the question.

Q7B. Of those who commented on the Vision Statement 14 respondents (3%) were of the opinion either that there should be no growth or that the 15% housing growth figure was too high. Two respondents were opposed to any further houses in the Conservation Area and 8 stressed the need to support young people by providing affordable housing.

Conclusion 2. While efforts should continue to be made to obtain a reduction in Herefordshire Council's emerging Core Strategy requirement for 15% more housing over the next 16 years, the Vision Statement can be accepted as the foundation for the Neighbourhood Plan.

Conclusion 3. This being so, the Neighbourhood Plan should seek to ensure that:

- a. To the extent that it is not already, Bodenham becomes a single, vibrant, caring and safe community in which all residents feel comfortable and valued.
- b. No development should be permitted in the period to 2031 over and above the 15% increase in housing set out in Herefordshire Council's emerging Core Strategy.
- c. The open and green character of the villages within the Parish is not only maintained, but enhanced.
- d. There is careful integration of existing and any new housing, with the rural character of Bodenham's villages being promoted through the adoption of appropriate building styles and low housing densities.
- e. The infrastructure of the Parish is properly maintained and continuously improved.
- f. As a high priority, measures are taken to lessen the risks of homes being flooded and everyday life being disrupted by flooded roads and no developments are allowed which can directly or indirectly increase the flooding risk.

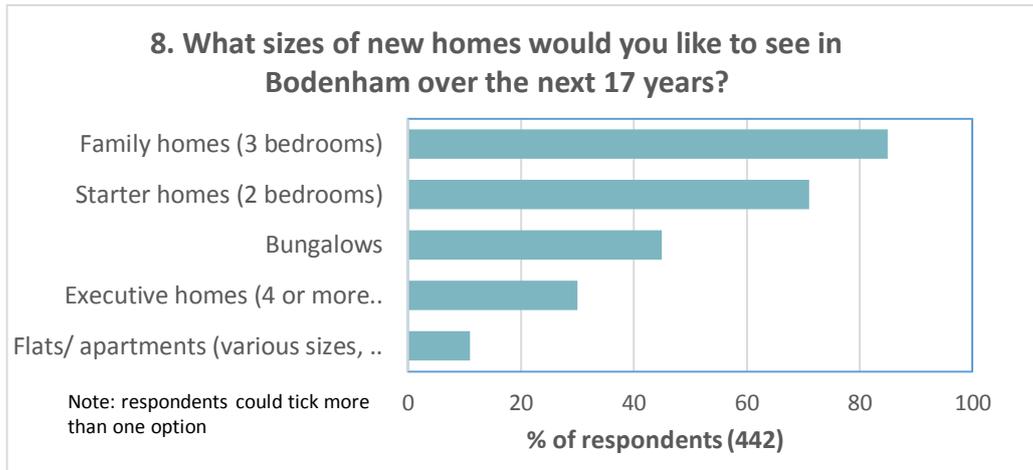
Section Two – Housing

Q8. **House Size.** ⁽⁶⁾ In response to the question "what sizes of new homes would you like to see" the majority favoured 2 and 3 bedroomed homes (71% and 85% respectively ⁽⁷⁾) and there was fairly strong support for bungalows (45%). Fewer respondents (30%) wanted

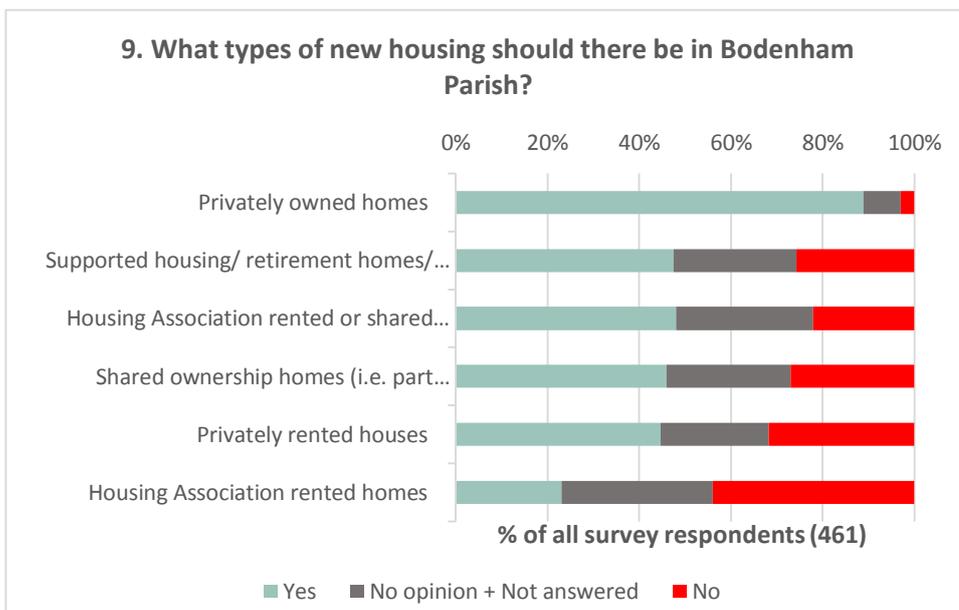
6. To save space, question headings are paraphrased in this document and not quoted *verbatim*.

7. In replying to this question and a number of others respondents could tick more than one option. (See the Data Orchard CIC Report).

'executive homes (4 or more bedrooms)' and there was little enthusiasm for 'flats/apartments' (11%). (See the diagram below).



Q9. **House Type** –In response to the question on house types 88% were in favour of 'privately owned homes', with support for various forms of affordable housing averaging 47%. Support for 'Housing Association rented homes' was limited to 23%, with 44% saying 'No' to them. (See the diagram below).



Size of Residential Developments.

Q10A. **Bodenham Moor** – At 73% the conversion of existing old/ agricultural buildings attracted the greatest support, while responses to where new houses should be built in Bodenham Moor indicated that 62% preferred 'infill developments' with an even split between development of 'up to 3 homes' and '3-5 homes in one place' (55% and 53% respectively). Support for 'larger developments' dropped to 31% for '6-15 homes' and to 23% for 'more than 15 homes' in one place. Perhaps surprisingly there was 34% support for

‘individual houses in surrounding open countryside’. Existing planning policy normally suggests a presumption against such development.

Q10B. **The Conservation Area.** The responses relating to the Conservation Area were very similar in that, again, there was strong support (71%) for the principle of the adaptation of former agricultural buildings for residential use, while 64% supported ‘infill development’ 58% preferred proposals of ‘up to 3 homes in one place’ and support for ‘individual houses in open countryside’ stood at 31%. The main differences compared to the figures for Bodenham Moor were that only 37% thought ‘3-5 home developments’ acceptable and the figure for ‘developments of 6-10 homes’ fell to 16%.

Q11. **New Build Styles to Match Existing?** 56% thought this to be ‘very important’ and 34% ‘quite important’, with only 6% thinking that it was ‘Not important’.

Q12. **Building Material Preferences.** Approximately three-quarters of respondents thought buildings featuring stone, brick, exposed timber frames, slate roofing and wooden window frames were to be preferred. The most substantial opposition (at 52%) was to aluminium window frames.

Q13. **Apart from Materials what design features do you think are important?** ‘Off-street parking’, and ‘green spaces’ were strongly supported (73% and 70%). ‘Good pedestrian and cycling access’ and ‘high levels of energy conservation’ are also prominent preferences with ‘front gardens’, ‘hedging/fencing between properties’ and ‘garaging for cars’ all drawing over 40% support, although 18% thought that ‘Garaging for cars’ was actually ‘Not important’. A ‘mixture of house designs in a street’ only attracted 34% support, with 17% thinking that it was ‘Not important’.

