

Bredon Parish Neighbourhood Plan 2015-2030

Pre-Submission Plan



**Published by Bredon, Bredon's Norton & Westmancote Parish Council
for Pre-Submission Consultation under the Neighbourhood Planning
(General) Regulations 2012 and in accordance with EU Directive
2001/42**

September 2015

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Foreword

Bredon Parish has been loved and cherished by its inhabitants for countless generations. Each of its village communities has a unique character all of its own. As residents, we know we have inherited something very precious.

The purpose of this Neighbourhood Plan is to enable the people who best understand the special qualities of the parish – its residents – to steer future development. Development means change. This should mean change for the better. It should also mean providing homes for people to live, unlocking economic prosperity, responding to new technologies, looking after the environment and historic buildings, as well as ensuring that people have good access to healthcare, education, transport and other essential services.

During the lifetime of the plan, housing allocations and windfalls are expected to provide around 125 new homes across the parish. This plan aims to shape and direct that development positively so that it delivers the greatest benefits for local people. Above all, the plan seeks to raise the standard of built design in shared public spaces, so that the parish we leave behind for succeeding generations is even better than it is today.

Bredon Parish Neighbourhood Plan Committee

List of Land Use Policies

1	Spatial Plan for the Parish
2	Local Gaps & Key Views
3	Design of New Buildings
4	Design of Extensions
5	Design of Alterations & Conversions
6	Design of Exterior Works & Private Gardens
7	Design of Roads & Footways
8	Design in Conservation Area
9	Local Listed Buildings
10	Community Facilities & Assets of Community Value
11	Local Shops & Commercial Premises
12	Local Employment
13	Local Green Spaces
14	Landscape & Biodiversity

1. Introduction & Background

- 1.1 Bredon, Bredon's Norton & Westmancote Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Wychavon District Council (hereafter referred to as 'Wychavon'), under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated Neighbourhood Area is shown in Plan A below and equates to the civil parish of Bredon, Bredon's Norton & Westmancote (hereafter abbreviated to 'Bredon Parish').



Plan A: The Designated Bredon Parish Neighbourhood Area

- 1.2 The purpose of the Bredon Parish Neighbourhood Plan (hereafter abbreviated to

the 'Neighbourhood Plan') will be to make planning policies that can be used to determine planning applications in the area. Its policies will aim to protect the special character of the parish and encourage development proposals for the benefit of the local community.

- 1.3 The Neighbourhood Plan is intended to be in operation during the 'Plan Period' which runs from when the plan is first brought into force until the end of 2030.

About Neighbourhood Plans

- 1.4 Neighbourhood plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, a neighbourhood plan, along with the local plan, becomes a statutory part of the development plan for the area and will carry significant weight in determining how planning applications are decided. Neighbourhood plans can only be used for this purpose. There are likely to be important issues of interest to local communities which are not directly related to planning that cannot be addressed through neighbourhood plans.
- 1.5 Although there is considerable scope for the local community to decide on its planning policies, neighbourhood plans must meet some 'basic conditions'. These are:
- Neighbourhood plans must be consistent with national planning policy.
 - They must be consistent with the strategic planning policies of the Local Plan.
 - They must promote the principles of sustainable development.
 - The plan-making process must satisfy European environmental standards.
- 1.6 In addition, Parish Councils or Neighbourhood Forums must be able to show that they have properly consulted local people and other relevant organisations during the process of making neighbourhood plans, and that they have followed the 2012 Neighbourhood Planning Regulations.
- 1.7 These requirements are tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner recommends to the local planning authority (Wychavon) that the Neighbourhood Plan goes to a referendum of the Neighbourhood Area electorate. If a simple majority of those voting approves it, the Neighbourhood Plan is adopted as formal planning policy.
- 1.8 Once the Neighbourhood Plan is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.

The Pre Submission Plan

- 1.9 The Parish Council has sought the local community's opinion on local planning issues by means of a number of consultative exercises. It has reviewed existing and emerging national and local planning policies and how they may affect this area. Based on this work, a number of proposed Neighbourhood Plan policies have been developed.
- 1.10 This Pre-Submission Plan provides an opportunity for the local community and other stakeholders to have their say on the proposed Neighbourhood Plan Policies. The

final version of the Neighbourhood Plan will take into account representations received on Pre-Submission Plan.

- 1.11 The Parish Council requested a screening opinion from Wychavon in respect of the need for the Neighbourhood Plan to prepare a Strategic Environmental Assessment (SEA) under the EU Directives 42/2001 and the 2004 Environmental Assessment of Plans & Programmes Regulations. Wychavon's screening opinion concluded that there was no requirement for an assessment given the contents of the Neighbourhood Plan were unlikely to lead to any significant environmental effects.

The Next Steps

- 1.12 Once this consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Neighbourhood Plan, known as the 'Submission Plan'. This will be submitted to Wychavon who will arrange the independent examination and referendum.

Consultation

- 1.13 If you have any comments to make on this Pre-Submission Plan, please do so during the consultation period which runs from Friday 23rd October until 5pm Friday 4th November in one of the following ways:

- Via the Bredon Parish Council email address:
bredonpc@btconnect.com

- Writing directly to the Bredon Parish Clerk:

Ms Jacqueline Shields
Bredon Village Hall
Main Road
Bredon
Tewkesbury
GL20 7QN

- 1.14 The Parish Council's website contains all the necessary background information on the Neighbourhood Plan. Its web address is www.bredonpc.org.uk. Follow the links to the 'Parish Plan' section.

2. The Neighbourhood Area

Location & context

- 2.1 Bredon Parish is located on the banks of the Avon on the lower slopes of Bredon Hill, at "*the beginning of the Cotswolds*".¹ As "*Brensham*", it has been made famous by the writer John Moore, whose descriptions of local life between the wars are widely admired.²
- 2.2 The parish lies between Tewkesbury and Evesham on the southern edge of both Worcestershire and the West Midlands Region. It is adjacent to Gloucestershire and the South West Region, to which it looks for many of its facilities and services.

Landscape

- 2.3 Bredon's landscape of hill and vale has been celebrated by a multitude of artists, poets, musicians and writers. It features in the works of Ralph Vaughn Williams, A E Housman and John Masefield, among others.
- 2.4 The northern third of the parish (including Bredon's Norton and Westmancote) is located on the south-western slopes of Bredon Hill, an outlier of the Cotswold Hills projecting into the Vale of Evesham. Since 1990, Bredon Hill has fallen within the Cotswolds Area of Outstanding Natural Beauty (AONB). This is the largest of the 40 AONBs in England and Wales, and it is internationally recognized as one of the most beautiful areas of the UK. The World Conservation Union (IUCN) has awarded the Cotswolds AONB 'Protected Landscape' status for its high scenic quality.



Figure 1: A view of Bredon from the M5 motorway

- 2.5 The landscape to the south and west of Bredon is dominated by the sweeping flood plain of the rivers Severn and Avon. The Avon forms the western boundary of the parish, and two of its tributaries, Carrant Brook and Squitter Brook, form much of the southern boundary. The Avon meets the Severn at Tewkesbury approximately 1.4 km (0.9 miles) south-west of the parish boundary.

¹ Stanley Baldwin (1867-1947), former Prime Minister. Cannadine, D. (2002). In Churchill's Shadow.

² Moore, J. (1946). Brensham Village

- 2.6 Bredon Parish is set in an agricultural landscape, surrounded by a patchwork of arable and grass fields, interspersed with orchards and woodland. The landscape we see today is largely the product of the agricultural revolution of the late 18th and early 19th centuries. Under a series of parliamentary acts, known as Inclosure, scattered land holdings in the medieval open fields were consolidated into regular parcels. These were enclosed with ditches, hedges, fences and walls to form fields which could be farmed more efficiently.
- 2.7 There is a long history of sand and gravel extraction in the parish, which is reflected by road and place names, such as Gravel Pits Close in Bredon. During the latter part of the 20th century, large extractions were undertaken at Croft Farm in the Avon flood plain, and at Kemerton Lake in the Carrant Brook catchment. The lakes left behind at these sites have become major landscape features. Kemerton Lake was excavated (1987–1997) in order to create a wetland nature reserve, and has since become a wildlife site of regional importance (see below).
- 2.8 Significant changes to the landscape took place during the 19th and 20th Centuries. The Birmingham and Gloucester railway, one of the oldest railways in the world, was constructed through the parish during the 1830s and 1840s. A station opened in Bredon in 1841 and remained in operation until 1965, when it was closed under the Beeching Axe. The M5 Motorway was constructed through the middle of the parish during the 1960s. During the second half of the 20th Century, there was a dramatic loss of traditional orchards, many of which gave way to the large-scale housing developments taking place between the 1960s and the 1990s.

