

Housing Growth in the Plan Period (as at 28 March 2018)

Housing growth figures and calculations are constantly changing. This document provides the most up to date information, with changes from that given in Annex F to the Regulation 16 draft Neighbourhood Development Plan shown in red font.

Table 1 - Housing Growth Data ⁽¹⁾

	Housing Supply Calculations	Total
A.	Total housing stock in the Parish as at October 2015. ⁽²⁾	485
B.	Total housing stock in the Bodenham Moor and Bodenham settlements as at October 2015. ⁽³⁾	311
C.	Local Plan minimum 15% requirement for new houses in the Parish in the Plan Period [A x 15%] ⁽⁴⁾ .	72
D.	Completions and commitments from 2011 to date (see Table 1 above).	75
E.	Additional new houses required to meet the minimum 15% requirement [C-D]	Nil
F.	Number of houses built/ committed since 2000 (<i>i.e.</i> over the past 16 years), excluding the major development opposite England's Gate Inn (see Table 1 above).	56
G.	Assessment of potential future windfalls from 2017 to the end of the Plan Period (<i>i.e.</i> over the next 14 years).	14

1. Compare with Table 3 in Annex F to the Regulation 16 draft Neighbourhood Development Plan.

2. The Local Plan assesses the total housing stock in the Neighbourhood Area as 485 dwellings, as at 16 October 2015 when the Core Strategy was adopted by Herefordshire Council. This gives the 15% minimum requirement for new housing as 72. A physical count and mapping of all dwellings in the Neighbourhood Area at the same date produced a total of 474 dwellings which would result in a minimum requirement of 71. The NDP works to the higher figure.

3. As at October 2015 there were 242 houses in Bodenham Moor and 69 houses in Bodenham. The size ratio of the two settlements is therefore very approximately 4:1.

4. Reduced from 73 to 72 by Herefordshire Council.

Table 2 – Summary of Housing Commitments and Completions ⁽⁵⁾

Ser.	Period	Location	Not Yet Started	Under Construction	Completed	Totals
(a)	(b)	(c)	(d)	(e)	(f)	(g)
1.	2000 - 2010	Bodenham Moor			14	14
2.		Bodenham				
3.		Open Countryside		5	2	7
4.		Sub-Totals		5	16	21
5.	2011 - Date	Bodenham Moor	11	6	40	57
6.		Bodenham	6	2	1	9
7.		Open Countryside		5	4	9
8.		Sub-Totals	17	13	45	75
9.	Totals		17	18	61	96

For details see Table 3 below.

5. Compare with Table 2 in Annex F to the Regulation 16 draft Neighbourhood Development Plan.

Table 3 - Windfall (including Commitments) Development in Recent Years ⁽⁶⁾

Ser	Number of Houses	Development	Remarks ⁽⁷⁾	Location (Current Status)
(a)	(b)	(c)	(d)	(e)
From 2000 to 2011				
1.	1	Dwelling at Laxton Barn, adjacent to Stonehouse, The Moor, Bodenham Moor HR1 3HS(C1125)	Conversion of redundant barn to granny annexe and living accommodation. DCN010185/F 19 Dec 2001	Bodenham Moor (Completed)
2.	3	Houses in Sycamore Close, Bodenham Moor (off C1125)	Demolition of existing bungalow and erection of 3 no. dwellings with garages. DCN013437/F 18 Feb 2002	Bodenham Moor (Completed)
3.	1	Duncton House, Land between Beltaine House and Littlefield, The Moor, Bodenham Moor HR1 3HT (C1125)	Construction of one dwelling plus garage and formation of layby access. DCN031123/F 22 Oct 2003	Bodenham Moor (Completed)
4.	1	Dwelling adjacent to Maundfield House in Chapel Lane, Bodenham Moor HR1 3HY (C1114)	Conversion of Old Smithy into residential dwelling. DCN040858/F 6 Jul 2004	Bodenham Moor (Completed)
5.	2	Border Oak houses adjacent to West Bay on The Moor, Bodenham Moor HR1 3HT (C1125)	Proposed erection of two dwellings (Willowherb and Pearmain) with garages and formation of new vehicular access. DCN051610/F 20 Jul 2005	Bodenham Moor (Completed)
6.	2	Houses North-West of Stonehouse in Dunfield Lane (<i>aka</i> Gravel Lane), Bodenham Moor HR1 3HS (U94021)	Proposed 2 No. three bedroom dwellings (Dunfield House and The Hawthornes). NC053327/F 4 Jan 2006	Bodenham Moor (Completed)