Conclusion 4. The Neighbourhood Plan should seek to ensure that:

- a. For any new housing in the Parish priority should be given to 2 and 3 bedroomed and affordable houses.
- b. No priority should be accorded to housing association dwellings beyond that required by legislation.
- c. Wherever possible, preference should be given to the conversion of existing old and/or agricultural buildings and to small infill developments.
- d. Developments should be limited in size to 3-5 houses on any one site in Bodenham Moor and to 3 houses in the Conservation Area.
- e. Building styles should match those of existing adjacent dwellings and building materials should be traditional, such as stone, brick, exposed timber frames, slate roofing and wooden window frames.
- f. High priority should be given to the maintenance of low housing density, incorporating front gardens and hedging between properties, and to the provision of off-street parking and good pedestrian and cycle access.

Section Three – Settlement Boundaries

Bodenham Moor

Q14A. *Do you agree that Bodenham Moor should have a settlement boundary?* 83% support the re-instatement of a settlement boundary for Bodenham Moor with 5% opposed and 12% with no opinion.

Q14B. *Possible Extension of Bodenham Moor Settlement Boundary.* 63% of respondents support an extension of the former boundary to include the Field opposite England's Gate Inn only. 19% thought any extension should include both England's Gate and Shuker's fields.

Q14C. *Suggest other Areas for inclusion in Extended Settlement Boundary.* 33 respondents commented on this question. Of these 6 simply indicated that they did not have an answer and 6 made comments which did not relate to the question. Of the remaining 21 respondents who suggested possible areas for extensions other than those already mentioned at Question 14B, 5 were in favour of an extension to cover the area near the Parish Hall/tennis courts. Apart from these most of the sites proposed do not comply with planning guidance on this issue.

Bodenham Conservation Area

Q15A. *Do you think the Conservation Area should have a Settlement Boundary?* 54% (239) respondents supported this concept, with 18% (80) expressing disapproval. 27% (120) had no opinion on the issue.

Q15B. *If you answered Yes to Question 15A state as precisely as possible the area that should be included.* This question attracted a very large number of comments (107). However, these offered little or no consensus, although 11 suggested that the boundary should follow that of the Conservation Area, 3 proposed that it should simply take in the existing built-up area and 5 agreed with this, but suggested extending the boundary up to Bodenham Manor. In addition to the written comments 43 maps were marked with suggestions. These were rather more revealing in that the majority of boundaries were drawn more or less tightly around the present built up area, with a number extending up to Bodenham Manor.

Conclusion 5. Bodenham Moor's former settlement boundary should be re-instated and extended to incorporate the field opposite England's Gate Inn.

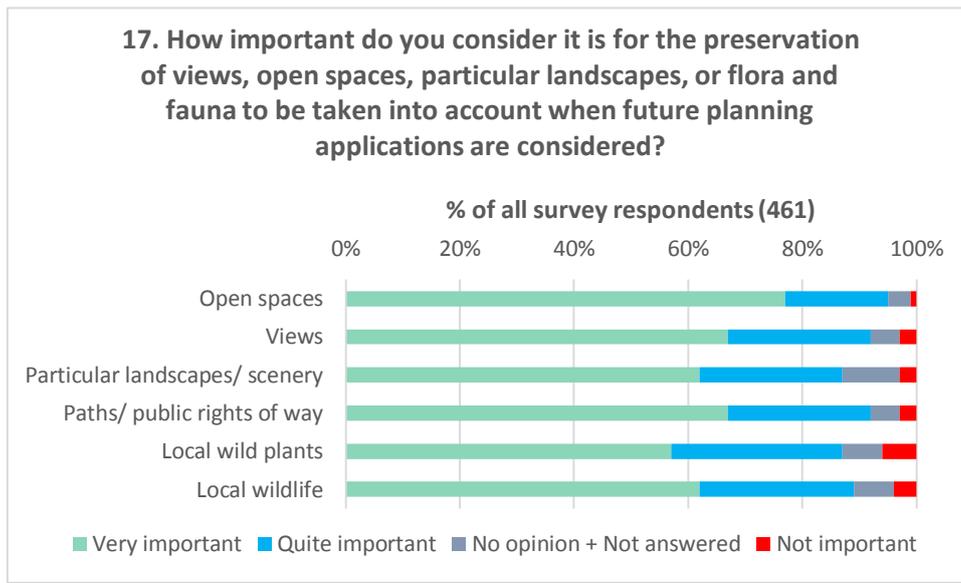
Conclusion 6. To provide added protection against unrestricted housing development, over and above that already provided by its conservation status, the Conservation Area should have a settlement boundary and this should be similar to the one already proposed as Version 4 which follows the outline of the built area closely. (See Annex A).

Section Four – Conservation, Heritage & Landscape

Q16. *Are there buildings and sites you feel should be protected for historical or heritage reasons from future development?* Over three-quarters of respondents thought the Church,

War Memorial/ Ladywell Spring and Market Cross very important, with approximately 50% of respondents citing England’s Gate Inn, Bodenham Chapel, Bodenham School and other listed buildings as very important. Perhaps surprisingly only three persons made specific reference to the listed Bodenham (Lugg) Bridge.

Q17. How important do you consider it is for the preservation of views, open spaces, particular landscapes, or flora and fauna to be taken into account when future planning applications are considered? There was widespread concern for each of these topics ranging from 57% for fauna up to 77% for open spaces, as shown in the diagram below.



Q18. What Views, Open Spaces or other aspects do you regard as of special importance? Fewer than half of respondents answered this question. Of those that did, ‘Open spaces’ attracted the greatest comment (156) followed by ‘Particular Views’ (128), ‘Particular Landscapes/ Scenery’ (119), and ‘Particular Paths/ PROWs’ (104). Bodenham Lake Nature Reserve was the most quoted area of special importance in each of the categories, with Cuddy Meadow Hill (“God Almighty Hill”), Bun Hill, Dinmore Hill, the River Lugg, the War Memorial and the Village Green also being mentioned by many respondents. As regards views and landscapes/ scenery, practically the whole of the River Lugg flood plain West of the C1125, together with the surrounding hills, was regarded as special by one or more of those who commented or marked the Questionnaire’s maps. Turning finally to paths, plants and wildlife, while some respondents named specific examples, the majority simply said that all were important.

Conclusion 7. The local landscape, public rights of way, flora and fauna are already afforded various forms of protection by Policies LD1 (Landscape), LD2 (Biodiversity and Geodiversity) & LD3 (Green infrastructure) in Herefordshire Council’s emerging Core Strategy, by the River Lugg’s listing as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), and by the Conservation Area’s special status, as well as by the designation of Bodenham Lake and a number of other areas in the Parish as Special Wildlife Sites (SWS). Nevertheless, the Neighbourhood Plan should seek to provide added protection wherever possible.