Natural environment

- 2.9 Bredon and its surroundings are exceptionally rich in wildlife, boasting sites of international importance. The parish contains part of the Bredon Hill Special Area of Conservation (SAC – the EU’s highest wildlife designation); a National Nature Reserve (NNR – the most important ecosystems in Great Britain); parts of three Sites of Special Scientific Interest (SSSI – the finest sites for wildlife and natural features in England); and parts of seven Local Wildlife Sites (LWS – the best sites in Worcestershire not covered by national designations). It is home to a number of the Priority Species and Habitats identified by the UK Biodiversity Action Plan (UK BAP).
- 2.10 Bredon Hill has been recognised as the third most important site in the UK for dead-wood beetles and other invertebrates.³ The north of the parish is the richest area in the county for rare arable plants. Kemerton Lake Nature Reserve (partly within the parish) is the West Midlands Region’s most important site for dragon flies.⁴ Bredon’s Hardwick Lake is the best location for wintering waterfowl in the Severn and Avon vales north of Gloucester.⁵ Rare and interesting species found in Bredon Parish include barbastelle bat, lesser horseshoe bat, otter, polecat, great crested newt and violet click beetle.

Built environment

- 2.11 Bredon Parish takes in the villages of Bredon, Bredon’s Hardwick, Bredon’s Norton, Kinsham, Lower Westmancote and Westmancote. Bredon is by far the largest settlement in the parish, with a population of approximately 2,020 residents living in approximately 840 dwellings (in 2011), compared with a total parish population of

³ Whitehead P & J. (1991–96). Articles published in The Journal of the Royal Agricultural Society of England.

⁴ Kemerton Conservation Trust website, www.kemerton.org.

⁵ Gloucestershire Naturalists Society.

approximately 2,800. The parish has a good demographic mix of ages and incomes, close to the Wychavon averages.

- 2.12 Bredon Parish boasts an exceptional built heritage, including one of Worcestershire's most admired churches⁶ and the National Trust's Bredon Barn, both of which are listed Grade I. The latter is also a Scheduled Ancient Monument. In all, the parish is home to approximately 85 individually-listed buildings and structures as well as many others which are listed by virtue of falling within the curtilage of a listed building. There are also approximately a further 121 buildings or structures which were formerly listed by the Department of the Environment prior to the abolition of the Grade III category in 1970. The overwhelming majority of historic buildings across the parish are at least partly built from Cotswold limestone, quarried locally on Bredon Hill. Conservation Areas have been designated which cover parts of the villages of Bredon, Bredon's Norton, Kinsham and Westmancote.
- 2.13 South of the Carrant Brook, and 2 km (1.2 miles) from the village at the nearest point, lies the Tewkesbury urban area, which includes the Northway Trading Estate, the MoD's Defence Storage and Distribution Agency Depot (DSDA) at Ashchurch, and the extensive post-1950 housing developments at Northway.
- 2.14 During the second half of the 20th century, Bredon village experienced major expansion. The majority of this growth has been developer-led and unsustainably planned. New housing has not been matched by new employment or retail provision, with the result that residents are reliant on the towns of the M5 corridor for most of their work, shopping and recreational needs. In particular, ribbon development has significantly reduced the amount of undeveloped countryside between Bredon and its neighbours, and this has had a detrimental impact on the individual character of settlements.



Figure 2. Footpath BX-509: the ancient road to Evesham over Bredon Hill.

⁶ Jenkins, S. (1999). England's Thousand Best Churches. St Giles Church Bredon.

3. Planning Policy Context

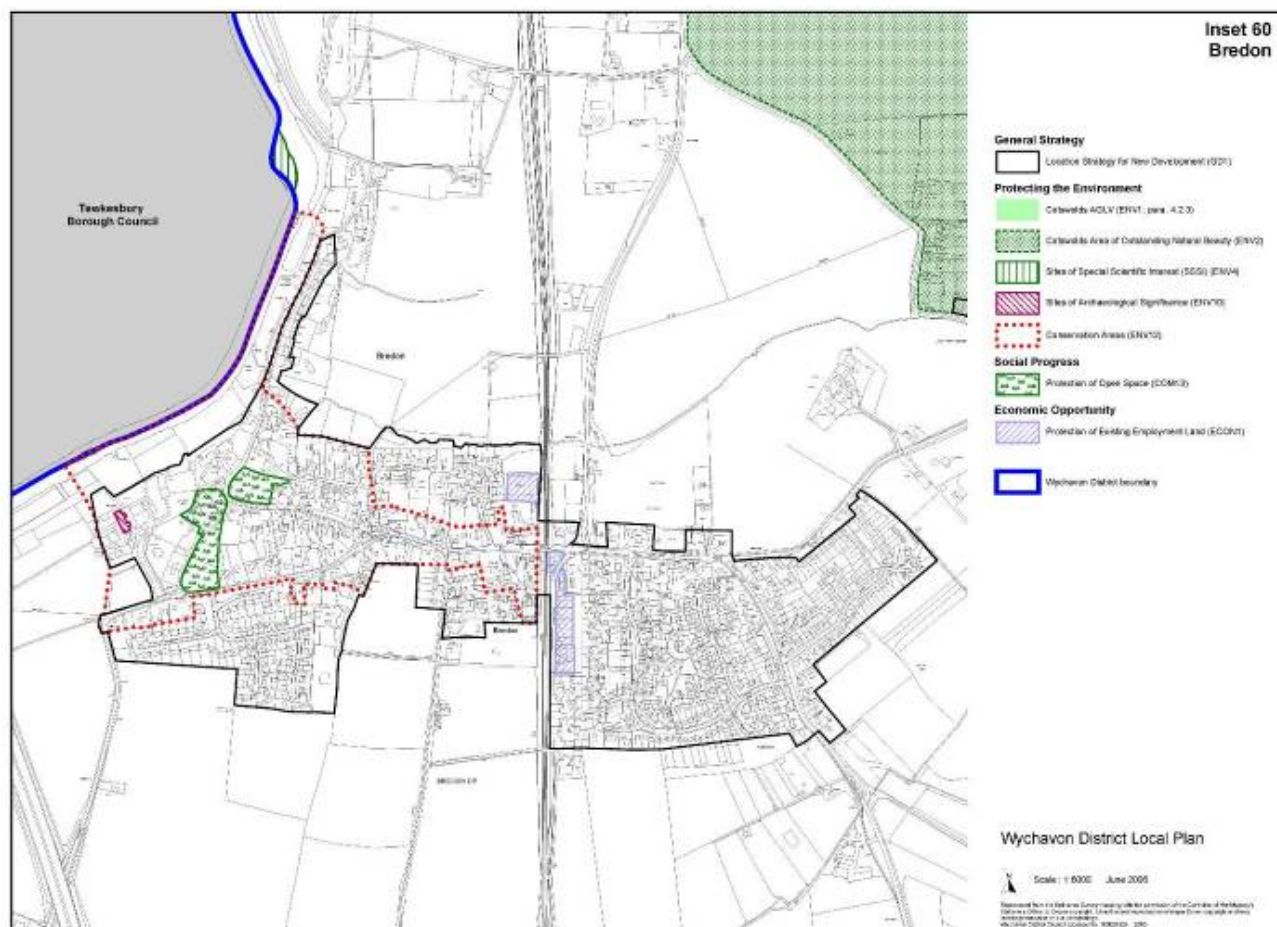
- 3.1 The parish lies within Wychavon District in the County of Worcestershire. It also adjoins Tewkesbury Borough in the County of Gloucestershire along its south and west boundaries.
- 3.2 The National Planning Policy Framework (NPPF), published by the Government in 2012, is an important guide in the preparation of local plans and neighbourhood plans. The Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the Neighbourhood Plan:
- Supporting a prosperous rural economy (§28)
 - Good design (§58)
 - Promoting healthy communities (§70)
 - Protecting local green spaces (§76)
 - Conserving and enhancing the natural environment (§109)
 - Conserving and enhancing the historic environment (§126)
 - Neighbourhood planning (§185)
- 3.3 The Neighbourhood Plan must also be in general conformity with the strategic policies of the Local Plan, as required by the 2012 Neighbourhood Planning Regulations. The Local Plan currently comprises the saved policies of the Wychavon District Local Plan adopted in 2006. However, it is expected that this will be replaced by the emerging South Worcestershire Development Plan (SWDP) sometime after 2016. This emerging Local Plan has been jointly prepared by Wychavon District Council, Malvern Hills District Council and Worcester City Council, and sets out planning policies for the three local authority areas up until 2030.