6. Compare with Table 1 in Annex F to the Regulation 16 draft Neighbourhood Development Plan.

7. Developments are listed in chronological order according to the Decision Date shown against the planning application number in Column (d).

Ser	Number of Houses	Development	Remarks ⁽⁷⁾	Location (Current Status)
(a)	(b)	(c)	(d)	(e)
7.	1	Dwelling at Pool Head House, Chapel Lane, Bodenham Moor HR1 3HP (C1114)	Proposed replacement dwelling, with self-contained annex, garage and replacement outbuilding. DCN063453/F 11 Dec 2006	Open Countryside (Completed)
8.	4	Houses on former Berrington House site in Chapel Lane, Bodenham Moor HR1 3HR (C1114)	Proposed 2 No. detached dwellings at plots 2 & 3 with integral garages. DCN071177/F 5 Jun 2007 Proposed detached dwelling to plot 1 DCN070958/F 5 Jun 2007 Proposed erection of four dwellings DCN062669/RM 21 Sep 2006	Bodenham Moor (Completed)
9.	5	Dwellings at Dudales Hope Farm, Bodenham HR1 3HY	Proposed conversion of redundant barns into 5 No. dwellings. DCN072936/F 14 Nov 2007	Open Countryside (Work started)
10.	1	Traveller residential accommodation at Pool Head Orchard, Chapel Lane (C1114)	Retrospective application for renewal of temporary permission for a site for one travelling family including two residential static caravans, toilet block, day room, shed and boundary wall. Permanent consent granted. DCN081725/F 12 Nov 2009.	Open Countryside (Completed)
11.	21	Sub-Total for 2000 – 2010		
		From 2011 (Start of the Plan Period) to the Present		

Ser	Number of Houses	Development	Remarks ⁽⁷⁾	Location (Current Status)
(a)	(b)	(c)	(d)	(e)
12.	2	Dwellings adjacent to 10 Caldervale, Woodhouse Lane, Bodenham Moor HR1 3LB (U94016)	Proposed two single storey dwellings. Affordable dwellings (Marches Housing). N102973/F 24 Mar 2011	Bodenham Moor (Note 1)
13.	1	Dwelling at Rowberry Court, Rowberry Lane HR1 3JD (U94018)	Adaptation of agricultural building. Lawful development certificate for an existing use of building as a dwelling house (CLUED). N123358/U 14 Feb 2013	Open Countryside (Note 1)
14.	3	Barn conversions at Maund Court (off A417)	Proposed conversion of redundant stone barn to form 3 No. dwellings for private rented accommodation plus associated vehicle parking, cycle storage and landscaping. N130167/F 24 May 2013	Open Countryside (Note 2)
15.	1	Dwelling at Broxmere, Maund Bryan HR1 3JB	Proposed removal of condition 4 of planning permission DCN2005/2341/F (3 no. holiday chalets) - to allow holiday chalets to become a self-contained planning unit separate from the main dwelling. P141158/F 5 Jun 2014	Open Countryside (Completed)
16.	1	Dwelling at Gritt Farm, Chapel Lane (C1114)	Proposed agricultural workers dwelling with garage and new vehicular access. P141352/F 20 Jun 2014	Open Countryside (Note 1)
17.	1	Dwelling at Pump Cottage, Bodenham HR1 3JX (C1121)	Proposed dwelling and ancillary garage. P150103/F 17 Mar 2015 P170121/F 1 Mar 2017	Bodenham (Under construction)