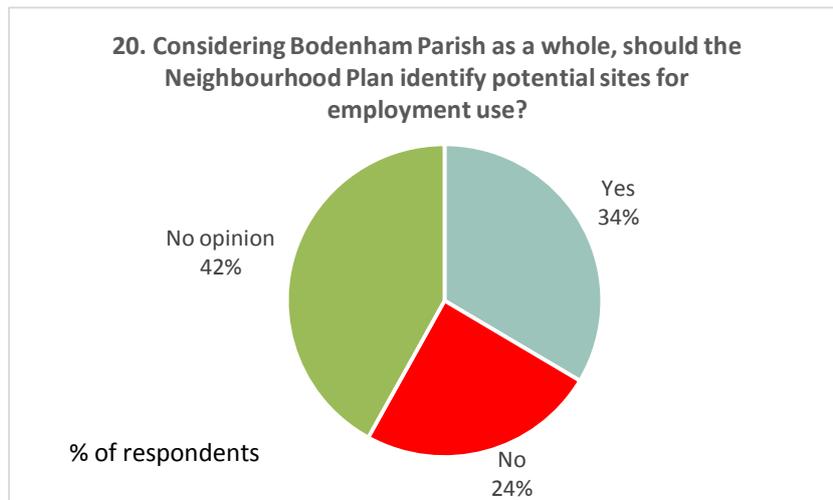
Conclusion 8. In particular, it is apparent from the responses to the Survey that Bodenham Lake is a highly valued community asset and that there should be a presumption in the

Neighbourhood Plan against any development which adversely affects the Lake’s primary functions as a nature reserve and a leisure amenity.

Section Five – Small Business, Farming & Employment

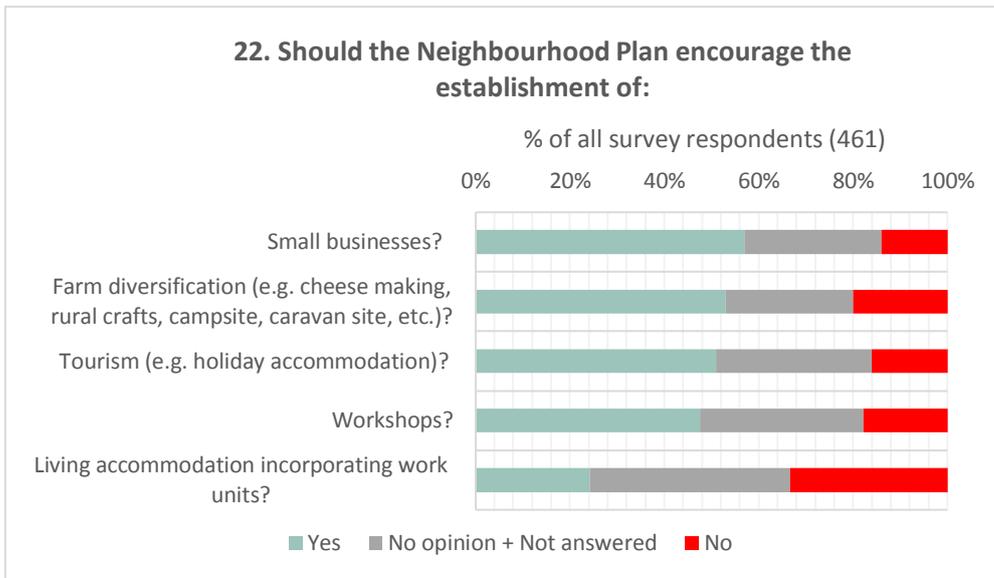
Q19. **Do you run your own business in the Parish?** Of the 441 respondents, 383 (87%) said ‘No’. 48 (or 11%) run a business in the Parish from their homes, 8 run a business in the Parish from premises outside Bodenham, and 2 run a business in the Parish from premises other than from their homes.

Q20. **Should the Neighbourhood Plan identify potential Employment sites?** 42% had no opinion, 34% said ‘Yes’ and 25% ‘No’.

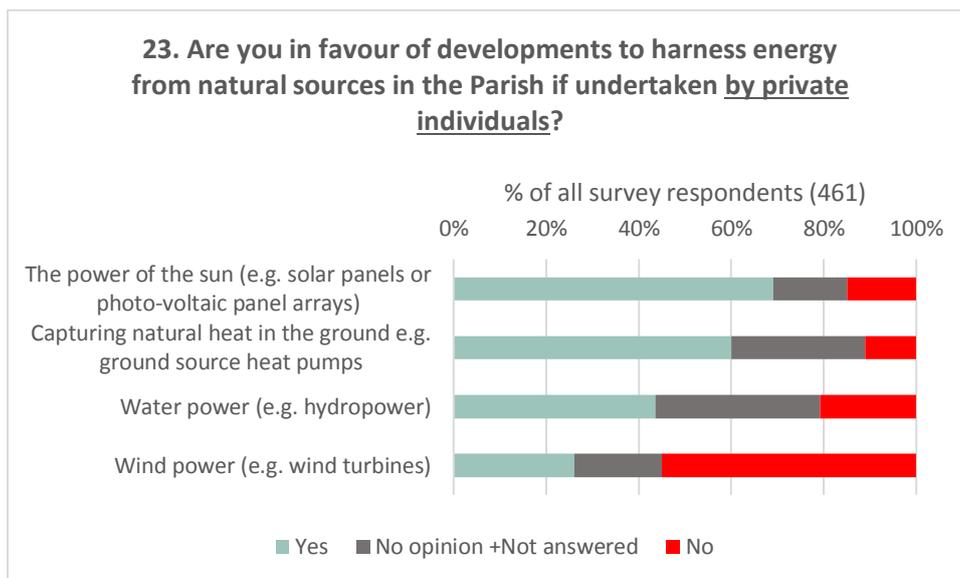


Q21. **If you answered ‘Yes’ to Question 20, please suggest where potential sites might be.** 80 comments were made and 21 maps marked, but there was no consensus on where employment sites might be located. Two already the subject of proposed residential development – the field opposite England’s Gate Inn and Shuker’s Field – were proposed by a few respondents, but, leaving these aside, suggested locations included near Saffrons Garage or along the A417 (14), at or behind Bache’s Bargains (10), at the gravel working buildings/ or Bodenham Lakes (10), in existing farm buildings (10), near Hamwyn Joinery/ Rivers Media (9), near the Parish Hall (7), and near the Grain Consortium Buildings in Chapel Lane (4).

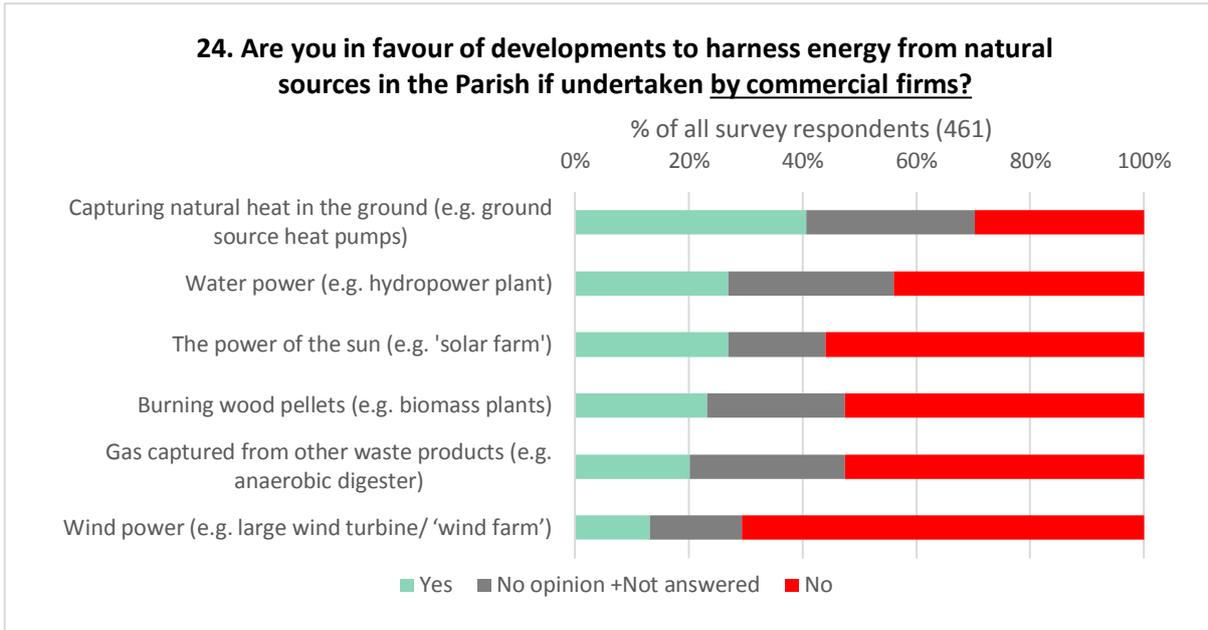
Q22. **Should the Neighbourhood Plan encourage the establishment of ‘Small businesses’, ‘Workshops’, ‘Live/work units’, ‘Farm Diversification’, or ‘Tourism’.** All attracted approximately 50% support, except ‘Living accommodation incorporating work units’ which were favoured by only 24% and were actually opposed by 33%, perhaps because of fears of noise. Out of 23 respondents who added comments, 14 specifically opposed the creation of ‘caravan sites’ under the ‘farm diversification’ heading. (See diagram below)