The Wychavon District Local Plan (WDLP)

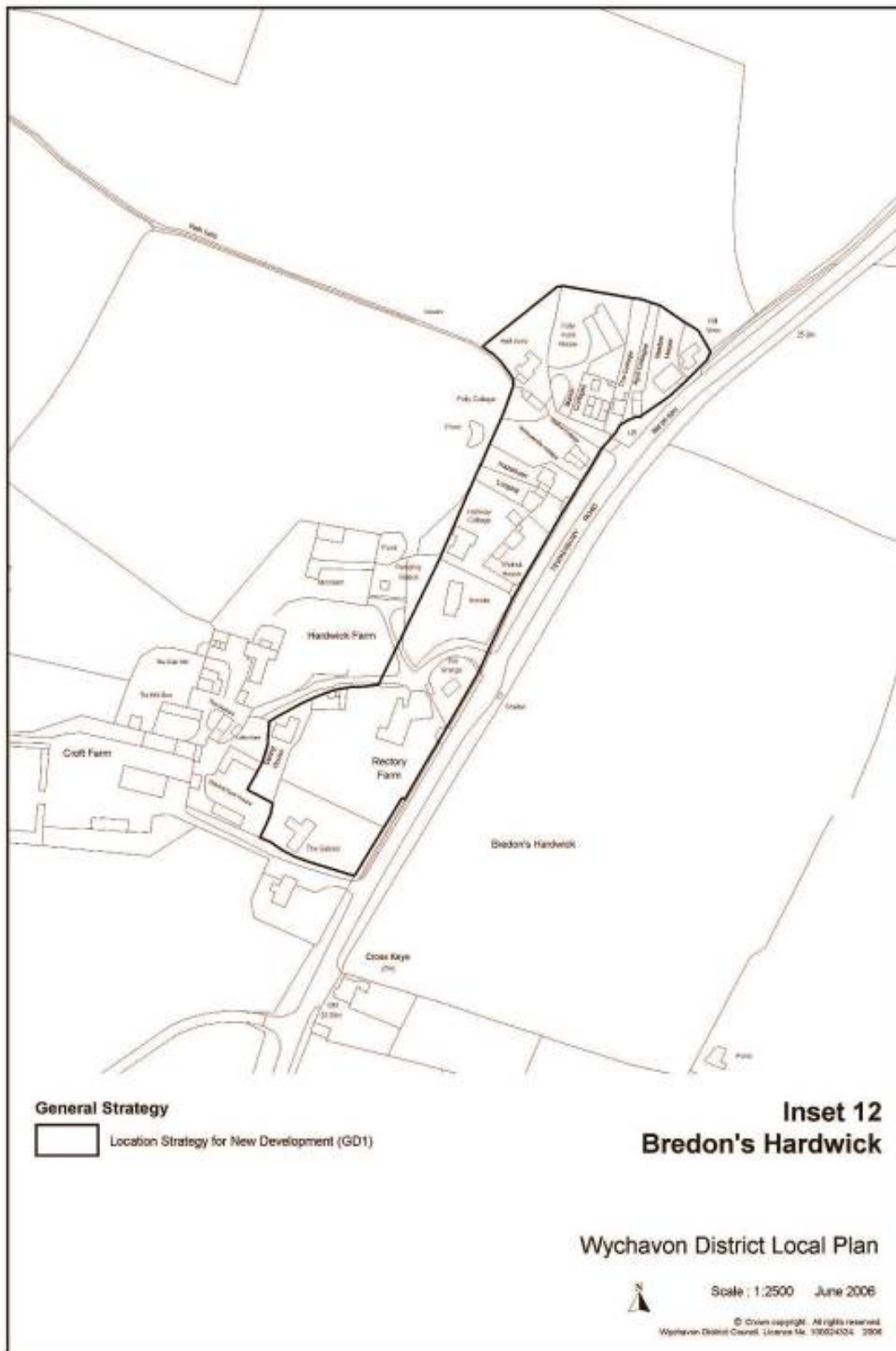
- 3.4 The Wychavon District Local Plan 2006 (WDLP) contains a number of 'saved' policies that have a specific relevance to the Neighbourhood Plan and these are listed below:
- GD1 Location Strategy For New Development
 - GD2 General Development Control
 - RES1 Agricultural Land Protection
 - ENV1 Landscape Character
 - ENV2 Cotswold Area of Outstanding Natural Beauty (AONB)
 - ENV7 Protection of Wider Biodiversity
 - ENV8 Protection of Hedgerows, Trees and Woodland
 - ENV12 Conservation Areas (General)
 - ENV17 Development in Areas of High Flood Risk
 - ENV19 Surface Water Run-off
 - COM7 Agricultural Workers' and other Rural Workers' Dwellings
 - COM10 Provision of Rural Community Facilities
 - COM11 Protection of Community Facilities

- COM13 Protection of Open Space and Sport and Recreational Buildings and Land in Towns and Villages
- SUR1 Built Design
- SUR2 Landscape Design
- ECON1 Protection of Existing Employment Land
- ECON8 Farm Diversification

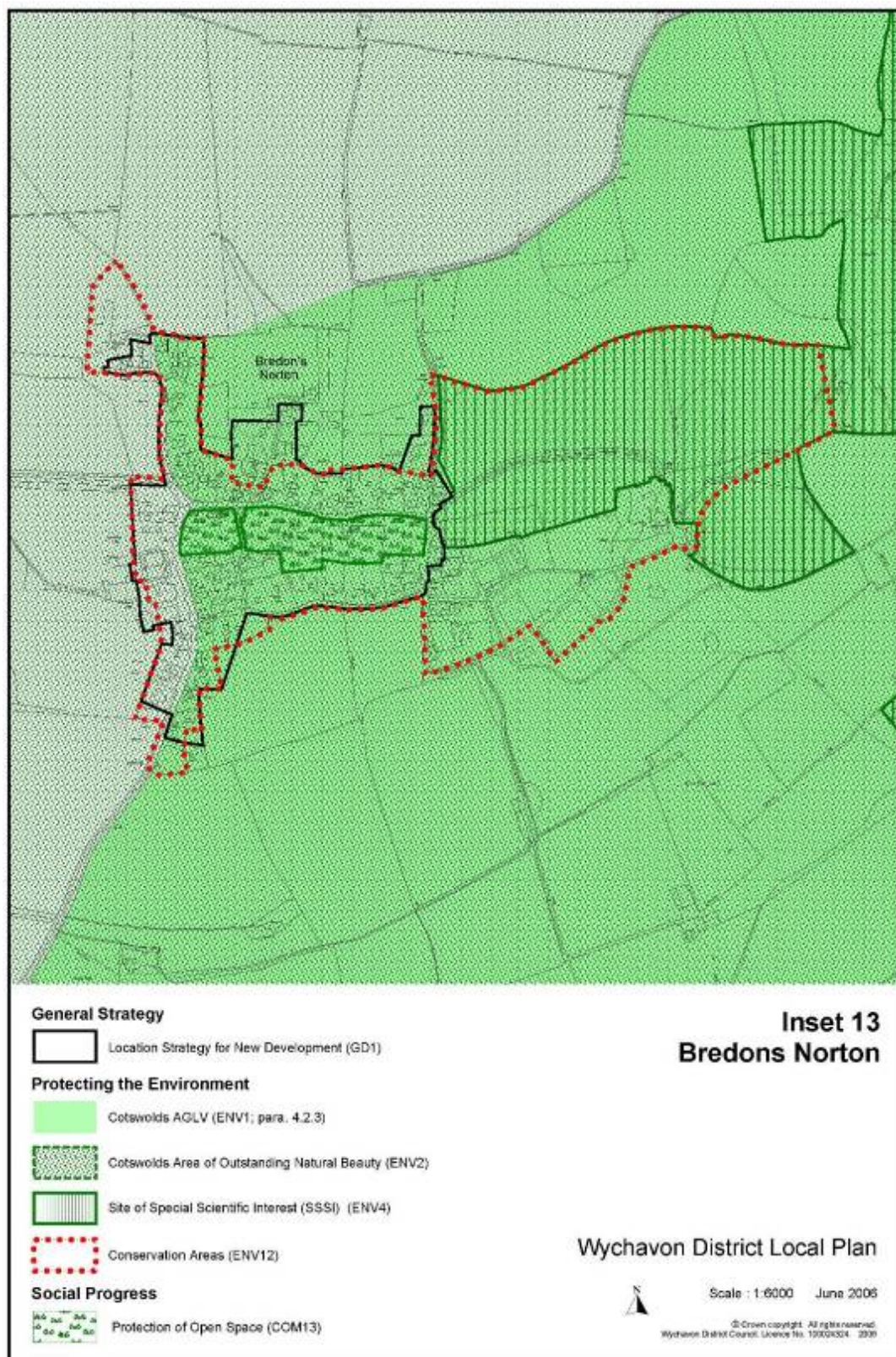
3.5 Some of these saved policies may be deemed out of date and will need to be considered alongside the NPPF.