Ser	Number of Houses	Development	Remarks ⁽⁷⁾	Location (Current Status)
(a)	(b)	(c)	(d)	(e)
18.	2	Dwellings at the Grain Store, Stonehouse Farm, Hollybush Lane, HR1 3HZ	Proposed conversion of agricultural building to create two dwellings. Consent under GPDO P150341/PA4 27 Mar 2015 P151254/PA4 5 Jun 2015	Open Countryside (Under construction)
19.	1	Dwelling adjacent to the Pigeon House, Bodenham HR1 3JX (C1121)	Proposed construction of a new self-build dwelling and new access. P151660/F 13 Aug 2015	Bodenham (Not yet started)
20.	40	Dwellings in Bell Homes 'England's Field' development opposite England's Gate Inn, Bodenham Moor (C1125)	Reserved Matters for construction of 40 new dwellings with associated infrastructure. P151055/RM 26 Oct 2015	Bodenham Moor (2 Under construction 38 Completed) (Note 3)
21.	1	Conversion of Annexe, Bodenham Manor HR1 3JS (C1121)	Completion of domestic change of use/conversion of annexe, including construction of detached garage. The proposal includes the completion of the domestic conversion of part of the first floor, and the change of use on the un-rated ground floor and the shower and changing facilities on the first floor into residential accommodation. P152989/F 14 Dec 2015	Bodenham (Completed)
22.	10	Houses adjacent to England's Gate Inn, Bodenham Moor	Proposed residential development of up to ten dwellings with associated vehicle access. P151675/O 2 Feb 2016 P171319/O 14 Nov 17	Bodenham Moor (Not yet started)
23.	1	Dwelling at Bodenham Manor HR1 3JS (C1121)	Proposed erection of new 5 no. bedroom house and detached garage to replace Bodenham Manor (following demolition via separate application ref: 151607).	Bodenham (Under construction)

Ser	Number of Houses	Development	Remarks ⁽⁷⁾	Location (Current Status)
(a)	(b)	(c)	(d)	(e)
			P153090/F 16 Mar 2016	
24.	3	Houses adjacent to Stoneleigh, Bodenham Moor HR1 3HS (C1125)	Proposed erection of 3 no. detached residential dwellings with garages. P151651/F 17 Jun 2016	Bodenham Moor (1 not yet started 2 Under Construction)
25.	2	Dwellings on Land at Wynmoor, Bodenham Moor (C1125)	Proposed reserved matters following outline approval 152415 (Proposed site for 2 dwellings). P162438/RM 17 Oct 2016	Bodenham Moor (Under construction)
26.	3	Old School Buildings, Bodenham Manor (C1121)	Demolition of former school buildings and erection of three detached dwellings. P162506/F 4 Nov 2016	Bodenham (Not yet started)
27.	2	Dwellings on Land East of Bodenham Manor between Bodenham Cottages and The Orchard, Bodenham	2 no. 4 bedroom dwellings with attached/detached garages, including the change of use of agricultural land to residential, and rerouting of a stoned access track. P163313/F 12 Jan 2017	Bodenham (Not yet started)
28.	1	Dwelling on Land adjacent to 2, Railway Cottages, Dinmore	CLEUD DCN082455/U granted on 19 November 2008 "for the siting of a caravan for recreational purposes and overnight accommodation". Dwelling subsequently built on the site and permanently occupied in 2012.	Open Countryside (Note 1)
29.	75	Sub-Total 2011 to date		
30.	96	Total (2000 to date)		

Notes:

1. Completed – subject to confirmation in Herefordshire Council’s 2018 Five Year Housing Supply Statement.
2. Under construction - subject to confirmation in Herefordshire Council’s 2018 Five Year Housing Supply Statement.
3. Status **as at 28 March 2018** confirmed by Bell Homes.