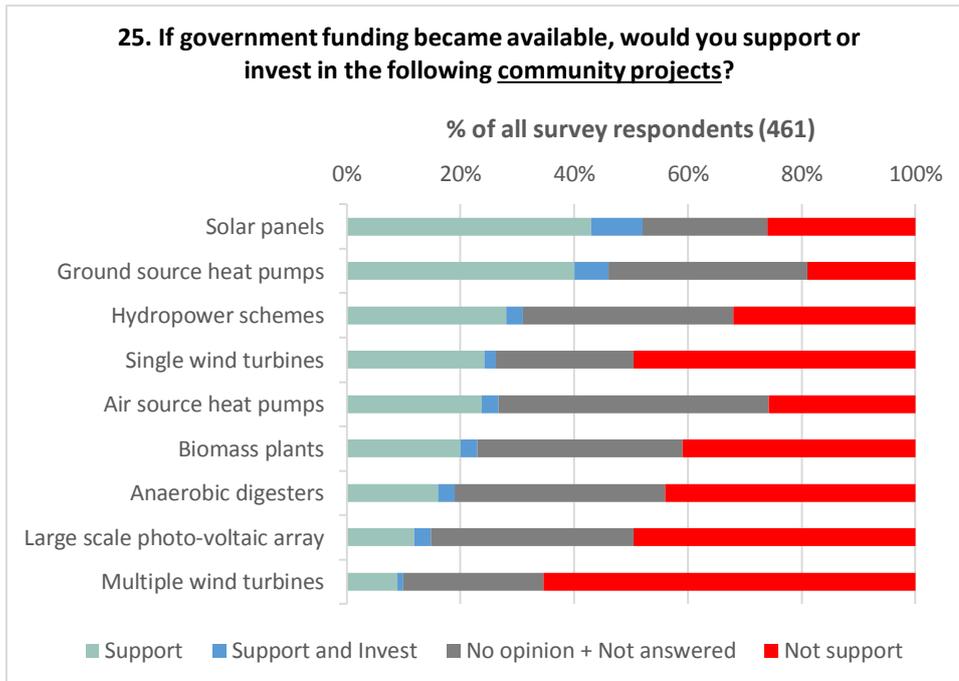
Q23. Are you in favour of renewable energy installations by private individuals? ‘Solar/PV arrays’ drew most support at 69%, with ‘ground source heat pumps’ at 60% and ‘hydropower’ on 44%. While 26% supported ‘wind turbines’, these are opposed by 55% of respondents – by far the highest rate of disapproval of a single renewable energy source.



Q24. Are you in favour of renewable energy installations by commercial firms? 70% said they were opposed to commercial ‘large wind turbines’ with only 13% in support. ‘Ground source heat pumps’ drew most support at 41% with 30% opposed. 27% endorsed ‘solar energy’ and ‘hydro power’, but these are opposed by 56% and 44% respectively. Energy from ‘biomass’ and ‘anaerobic digesters’ support was limited to about 20% but each opposed by 52%. (See the diagram below).



Q25. **Subject to grant funding would you support or invest in community projects for renewable energy plants and anaerobic digesters?** 'Solar panels' and 'ground source heat pumps' attracted approximately 40% support, albeit with opposition of about half that figure. 'Single wind turbines' were supported by 24% of respondents, but opposed by twice that number. 'Hydropower' and 'air source heat pumps' were also not well favoured at approximately 24 - 28%, with even more than that saying 'No' to them. 'Multiple wind turbines' and 'large PV arrays' drew the most opposition at 66% and 50% respectively. Overall there was minimal investment interest in community renewables, with 'solar panels' possibly attracting the highest at a mere 4% interest.



Conclusion 9. Although respondents did not demonstrate much enthusiasm for the idea of more businesses in Bodenham, the views expressed elsewhere that measures should be taken to encourage more young people to live in the Parish, indicate that the Neighbourhood Plan should ensure that there is scope for new businesses to be established here. As at present, some - if not most - of these might be by residents working from home and this should be supported, so long as any adverse effects on the amenity of other residents is strictly controlled. Similarly, the re-use of existing farm buildings should be promoted since, again properly controlled, these should not detract from the rural character of the Parish. Other business premises should be contained within the Parish's settlement boundary(ies), unless they represent minor extensions to existing business areas, such as those at Saffron's Garage.

Conclusion 10. As regards the types of businesses to be encouraged, the Neighbourhood Plan should give preference to those which are based on entrepreneurs working from home and those which help to maintain and support the rural character of the Parish, such as farm diversification, or to encourage local tourism, such as holiday accommodation, other than that based on caravan or camping sites.

Conclusion 11. Turning to the use of renewable energy, the Neighbourhood Plan should give preference to those installations which are not visually intrusive or likely to create a noise nuisance.