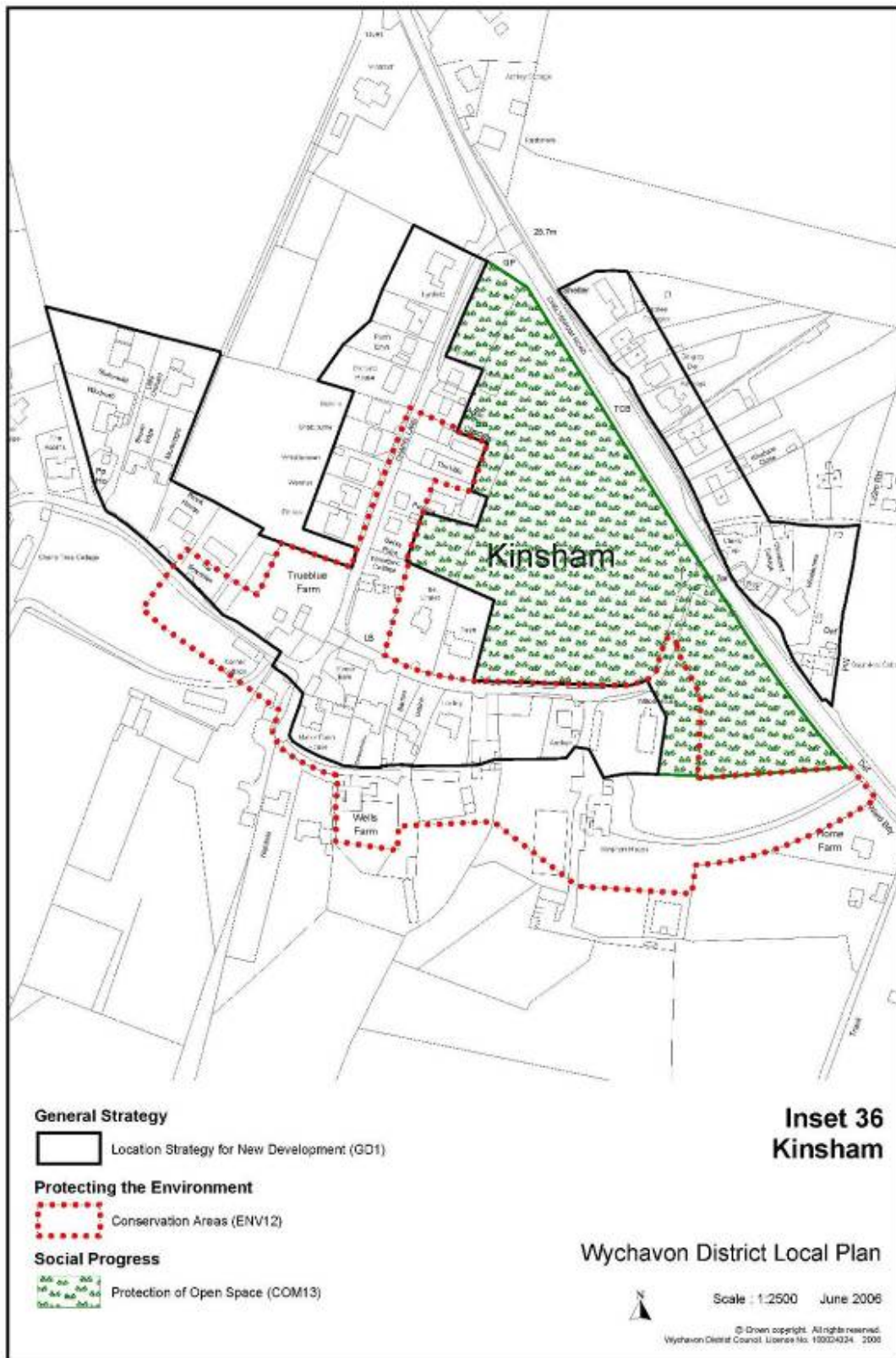
Plan B: Wychavon District Local Plan – Proposals Map of Bredon



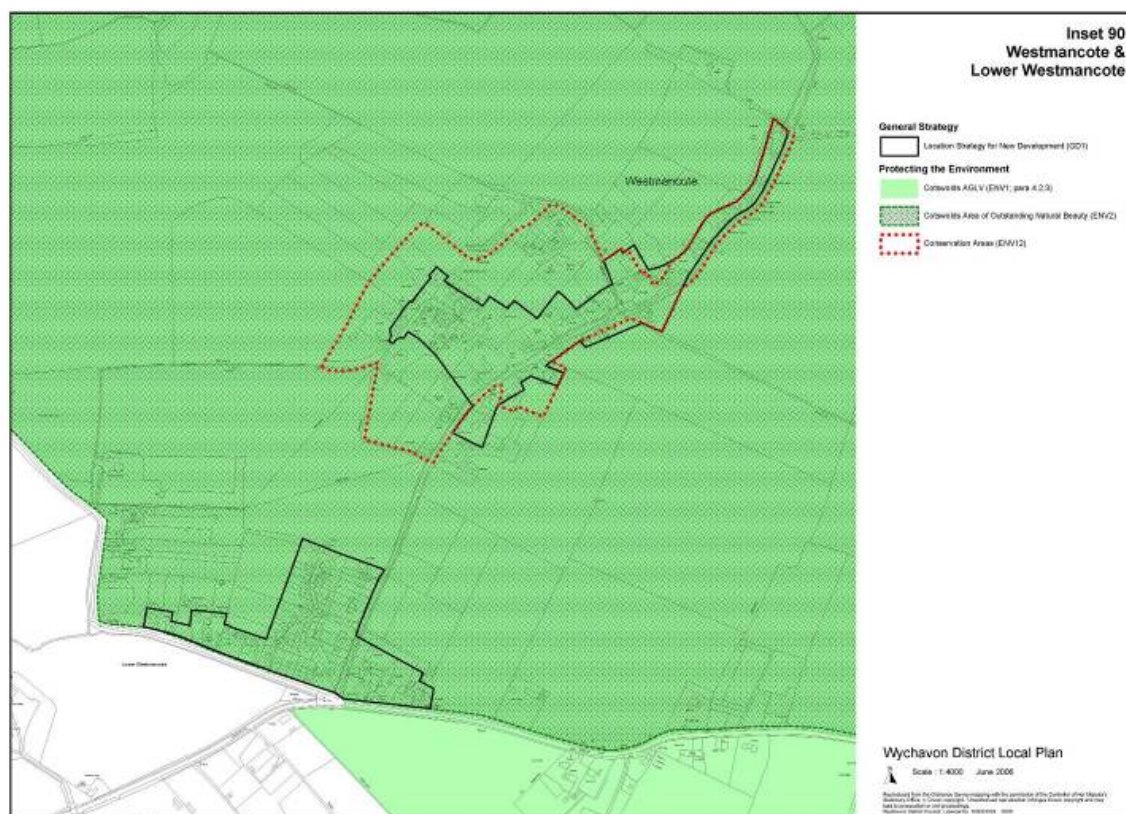
Plan C: Wychavon District Local Plan – Proposals Map of Bredon's Hardwick



Plan D: Wychavon District Local Plan – Proposals Map of Bredon Norton



Plan D: Wychavon District Local Plan – Proposals Map of Kinsham



Plan F: Wychavon District Local Plan – Proposals Map of Westmancote and Lower Westmancote

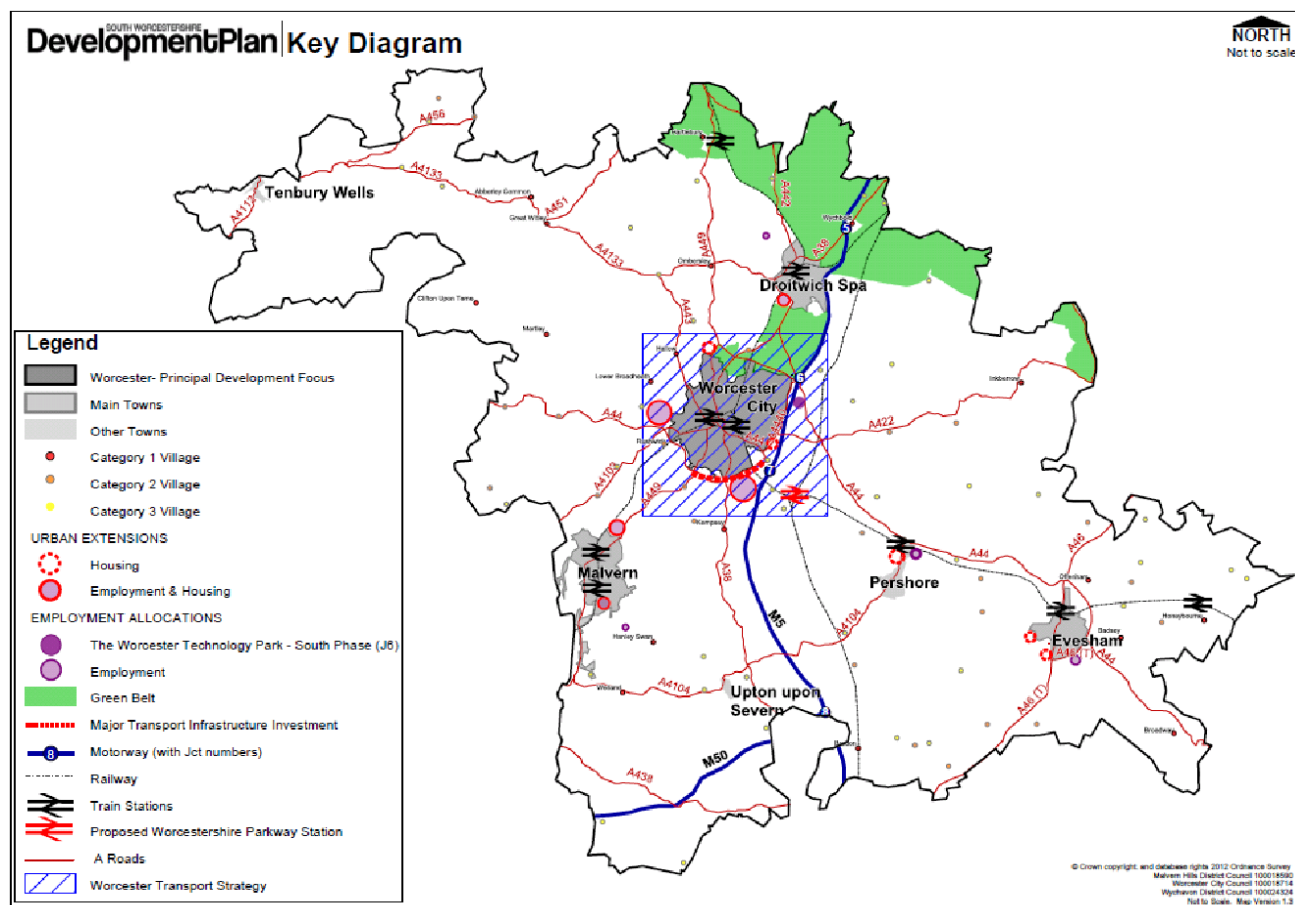
The South Worcestershire Development Plan (2013)

3.6 The South Worcestershire Development Plan (SWDP) is the emerging Local Plan being prepared by three planning authorities: Wychavon District Council, Malvern Hills District Council, and Worcester City Council. The plan is currently at the second stage of its examination but it is uncertain if it will be adopted prior to the implementation of the Neighbourhood Plan. However, the SWDP is expected to be adopted early in the life of the Neighbourhood Plan and it is therefore important that the Neighbourhood Plan has regard to its strategic policies, as well as to its reasoning and evidence base.

3.7 The most relevant policies of the SWDP are:

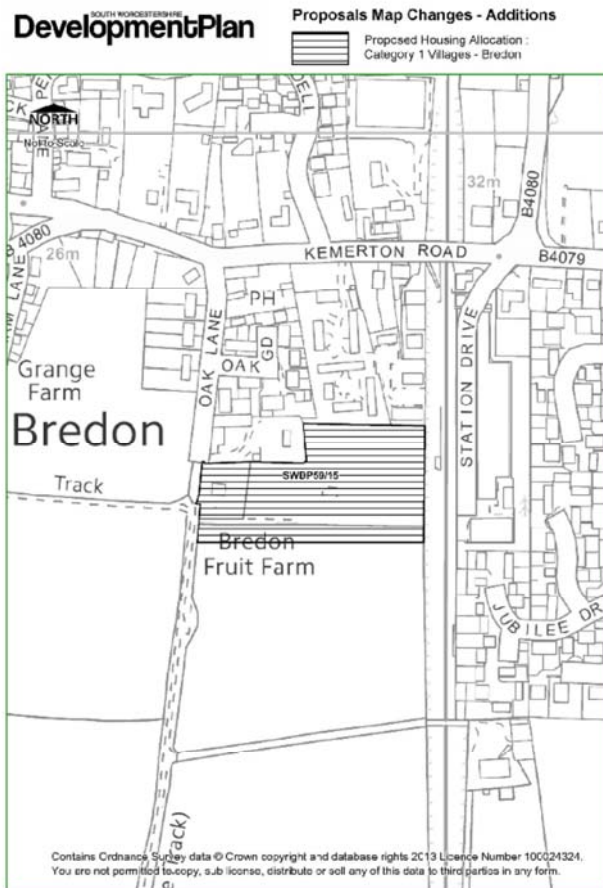
- SWDP 2: Development Strategy and Settlement Hierarchy
- SWDP 3: Employment, Housing and Retail Requirement and Delivery
- SWDP 4: Moving Around South Worcestershire
- SWDP 6: Historic Environment
- SWDP 10: Protection and Promotion of Shopping Choice
- SWDP 12: Rural Employment
- SWDP 13: Effective use of land
- SWDP 21: Design
- SWDP 22: Biodiversity and Geodiversity
- SWDP 23: The Cotswolds and Malvern Hills Areas of Areas of Outstanding Natural Beauty (AONB)
- SWDP 25: Landscape Character

- SWDP 37: Indoor Leisure and Community Facilities
- SWDP 38: Local Green Network
- SWDP 59: Category 1 Village Allocations



PLAN G: South Worcestershire Development Plan - Key Diagram

- 3.8 SWDP Annex D identifies Bredon as a Category 1 Village in the Hierarchy of Settlements set out in Policy SWDP2. Category 1 Villages are in rural areas and their role is predominately aimed at meeting locally identified housing and employment needs. Policy SWDP59 allocates land for 24 homes off Oak Lane, Bredon.
- 3.9 SWDP Annex D identifies the remaining settlements in the parish as being in Lower Categories. Lower Category Villages are in rural areas and their role in providing additional future development is limited. Bredon's Norton is in Category 4A; Bredon's Hardwick, Kinsham, Lower Westmancote and Westmancote are in Category 4B.
- 3.10 The Proposals Map for the SWDP shows the location of the development boundaries of the settlements (SWDP2), the Conservation Areas (SWDP6), the Cotswolds AONB (SWDP23), and the Local Green Network (SWDP35).



Plan H: Allocation of land for 24 houses of Oak Lane, Bredon under Policy SWDP 59.

Bredon Village Design Statement

- 3.11 From 2010 to 2011, Bredon Parish Council oversaw the development the Bredon Village Design Statement (VDS). This was adopted by Wychavon District Council as a Local Information Source in July 2011. While the VDS does not enjoy the status of a statutory neighbourhood plan, it does carry limited but material weight in determining planning decisions.
- 3.12 It provides factual analysis about the built and landscape environment for use by planning authorities, both when deciding planning applications, and when drawing up new policies. It also provides guidance to planning authorities as to how to align planning decisions and new planning policies with residents' own aspirations for the future of the village.
- 3.13 The VDS was informed by three separate consultative exercises and enjoyed high levels of community participation. It forms a major part of the evidence base for the Neighbourhood Plan, and underpins many of its policies.

4. Community Views on Planning Issues

- 4.1 Bredon is a community that thinks carefully about its future development. The parish achieved some of the highest participation rates in the West Midlands Regional Spatial Strategy and SWDP consultations. As set out in the previous section, Bredon Parish Council oversaw the production of the Bredon Village Design Statement (VDS) in 2011 to assist in planning future development. The Bredon VDS has been described as “a model of its kind” by the Cotswolds AONB Planning Officer.
- 4.2 Building on the willingness of residents to engage in planning issues, the Parish Council initiated work on a Neighbourhood Plan in 2014. To assist with this, it set up the Bredon Parish Neighbourhood Plan Committee as an advisory committee to steer the preparation of the plan. The membership is made up of a combination of Parish Councillors and volunteers from the community. It aims to represent all of the villages in the parish, as well as a broad cross section of people. The membership of the committee is recorded in the Acknowledgments section.
- 4.3 The Parish Council and committee have kept residents informed at all stages of the plan’s preparation, by means of the parish magazine, village notice boards, social media, a public event in the Village Hall, and the Public Consultation Survey. The committee has also engaged with Bredon Hancock’s Endowed First School, which is holding a competition among its pupils to design a logo for the completed plan.
- 4.4 The Parish Council and committee are also seeking to involve key local stakeholders in the emerging plan – including local businesses, neighbouring parish councils, religious groups, community organisations, and sports and social clubs – to ensure as wide a participation as possible.

Public Consultation Survey

- 4.5 The findings of the Public Consultation Survey have helped to shape the policies laid out in Section 7. The full results of the survey can be seen in Appendix 4.
- 4.6 It is acknowledged that the good and bad characteristics of Bredon Parish are somewhat subjective. Nonetheless, the survey shows that a strong consensus does occur in a number of key areas.
- 4.7 Bredon Parish continues to be a highly engaged community, with 77% of respondents to the survey being fully aware of the existence of the VDS. For the purposes of shaping the Neighbourhood Plan, the following findings from the survey are of particular importance.

Positive features of the parish

- 4.8 A strong sense of community pride emerged from the survey, with residents placing particular importance on the beauty of the landscape surrounding the parish, as well as on certain key facilities and service. The top five positive features were found to be:
- Health facilities (Bredon Surgery): 93% of respondents stated these were either “still a key positive feature” or “better than in 2011”
 - Services (PO, Shop and Pubs): 92% of respondents stated these were either “still a key positive feature” or “better than in 2011”
 - Beautiful landscape: 91% of respondents stated this was either “still a key

positive feature" or "better than 2011"

- Community spirit and community events: 91% of respondents stated these were either "still a key positive feature" or "better than 2011"
- Sports and recreation facilities: 90% of respondents stated these were either "still a key positive feature" or "better than 2011".

Negative features of the parish

4.9 The VDS consultations provided a benchmark for this section of the survey. Several of the features recorded as negative in 2011 were found to have deteriorated further by 2015. The top five negative features were found to be:

- Excessive vehicle speeds: 86% of respondents stated these were either "still a key negative feature" or "worse than 2011"
- Serious and dangerous traffic: 82% of respondents stated this was either "still a key negative feature" or "worse than 2011"
- Noise pollution from M5 motorway: 79% of respondents stated this was either "still a key negative feature" or "worse than 2011"
- Lack of evening or weekend bus services: 76% of respondents stated this was either "still a key negative feature" or "worse than 2011"
- Loss of open countryside between settlements: 38% of respondents stated this was either "still a key negative feature" or "worse than 2011".