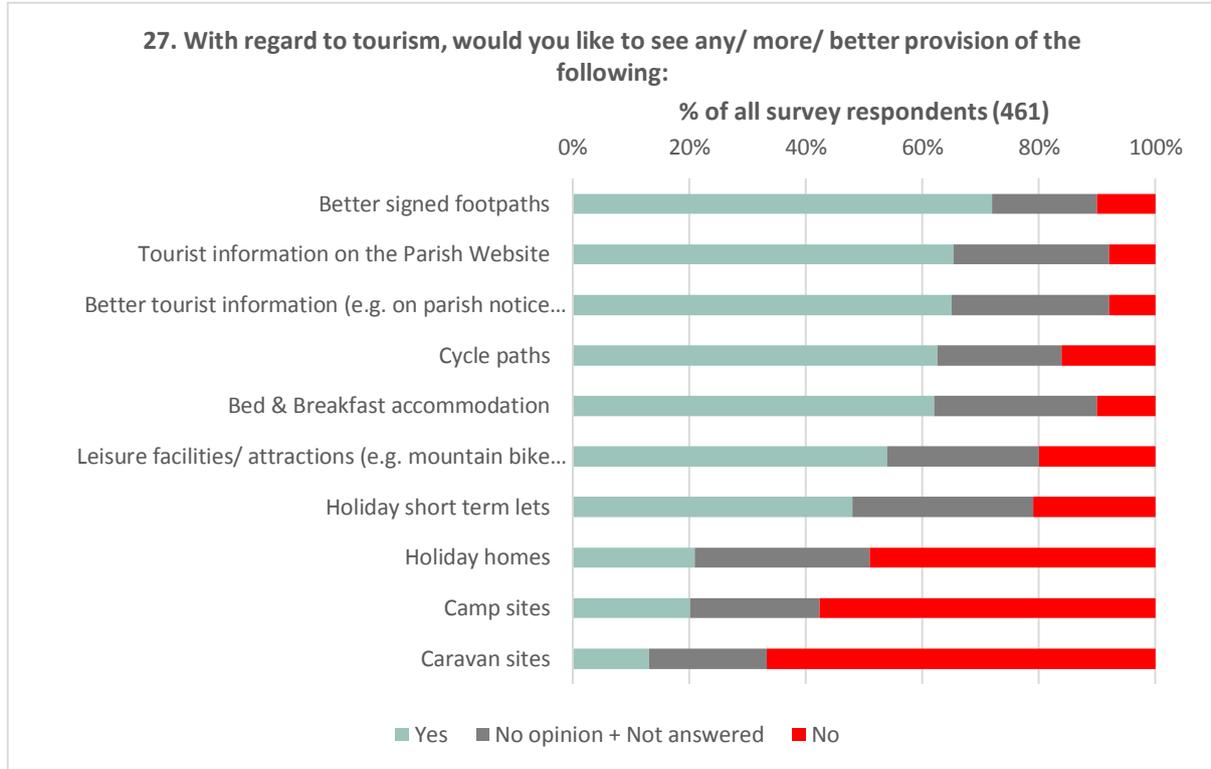
- For private dwellings preference should be given to solar/ PV arrays, ground sources and hydropower, although the last seems an unlikely option given the local topography. There should be a definite presumption against wind turbines, unless these meet the criteria contained in Core Strategy Policy SD2, are sited on remote locations, such as farms where they do not affect the amenity of neighbours, and are not located where they are visible from the central part of the Parish where they could adversely impact on the local landscape.
- For commercial premises preference should again be given to ground, water and solar sources of renewable energy, while the Neighbourhood Plan should seek to prevent any installations based on wood burning or gas capture and particularly any large wind turbines or 'wind farms'.
- The acceptance of the above conclusions into the Neighbourhood Plan will automatically dictate the kinds of community installation which may be pursued or excluded should government funding become available.

Section Six: Tourism

Q26. ***Should the Neighbourhood Plan cover the provision /development of Tourism facilities?*** - Just over half (56%) of respondents answered 'Yes', while those with 'No opinion' or saying 'No' were evenly split on 23% and 22%.

Q27. ***Would you like to see any/more/better tourism features as listed.*** 72% identified 'Better signed footpaths' with 'Better tourist information', 'Cycle paths' and 'Bed & Breakfast accommodation' being requested by over 60% of respondents and nearly half favoured 'Holiday short term lets'. Significantly there was strong opposition to 'Camp sites', 'Caravan

sites' and 'Holiday homes'. Of the 49 suggestions as to what facilities are required, the main consensus (29) was that Bodenham Lake should be better utilised for pursuits such as sailing, fishing, rowing and walking. However, it should be noted that these may be inconsistent with the Lake's primary purpose as a nature reserve and thus could be in conflict with Core Strategy policies LD2 and LD3.



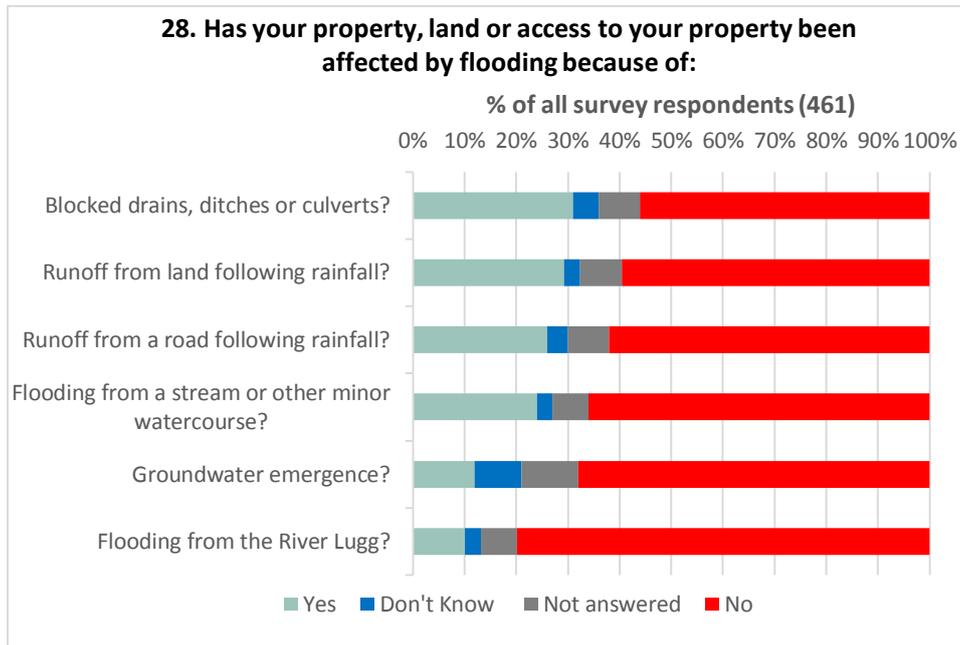
Conclusion 12. The Neighbourhood Plan should seek to encourage the provision of improved facilities for visitors, such as cycle paths, better maintained foot paths, bed & breakfast and short term holiday accommodation, and those leisure attractions which do not adversely affect the amenity of local residents or the rural character of the Parish. There should, however, be a presumption against camping and caravan sites.

Section Seven: Flood Risk

Q28. Has Flooding from any of the listed sources affected your land, access or property? Respondents were able to tick more than one box indicating the source of water affecting their access or their property itself. It is therefore not possible from this Question alone to give a precise total for those affected. The highest figure (145 out of 461 respondents) was for flooding because of 'Blocked drains, ditches or culverts', so the total cannot be less than that, *i.e.* 31%. However, it can be seen that 210 respondents answered the next Question (Question 29) indicating that they had been affected by flooding in some way, so a more accurate figure may be 46%. Apart from flooding caused by 'Blocked drains, ditches or culverts', the other main sources of flooding were cited as being surface run off or flooding from a minor watercourse (24 – 29%), with only 10% quoting the River Lugg as the cause.

Q29. If you answered 'Yes' to Question 28, what was damaged or affected? As already mentioned, 210 persons responded to this Question and of these 146 (70%) had access

problems, with 126 (60%) reporting that their garden was affected, 69 (33%) that a garage or outhouse had water in it and at least 33 (16%) indicating that water had actually entered their house because ‘Carpets’ were damaged’.



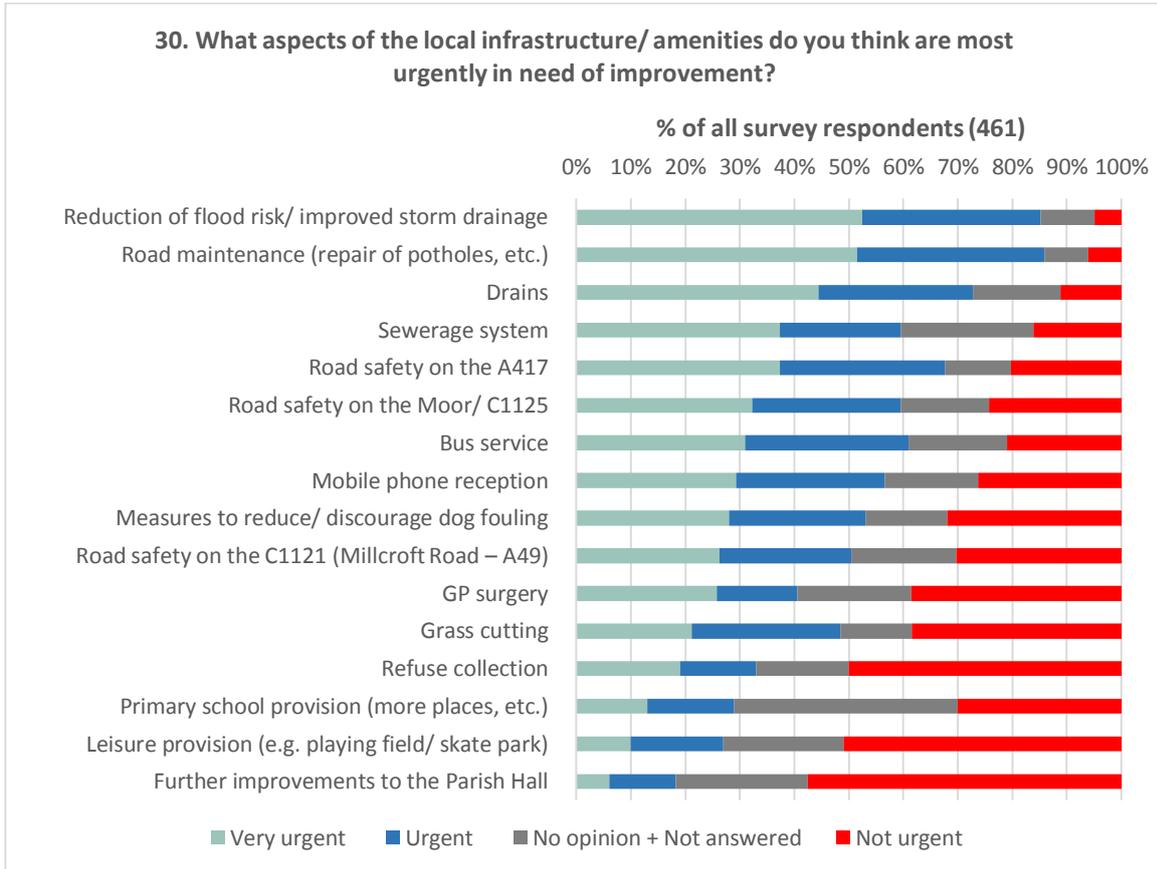
Conclusion 13. Large parts of the Parish face a significant risk of flooding, most notably from surface water run-off and fluvial flooding from the River Lugg and associated watercourses. The Neighbourhood Plan should seek to:

- Prevent any new residential or commercial building development on land:
 - Shown by the Environment Agency Flood Map for Planning (Rivers and Sea) to be wholly or partly within Flood Zone 1 (*i.e.* a 1 in 100 annual probability of flooding or greater); or
 - Shown by the Environment Agency Risk of Flooding from Surface Water map to be at a high risk of surface water flooding (*i.e.* a chance of flooding of greater than 1 in 30); or
 - Where the development might increase the risk of flooding elsewhere.
- Reinforce existing national and local planning policy relating to flood risk and drainage, such as the requirement for developments to incorporate Sustainable Drainage Systems (SuDS).

Conclusion 14. The Neighbourhood Plan should give priority to protecting, maintaining and enhancing the Parish’s watercourses and drainage systems and, in particular, replacing those shown to be not fit for purpose, such as the culverts carrying the Millcroft Brook under the C1121 at its junction with Ketch Lane.

Section Eight – Infrastructure

Q30. What aspects of local infrastructure/amenities need urgent improvement? A ‘Reduction of flood risk/ improved storm drainage’ was cited by the largest number of respondents (53%) as being ‘Very urgent’, with ‘Road maintenance’ next (51%). ‘Road safety on the A417’ (37%) and ‘Road safety on the Moor/ C1125’ (32%) were also prominent, together with the ‘sewerage system’ (37%). The ‘Bus service’ (31%), ‘Measures to reduce/ discourage dog fouling’ and ‘Mobile phone reception’ (28% & 29%) also figured prominently.



Q31A. Bus Usage (426) 3 respondents say they use the bus daily, 40 more than once a week and 39 weekly. 139 state occasional use, but 206 (46%) of the total 451 respondents never use the service.

Q31B. Where did you use the 426 service to travel to/from? Of the 237 respondents, 227 (or 96%) travelled to Hereford and 68 (29%) to Leominster.

Q32. How do you rate Telephone Services in Bodenham? 81% thought the (landline) telephone service good/adequate. Mobile reception was cited as poor by 41%.

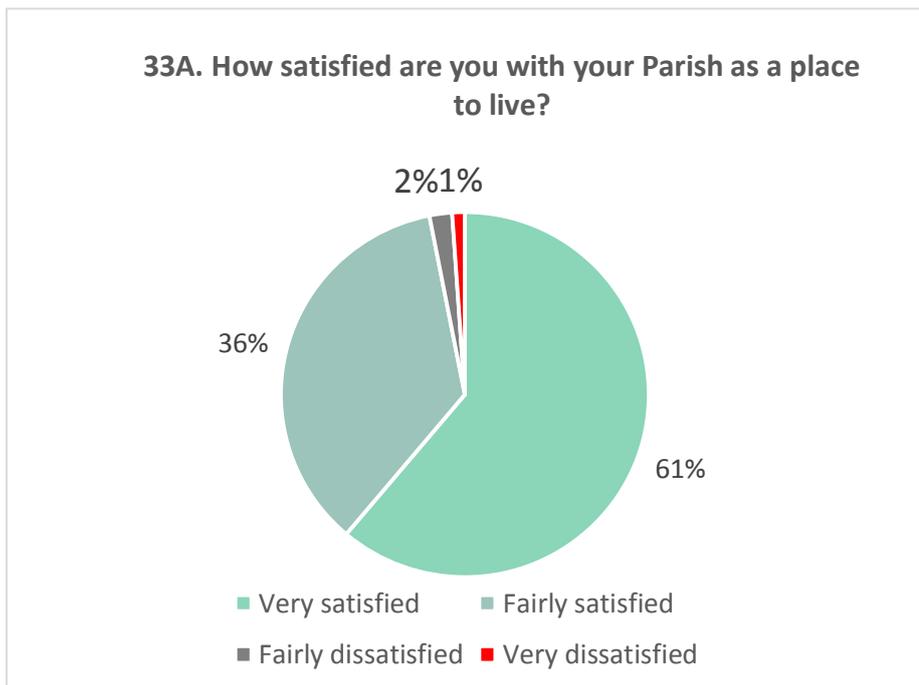
Conclusion 15. As already stated, the Neighbourhood Plan should give priority to reducing the flood risk to local residents, both by placing restrictions on building developments and by taking proactive physical measures, such as improving drainage systems. The Plan should also seek to:

- Improve the safety of local roads, particularly the A417, C1125 and C1121.

- Impose restrictions on housing and commercial developments which may adversely affect local road safety.
- Similarly restrict any such developments which increase the burden on the Parish’s sewerage systems, unless the capacity of the relevant systems is first increased proportionately.