Use of local facilities

4.10 The most used facilities within the parish are Drapers Shop and Post Office, Bredon Village Hall, the playing fields and three pubs. 80% of respondents use Drapers at least once a week.

4.11 A significant majority of respondents walk to the above facilities (63% of those using the shop do so on foot). Of those that drive, 50% report parking problems.

Preserving rural character

4.12 An overwhelming 98% of respondents stated that it was a priority to maintain open countryside between the settlements in the parish. 96% felt it was important to preserve the Key Open Spaces defined in the VDS. 94% wanted to preserve the Key Views defined in the VDS. 81% would like to maintain dark skies within the parish and avoid additional street lighting.

Heritage

4.13 97% of respondents stated that it was important to preserve the settings and views of historic buildings located within the parish. 93% stated that it was important to maintain and enhance the remaining traditional orchards, and public and private allotments in the parish.

Work travel

4.14 A large majority of working age respondents commute out of the parish. 42% travel between 5-20 miles to work, and 23% travel more than 20 miles. 14% work from home with a further 5% working elsewhere within the parish.

Future Residential and Commercial Development

- 4.15 84% of respondents wanted new homes to be “Infill development within yards, redundant areas and disused buildings, inside the development boundary”
- 4.16 70% agreed that a target of “40% of all new housing development being affordable housing” was a an appropriate way to meet the affordable housing needs of the parish, while 91% stated that affordable housing should be prioritised for people with a local connection.
- 4.17 73% of respondents would encourage the development of more businesses within the parish, with a clear preference for small-scale leisure and tourism-related businesses, such as B&Bs, village shops, cafes and small commercial units.
- 4.18 89% and 94% of respondents respectively did not think that large-scale leisure and tourism-related business such as caravan parks, or larger commercial units would be best suited to the parish.

5. Vision, Objectives & Land Use Policies

Vision

5.1 The vision for Bredon Parish at the end of the Plan Period in 2030 is as follows.

- Each of the parish villages will have retained its separate and distinct character. A strong spirit will bind the communities together, with lifelong and new residents sharing a determination to enhance parish life.
- Accessible and sustainable housing will exist for all age groups, including affordable housing for those with local connections.
- Small-scale local businesses, agriculture and tourism will be thriving. Home working and new technology will have been successfully harnessed.
- The rural, farmed landscape will have been preserved, including views to and from Bredon Hill. Residents will continue to enjoy easy access to some of the best wildlife sites in Worcestershire.
- Rich cultural associations and a sense of history and will remain. The historic cores of the villages, with their exceptional Cotswold architecture, will have been improved by the replacement of unsympathetic features.
- Essential local services, sports and recreation facilities will be flourishing. Residents will enjoy easy access to the amenities needed for leading healthy and fulfilled lives.

Objectives

5.2 To achieve this vision a number of key objectives have been identified as follows:

- To ensure sustainable and sympathetic housing development through design policies which preserve local distinctiveness and character, and which deliver the homes which people need.
- To maintain and encourage employment opportunities within the parish encompassing all age groups and a range of skills.
- To prevent coalescence between villages by means of Local Gaps.
- To protect green spaces of importance to the community by designating them as Local Green Spaces, along with important views within the parish.
- To protect biodiversity and important landscapes.
- To preserve and enhance historic buildings and structures.
- To maintain and enhance community facilities such as shops, Post Office, school, nursery school, playing field, churches and pubs.

Monitoring & Review

5.3 The Neighbourhood Plan will be monitored by Wychavon District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity, but other data collected and reported at a village level relevant to the Neighbourhood Plan may also be included. It is expected that the Neighbourhood Plan will be formally reviewed halfway through the Plan Period, or to coincide with the development and review of the Local Plan if this cycle is different.

Neighbourhood Plan Policies

- 5.4 The Neighbourhood Plan Policies aim to deliver the objectives above, and are to be used in determining the outcome of planning decisions affecting Bredon Parish.
- 5.5 These policies are intended to assist in the delivery of appropriate development. They should encourage planning applications for things the local community wants to see happen, and discourage applications for developments that they do not want to happen. They can be used to establish the principles for changing or retaining land use. They can also set out the conditions against which development proposals will be judged in terms of their design, access, etc.
- 5.6 The Neighbourhood Plan Policies aim to avoid repeating existing national or development plan policies. They therefore focus on a relatively small number of development issues of particular significance to Bredon Parish. For all other planning matters, existing policies and guidance will continue to be used – including the National Planning Policy Framework, Planning Practice Guidance, the saved policies of the Wychavon District Local Plan, and the emerging South Worcestershire Development Plan (SWDP).
- 5.7 Set out below are the proposed Neighbourhood Plan Policies (1-14). Each has a separate number and title. The Policy itself is written in bold italics for ease of reference. It is followed by a short statement (in normal text) explaining the intention of the Policy and providing other relevant background information. Where the Policy refers to a specific site or area, it is shown on the Policies Maps included at the end of this document, or else it is included in the Local Plan policies map.

Policy 1: Spatial Plan for the Parish

The Neighbourhood Plan directs future housing, economic and community-related development to within the defined Development Boundary of Bredon village and to the site allocated under emerging policy SWDP59/15, in order to build and bolster the role of Bredon as the hub of a resilient parish community.

Development proposals in Bredon village on sites allocated under the strategic policies of the Local Plan will be supported. All other development proposals located outside the defined Development Boundary of any settlement will be strictly controlled and will be limited to proposals which are demonstrably suited to a countryside location.

Where proposals are located within the Cotswolds Area of Outstanding Natural Beauty or its setting, they must demonstrate that they specifically address the provisions of the Cotswolds AONB Management Plan, in respect of:

- 1. conserving and enhancing the natural beauty of the Cotswolds AONB;*
- 2. protecting local distinctiveness, tranquillity, sense of place, and the setting of the AONB;*
- 3. maintaining the historic settlement pattern and mix; and*
- 4. protecting key views of the surrounding countryside, as shown in Policy 2.*

5.8 This policy sets the spatial strategy for the Neighbourhood Plan. Its objectives are to protect the intrinsic character and beauty of the countryside and to support thriving rural communities within it. It achieves this by primarily focusing development in the village of Bredon, which forms the hub of services in Bredon Parish, although some small infill housing development may be appropriate within the defined Development Boundaries of the other settlements. Outside the Development Boundaries, which have been defined by WDLP saved policy GD1: Location Strategy for new Development, development will be strictly controlled in conformity with development plan countryside policy.

5.9 The SWDP makes active provision for planning for the growth of Bredon Parish during the SWDP plan period (1 April 2006 to 31 March 2030). The market and affordable housing needs of the parish are being addressed through the site allocated under emerging policy SWDP59/15 (24 homes), and through other recently built or approved schemes (84 homes), as well as through projected windfall sites (100 homes). See the *Analysis of Actual & Forecast Household Numbers in Bredon Parish (2007-2030)*, in Appendix 2.

5.10 This policy is further in conformity with the emerging strategic policy SWDP2 in directing development to within the Development Boundaries and to the site allocated under policy SWDP59/15, as well as in having regard to the Cotswolds AONB.

Policy 2: Local Gaps & Key Views

The Neighbourhood Plan defines Local Gaps on Policies Map A for the purpose of applying development plan policy. In order to prevent the coalescence of settlements and to protect their setting, land within the defined Local Gaps will be kept open and essentially free of development. Minor development proposals may, however, be permitted if they do not harm, individually or cumulatively, the function and purposes of a Local Gap, or its open character.

The Neighbourhood Plan defines Key Views within and around Bredon village for the purpose of preventing development proposals that will obscure a view by way of its scale, massing or height.

- 5.11 The policy seeks to protect the essential countryside character of five key areas between the settlements of Bredon, Bredon's Hardwick, Kinsham, Lower Westmancote, Westmancote, Kemerton and Tewkesbury, in order to prevent coalescence between these separate settlements and to protect their distinctive individual character and setting. The policy complements and serves the same purpose as strategic saved WDLF policy SR10 Strategic Gaps, as well as emerging strategic policy SWDP2 A, and it applies similar principles at a parish scale.
- 5.12 The gaps are shown on Policies Map A. They each make a significant contribution to maintaining the individual character of their adjoining settlements. The evidence base includes a study (*Analysis of Strategic Gaps between settlements in Bredon Parish, 2015*) which describes each gap in greater detail and the particular contribution that it makes. This policy does not seek to prevent development that may otherwise be suited to a countryside location but ensures that the scale, massing and height of proposals do not result in the integrity of a gap being undermined.
- 5.13 This policy also to prevent development that will undermine the visual integrity of a number of key views that contribute to defining the character of Bredon Parish. Building on the views identified in the Bredon Village Design Statement, the Neighbourhood Plan identifies Key Views as:
- sweeping views over the parish from Bredon Hill, to the Malverns, Tewkesbury Abbey, Severn Vale and Gloucester Cathedral – in particular from Bredon's Norton, Westmancote and Footpaths (BX) 500, 501, 503, 511, 513, 521;
 - views of Oxenton Hill and the Cotswolds escarpment – from Westmancote and Footpaths 506, 509, 513, 527, 529;
 - views over Norton Park and Bredon's Norton – from Footpaths 505, 507;
 - views of Bredon Hill – from B4079 (Kinsham), Moreton Lane, Main Road (Bredon), Kemerton Road (Lower Westmancote) and Footpaths 512, 529, 557;
 - views of St Giles's spire and Bredon village – from M5 Motorway, B4080, Main Road (Bredon), Footpaths 527, 531, permissive paths in Kemerton Woods, River Avon (including Shakespeare's Avon Way), Twyning Ham CROW Act 2000 Access land.
 - views over Twyning Ham and the Avon Vale towards the Malvern Hills – from B4080, Dock Lane (Bredon), Footpaths 512, 530;
 - views into Benshams Allotments and Upstones Orchard – from B4079 (Bredon);

- view over the fields west of Tewkesbury Road – from Chains Corner (Bredon);
- views along Church Street (Bredon) in both directions;
- Views into the field at the centre of Kinsham from surrounding roads.