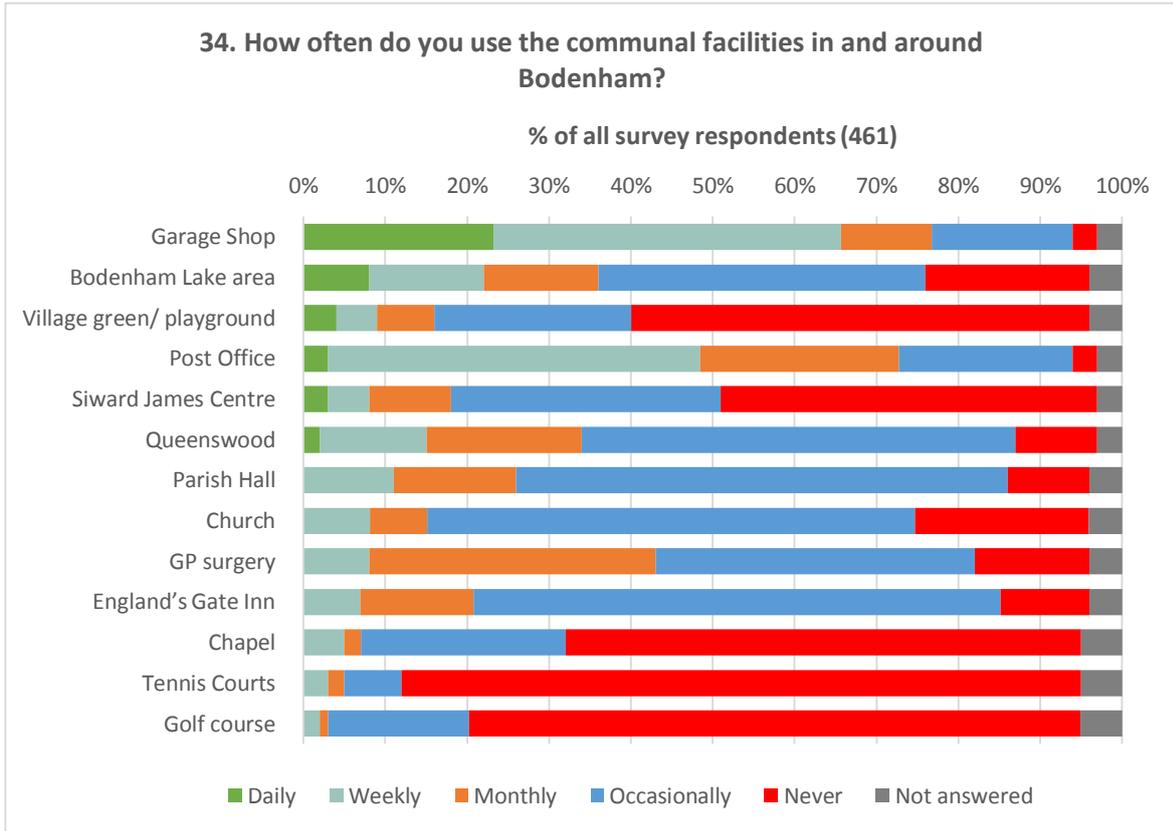
Section 9 – Community Facilities

Q33A. **How satisfied are you with Bodenham as a place to live?** 61% are ‘Very satisfied’, 36% ‘Fairly satisfied’ and 3% (14) ‘Fairly/very dissatisfied’.

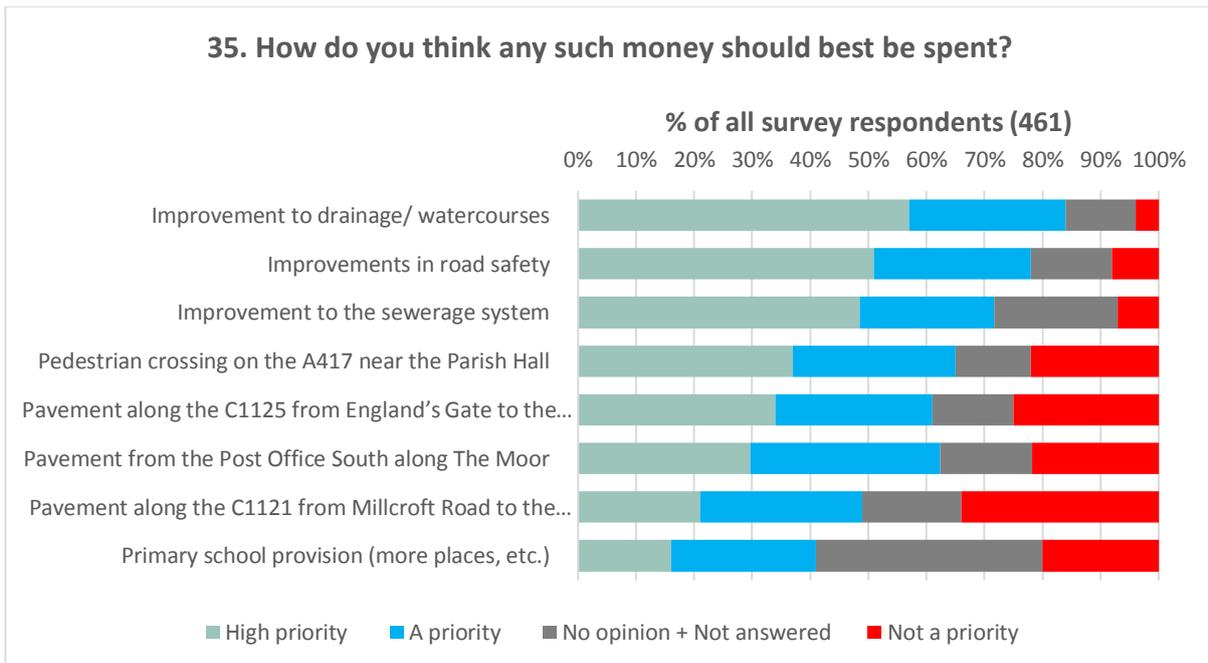


Q33B. **If you answered ‘fairly or very dissatisfied’ to 33A, please say why you are dissatisfied.** 24 comments were made mentioning changes in the nature of the Village over the years – loss of agricultural heritage and community spirit, housing developments, poor broadband, untidy streets, grass/ trees need cutting, council cut backs, road safety, too many OAPs, nothing for the young, etc.

Q34B. **How often do you use Bodenham’s communal facilities?** ‘Saffron Garage shop’ has by far the highest number of daily visitors (106) at 23% with the ‘Post Office’ having the largest number of weekly visitors (209) at 45% closely followed by the ‘Garage shop’ (195) at 42%. The ‘GP Surgery’ heads the number of monthly visitors at 35% (163) followed by the ‘Post Office’ (112 at 24%). ‘Bodenham Lake’ and ‘Queenswood’ are also well visited – in excess of 65 daily and between 66 and 89 monthly. The ‘Parish Hall’ is the next most visited facility at 11% (51) weekly and 15% (69) monthly. (See the diagram below).



Q35. **How do you think any “planning gain” money deriving from possible housing development towards local infrastructure should best be spent?** ‘Improvement to drainage/watercourses’ attracted the highest level of support at 57%, with ‘Improvements in road safety’ on 51%, ‘Improvement to the sewerage system’ 48%, a ‘Pedestrian crossing on A417 near the Parish Hall’ 37% and a ‘Pavement from the Post Office South along The Moor’ 30%.