Policy 3: Design of New Buildings

Proposals for new buildings will be supported, provided they:

- 1. conserve the special local and historic character of the parish⁸;*
- 2. make a positive contribution towards the shared visual amenity of the street scene;*
- 3. maintain the tradition of plot sizes and orientation in each settlement;*
- 4. with regard to siting – are sensitive to neighbouring buildings, the street scene, and the building line;*
- 5. with regard to height, scale and external appearance – use designs and materials in keeping with the street scene and, wherever it would not be out of place, use traditional local vernacular forms to conserve and enhance the special historic character of the village;*
- 6. conserve historic and traditional building features, such as handmade tiles, windows, doors and rainwater goods (or provide equivalent replacements when necessary);*
- 7. conserve historic boundary walls and historic hedges and using Cotswold dry stone walls for roadside boundaries wherever this would enhance the street scene;*
- 8. avoid the use of over-large and inappropriate vehicle entrances, keeping visibility splays to a minimum;*
- 9. reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways for roof run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways;*

5.14 This policy requires development proposals for new buildings to deliver high quality schemes that reflect the essential character of different areas within the parish. The Bredon Village Design Statement and the Conservation Area Appraisals for Bredon and Bredon's Norton define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

5.15 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It is intended to supplement non-strategic WDLP policies SUR1 Built Design, SUR2 Landscape Design, ENV1 Landscape Character, ENV12 Conservation Areas, as well as emerging non-strategic policies SWDP 6 Historic Environment, SWDP 21 Design, SWDP 24 Management of the Historic Environment, and SWDP 25 Landscape Character. This policy conforms to paragraph 126 of the National Planning Policy Framework by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

⁸ The Bredon Village Design Statement 2011 provides detailed factual analysis of the distinctive local character of the parish. It should be used in decision taking when determining issues such as local character and context, along with the Conservation Area Appraisals.

Policy 4: Design of Extensions

Proposals for the extension of existing buildings will be supported, provided they:

- 1. maintain the visual appearance of the original building and the street scene;*
- 2. preserve the privacy and daylight amenity of neighbouring properties;*
- 3. are subservient in scale to the original building, that is have an area less than 50% of the original building before the addition of later extensions⁹;*
- 4. with regard to roof height – remain lower than the original roof, with pitches and eaves details echoing the original roof;*
- 5. with regard to windows – use windows of similar proportions and detailing to the original historic windows;*
- 6. with regard to roof windows – use dormers where appropriate in preference to skylights;*
- 7. with regard to heritage assets – blend externally with the existing architecture by making use of building styles, materials, techniques and features which match the original building, including cylinder blown glass, glazing bars and cast-iron rainwater goods;*
- 8. with regard to conservatories – remain subordinate to in scale and in harmony with the existing building, and avoid using synthetic materials in any historic context;*
- 9. use design breaks where appropriate to prevent extensions from appearing too dominant;*
- 10. with regard to side extensions – do not obscure historic gable ends;*
- 11. with regard to rear extensions – retain a viable private garden area to meet the needs of future occupiers; and*
- 12. retain on-site parking capacity, particularly where there is a shortage of on street parking, or where an increase in on-street parking would compromise highway safety.*

5.16 This policy requires proposals for extending buildings to reflect the essential character of different areas within the parish. The Bredon Village Design Statement and the Conservation Area Appraisals for Bredon and Bredon's Norton define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

5.17 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It supplements non-strategic WDLF policies SUR1 Built Design and ENV12 Conservation Areas, as well as emerging non-strategic policies SWDP 6 Historic Environment, SWDP 21 Design, and SWDP 24 Management of the Historic Environment.

⁹ Any extension added before the enactment of the Town and Country Planning Act 1947 should be considered part of the original building.

Policy 5: Design of Alterations & Conversions

Proposals for the alteration or conversion of existing buildings will be supported, provided they:

- 1. with regard to heritage assets – sustain and enhance the character and special historic interest of the asset;*
- 2. with regard to shop-fronts and shop signs – fit with the traditional street scene;*
- 3. with regard to replacement windows, doors, roofing materials and external finishes in a historic context – do not fundamentally alter the original character of the building and avoid the use of inappropriate materials such as uPVC;*
- 4. use dormer windows where appropriate in preference to skylights;*
- 5. use traditional lime mortar to re-point historic buildings and avoid cement;*
- 6. with regard to garage conversions – do not result in a reduction in existing on-site car parking capacity, particularly where there is a shortage of on-street parking, or where an increase in on-street parking would compromise safety.*

5.18 This policy requires proposals for altering and converting existing buildings to reflect the essential character of different areas within the parish. The Bredon Village Design Statement and the Conservation Area Appraisals for Bredon and Bredon's Norton define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

5.19 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It supplements non-strategic WDLP policies SUR1 Built Design and ENV12 Conservation Areas, as well as emerging non-strategic policies SWDP 6 Historic Environment, SWDP 21 Design, and SWDP 24 Management of the Historic Environment.

Policy 6: Design of Exterior Works & Private Gardens

Development proposals will be supported, provided they:

- 1. conserve and enhance the integrity of gardens and open spaces;*
- 2. with regard to paths and driveways – are constructed from traditional materials wherever possible with a strong preference for Cotswold gravels;*
- 3. where a landscape scheme is required – utilise fruit trees or appropriately-sized native trees and shrubs, and avoid large alien trees such as eucalyptus and conifer species;*
- 4. locate aerials, dishes and other roof furniture (including energy-saving devices) unobtrusively and avoid locations which are visible from roads and other public spaces;*
- 5. with regard to signs and advertisements – are restricted in size and number, traditionally designed, not illuminated, and located behind frontages;*
- 6. with regard to external domestic lighting – are not intrusive so that light pollution is minimised by effective shading and by limiting night-time use;*
- 7. with regard to lighting schemes for commercial premises – ensure that light pollution is minimised by effective shading and limiting night-time use.*

5.20 The contribution that gardens, driveways and other open spaces make to the appearance of the parish means that any changes should be carefully considered. This policy requires proposals relating to external works and private gardens to reflect the essential character of different areas within the parish. The Bredon Village Design Statement and the Conservation Area Appraisals for Bredon and Bredon's Norton define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

5.21 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It supplements non-strategic WDLF policies SUR1 Built Design and SUR2 Landscape Design, as well as emerging non-strategic SWDP 6 Historic Environment, SWDP 21 Design, SWDP 24 Management of the Historic Environment, and SWDP 25 Landscape Character.

Policy 7: Design of Roads & Footways

Development proposals will be supported, provided they:

- 1. safeguard the needs of pedestrians;*
- 2. minimise the use of road markings, permanent signage and lighting, and are in keeping with their surroundings where possible;*
- 3. with regard to new and replacement pavements and footways – do not harm the character of proximate heritage assets and have an appearance in keeping with their surroundings, with natural stone kerbs rather than concrete being used in Conservation Areas and other sensitive locations;*
- 4. avoid the use of kerb stones on rural grass verges to preserve rural character;*
- 5. avoid the use of street lighting;*
- 6. minimise the visual impact of services by using existing poles and masts, and by siting new infrastructure in unobtrusive locations wherever possible.*

5.22 The provision of good roads is of major importance to residents, and sensible road safety measures remain a priority. The supply of utilities is also of considerable importance to residents, but utility providers need to ensure that they do not harm the special historic interest and character of the parish. The Bredon Village Design Statement and the Conservation Area Appraisals for Bredon and Bredon's Norton define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

5.23 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It supplements non-strategic WDLP policies SUR1 Built Design, SUR2 Landscape Design and ENV12 Conservation Areas, as well as emerging non-strategic policies SWDP 6 Historic Environment, SWDP 21 Design, SWDP 24 Management of the Historic Environment, and SWDP 25 Landscape Character.