Section Ten: Other Comments

Q36. **Other comments and/or ideas.** 73 respondents suggested ways in which they felt the quality of life in the Parish could be improved. There was no major consensus, but many of the comments reinforced points made in response to earlier questions. Examples were opposition to housing development (17), although 3 respondents wanted more housing so long as it was affordable. There was a fair amount of agreement on the need for improvements to road safety (13), to facilities for young people (10), to the bus service (8) and to the service provided by the GP surgery. Finally, other concerns were the flood risk and poor drainage (4), the inadequate broadband service (4), the need to reduce fouling by dogs (3) and the importance of making better use of Bodenham Lake.

Summary of Conclusions

1. While a somewhat higher response to the Survey would have been welcome, especially from younger residents, the age and personal profile of respondents indicate that the Survey provides a reasonable basis for informing the further development of the Neighbourhood Plan, with the caveat that the lack of input from the younger age groups should be borne in mind.
2. While efforts should continue to be made to obtain a reduction in Herefordshire Council's emerging Core Strategy requirement for 15% more housing over the next 16 years, the Vision Statement can be accepted as the foundation for the Neighbourhood Plan.
3. This being so, the Neighbourhood Plan should seek to ensure that:
 - a. To the extent that it is not already, Bodenham becomes a single, vibrant, caring and safe community in which all residents feel comfortable and valued.
 - b. No development should be permitted in the period to 2031 over and above the 15% increase in housing set out in Herefordshire Council's emerging Core Strategy
 - c. The open and green character of the villages within the Parish is not only maintained, but enhanced.
 - d. There is careful integration of existing and any new housing, with the rural character of Bodenham's villages being promoted through the adoption of appropriate building styles and low housing densities.
 - e. The infrastructure of the Parish is properly maintained and continuously improved
 - f. As a high priority measures are taken to lessen the risks of homes being flooded and everyday life being disrupted by flooded roads and no developments are allowed which can directly or indirectly increase the flooding risk.
4. The Neighbourhood Plan should seek to ensure that:
 - a. For any new housing in the Parish priority should be given to 2 and 3 bedroomed and affordable houses.

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- b. No priority should be accorded to housing association dwellings beyond that required by legislation.
 - c. Wherever possible, preference should be given to the conversion of existing old and/or agricultural buildings and to small infill developments.
 - d. Such developments should be limited in size to 3-5 houses on any one site in Bodenham Moor and to 3 houses in the Conservation Area.
 - e. Building styles should match those of existing adjacent dwellings and building materials should be traditional, such as stone, brick, exposed timber frames, slate roofing and wooden window frames.
 - f. High priority should be given to the maintenance of low housing density, incorporating front gardens and hedging between properties, and to the provision of off-street parking and good pedestrian and cycle access.
5. Bodenham Moor's former settlement boundary should be re-instated and extended to incorporate the field opposite England's Gate Inn.
6. To provide added protection against unrestricted housing development, over and above that already provided by its conservation status, the Conservation Area should have a settlement boundary and this should be similar to the one already proposed as Version 4 which follows the outline of the built area closely. (See Annex A).
7. The local landscape, public rights of way, flora and fauna are already afforded various forms of protection by Policies LD1 (Landscape) , LD2 (Biodiversity and Geodiversity) & LD3 (Green infrastructure) in Herefordshire Council's emerging Core Strategy, by the River Lugg's listing as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), and by the Conservation Area's special status, as well as by the designation of Bodenham Lake and a number of other areas in the Parish as Special Wildlife Sites (SWS). Nevertheless, the Neighbourhood Plan should seek to provide added protection wherever possible.
8. In particular, it is apparent from the responses to the Survey that Bodenham Lake is a highly valued community asset and that there should be a presumption in the Neighbourhood Plan against any development which adversely affects the Lake's primary functions as a nature reserve and a leisure amenity.
9. Although respondents did not demonstrate much enthusiasm for the idea of more businesses in Bodenham, the views expressed elsewhere that measures should be taken to encourage more young people to live in the Parish, indicate that the Neighbourhood Plan should ensure that there is scope for new businesses to be established here. As at present, some - if not most - of these might be by residents working from home and this should be supported, so long as any adverse effects on the amenity of other residents is strictly controlled. Similarly, the re-use of existing farm buildings should be promoted since, again properly controlled, these should not detract from the rural character of the Parish. Other business premises should be contained within the Parish's settlement boundary(ies), unless they represent minor extensions to existing business areas, such as those at Saffron's Garage.

10. As regards the types of businesses to be encouraged, the Neighbourhood Plan should give preference to those which are based on entrepreneurs working from home and those which help to maintain and support the rural character of the Parish, such as farm diversification, or to encourage local tourism, such as holiday accommodation, other than that based on caravan or camping sites.

11. Turning to the use of renewable energy, the Neighbourhood Plan should give preference to those installations which are not visually intrusive or likely to create a noise nuisance.

- For private dwellings preference should be given to solar/ PV arrays, ground sources and hydropower, although the last seems an unlikely option given the local topography. There should be a definite presumption against wind turbines, unless these meet the criteria contained in Core Strategy Policy SD2, are sited on remote locations, such as farms where they do not affect the amenity of neighbours, and are not located where they are visible from the central part of the Parish where they could adversely impact on the local landscape.
- For commercial premises preference should again be given to ground, water and solar sources of renewable energy, while the Neighbourhood Plan should seek to prevent any installations based on wood burning or gas capture and particularly any large wind turbines or 'wind farms'.
- The acceptance of the above conclusions into the Neighbourhood Plan will automatically dictate the kinds of community installation which may be pursued or excluded should government funding become available.

12. The Neighbourhood Plan should seek to encourage the provision of improved facilities for visitors, such as cycle paths, better maintained foot paths, bed & breakfast and short term holiday accommodation, and those leisure attractions which do not adversely affect the amenity of local residents or the rural character of the Parish. There should, however, be a presumption against camping and caravan sites.

13. Large parts of the Parish face a significant risk of flooding, most notably from surface water run-off and fluvial flooding from the River Lugg and associated watercourses. The Neighbourhood Plan should seek to:

- Prevent any new residential or commercial building development on land:
 - Shown by the Environment Agency Flood Map for Planning (Rivers and Sea) to be wholly or partly within Flood Zone 1 (i.e. a 1 in 100 annual probability of flooding or greater); or
 - Shown by the Environment Agency Risk of Flooding from Surface Water map to be at a high risk of surface water flooding (i.e. a chance of flooding of greater than 1 in 30); or

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- Where the development might increase the risk of flooding elsewhere.
- Reinforce existing national and local planning policy relating to flood risk and drainage, such as the requirement for developments to incorporate Sustainable Drainage Systems (SuDS).

14. The Neighbourhood Plan should give priority to protecting, maintaining and enhancing the Parish's watercourses and drainage systems and, in particular, replacing those shown to be not fit for purpose, such as the culverts carrying the Millcroft Brook under the C1121 at its junction with Ketch Lane.

15. As already stated, the Neighbourhood Plan should give priority to reducing the flood risk to local residents, both by placing restrictions on building developments and by taking proactive physical measures, such as improving drainage systems. The Plan should also seek to:

- Improve the safety of local roads, particularly the A417, C1125 and C1121.
- Impose restrictions on housing and commercial developments which may adversely affect local road safety.
- Similarly restrict any such developments which increase the burden on the Parish's sewerage systems, unless the capacity of the relevant systems are first increased proportionately.

Bodenham Conservation Area – Proposed Settlement Boundary