Policy 8: Design in Conservation Areas

Proposals for development in the Bredon and Bredon's Norton Conservation Areas will be supported, provided they:

- 1. with regard to alterations and extensions of historic buildings, they use architectural styles, materials and details which match the original building;***
- 2. with regard to new buildings, they use traditional Cotswold vernacular materials, building styles, and details such as windows and doors; and***
- 3. use dormer windows where appropriate in preference to skylights.***

- 5.24 The Bredon Conservation Area was first designated in November 1969 and most recently reappraised by Wychavon in 2008 following public consultation. Most of the village west of the railway is covered by the Conservation Area. It contains 43 listed buildings or structures and a Scheduled Ancient Monument. A further 35 buildings or structures were listed prior to the abolition of the Grade III category in 1970.
- 5.25 The Bredon's Norton Conservation Area was first designated in August 1975 and was most recently reappraised by Wychavon in 2006 following public consultation. It contains 21 listed buildings or structures. A further 23 buildings or structures were formerly listed prior to the abolition of the Grade III category in 1970, most of which are subject to an Article 4(2) Direction removing certain permitted development rights.
- 5.26 The Kinsham Conservation Area was first designated in September 1975. It has not been reappraised since that time. It contains 10 listed buildings or structures. A further 21 buildings or structures were listed prior to the abolition of the Grade III category in 1970.
- 5.27 The Westmancote Conservation Area was first designated in September 1975. It has not been reappraised since that time. Almost all of the village is covered by the Conservation Area. It contains 10 listed buildings or structures. A further 41 buildings or structures were listed prior to the abolition of the Grade III category in 1970.
- 5.28 This policy requires development proposals affecting Conservation Areas to deliver high quality schemes that preserve and enhance their essential character. The Bredon Village Design Statement and the Conservation Area Appraisals for Bredon and Bredon's Norton define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.
- 5.29 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It is intended to supplement non-strategic WDLP policy ENV12 Conservation Areas, as well as emerging non-strategic policies SWDP 6 Historic Environment and SWDP 24 Management of the Historic Environment. This policy conforms to paragraph 126 of the National Planning Policy Framework by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

Policy 9: Local Listed Buildings

The Neighbourhood Plan designates Local Listed Buildings and other structures for special protection. The full schedule of buildings and structures is contained in Appendix 3.

- 5.30 This policy designates certain buildings or structures as Local Listed Buildings in order to give them additional protection as heritage assets, in recognition of the important contribution that they make to the special character of the parish. The reasons for designating each building or structure have been summarised in Appendix 3.¹⁰
- 5.31 This policy is in conformity with Part D of emerging policy SWDP 6 Historic Environment which recognises the contribution that heritage assets of local significance make to the character of the south Worcestershire. It is further supported by the National Planning Policy Framework which defines heritage assets as including both designated assets and other assets identified by local planning authorities (including local listing). This policy also conforms to paragraph 126 of the Framework by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

¹⁰ This policy has been informed by the Conservation Area Appraisals for Bredon and Bredon's Norton, as well as by historic records relating to former Grade III listed buildings.

Policy 10: Community Facilities & Assets of Community Value

Proposals to improve the viability of an established community use for the following buildings and facilities (by way of the extension or partial redevelopment of existing buildings) will be supported, provided that the scheme does not have any negative visual impacts on the street scene, and that any resulting increase in use will not harm the amenity of neighbouring properties.

- *Bredon Village Hall complex*
- *Bredon's Norton Village Hall*
- *Bredon Church Rooms*
- *Fox & Hounds, Royal Oak and Cross Keys public houses*
- *Bredon Hancock's First School playing field*
- *Bredon Playing Field*
- *Mitton Allotments*

Where a community facility has been designated an Asset of Community Value, proposals that will result in either the loss of, or significant harm to the facility will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

- 5.32 The buildings and facilities listed in this policy are considered to have significant value to the community. The policy encourages proposals that on the one hand will support their continued viable use, and that on the other hand will protect them from unnecessary loss or change of use. This responds to paragraph 28 of the National Planning Policy Framework which encourages policies for the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. The policy supplements saved non-strategic WDLF policies COM10 Provision of Rural Community Facilities, and COM11 Protection of Community Facilities, as well as emerging non-strategic policy SWDP 37 Indoor Leisure and Community Facilities.
- 5.33 In addition, the policy further seeks to protect Assets of Community Value from unnecessary loss. For clarity, the policy only applies to assets once they have been designated. The policy cannot itself confer designation, which is done by means of another legal process; A building may be able to qualify for designation as an Asset of Community Value if its current (or recent) main use is to further the social wellbeing or social interests of the local community. The Localism Act states that social interests may include cultural, recreational and sporting interests.

Policy 11: Local Shops & Commercial Premises

Development proposals to change the use of existing shops or commercial units will be resisted, unless it can be demonstrated that their continued use is no longer viable.

- 5.34 The parish is served by several retail and commercial premises, including Drapers Shop/Post Office, Meadows Farm Shop, a hairdressing salon, a part-time veterinary clinic and three pubs (serving food).
- 5.35 This policy aims to maintain the vitality and sustainability of Bredon Parish by protecting the use of retail and commercial facilities and services in the village unless they are no longer viable. This policy supplements non-strategic WDLP saved policies ECON15 Secondary Shopping Frontages, and ECON16 Food and Drink Retail.

Policy 12: Local Employment

Development proposals to expand existing shops and businesses as well as to create new shops and businesses will be supported, provided they conform to other policies of the Neighbourhood Plan and Local Plan, and provided their impact on flood risk, local amenity, traffic and landscape can be satisfactorily mitigated.

Proposals that result in the loss of an existing employment or business use, will be resisted, unless it can be demonstrated that continued use of the site as a business premises is no longer viable.

- 5.36 The parish has a large working-age population, but provides relatively few employment opportunities. The overwhelming majority of working residents commute to neighbouring towns. Within the parish, the main sources of employment are Bredon Hancock's First School, Bredon Hill Surgery, Westmancote Nurseries, Croft Farm Waterpark, Stanway Screens, and Bredon Playgroup, along with several agricultural enterprises. There are 17 business units in Station Drive, whose occupants include 3 small manufacturing companies, a printing company, and a heating installation company.
- 5.37 This policy seeks to retain and support local economic development, either at existing sites, or on new sites in line with non-strategic WDLP saved policies ECON1 Protection of Existing Employment Land, and ECON2 Expansion of existing rural employment sites, or with emerging non-strategic policy SWDP 10 Protection and Promotion of Shopping Choice.

Policy 13: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on Policies Map B:

- *Dock Lane, Bredon*
- *Land at the northern entrance to Bredon*
- *Land at the eastern entrance to Bredon*
- *Land south of Queensmead, Bredon*
- *Land south of Cotswolds Close, Bredon*
- *Land south of Oak Lane, Bredon*
- *Land east of Bredon's Hardwick*
- *Croft Farm frontage, Bredon's Hardwick*
- *Land east of Cherry Tree Cottage, Kinsham*
- *Land north of Stonewold, Kinsham*
- *Land west of Kinsham*
- *Land east of Kinsham*
- *The Moretons, Lower Westmancote*
- *Land north of Bredon's Hardwick*
- *Land south of Bredon's Norton*
- *Land east of Lower Westmancote*
- *Land west of Hill Close, Lower Westmancote*
- *Land east of Farm Lane, Westmancote*
- *Land south of Westmancote*

New development will not be permitted on land designated as Local Green Space except in very special circumstances.

- 5.38 This policy designates green areas or open spaces within and adjoining the built up areas of the parish as Local Green Spaces. These are spaces which are demonstrably special to the local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value, tranquillity or the richness of their wildlife. The designation aims to give them the equivalent protection to the Green Belt in order to prevent harmful development. This policy is intended to supplement non-strategic WDLP saved policy COM13 Protection of Open Space and Sport and Recreational Buildings and Land in Towns and Villages, as well as emerging strategic policy SWDP 5 Green Infrastructure.
- 5.39 This policy has been informed by the Key Open Spaces and the Key Views identified in the Bredon Village Design Statement and in the Conservation Area Appraisals for Bredon and Bredon's Norton. It has also drawn on consultation responses consultations and local knowledge. The evidence base includes a study (*Analysis of Key Views and Local Green Space in Bredon Parish, 2015*) which describes each space in greater detail and sets out how it meets the designation criteria established by the National Planning Policy Framework (paragraphs 76-77).
- 5.40 Development which is permissible under very special circumstances might include minor extensions to existing buildings, the creation of playing fields, or other open land uses. However, it would exclude normal residential and employment development.

Policy 14: Landscape & Biodiversity

Development proposals that enable the protection and enhancement of the key features of the parish landscape, including traditional orchards, farmland, veteran trees, woodlands, hedges, wetlands, wildlife corridors and other natural heritage sites, will be supported.

Proposals that will have a detrimental impact on traditional orchards, veteran trees, woodlands, wetlands, wildlife corridors and protected natural heritage sites, and in particular on UK Biodiversity Action Plan (BAP) or Local Biodiversity Action Plan (LBAP) habitats and species in the parish will be refused.

Proposals that will have a detrimental impact on long-established hedgerows which are visually prominent (especially along the main approach roads within the parish) or which are important for biodiversity, will be refused.

- 5.41 This policy seeks to ensure that development proposals have sufficient regard to the importance of retaining and improving key landscape and biodiversity features within the parish. It especially seeks to prevent development from having an adverse impact on important habitats including woodland, hedgerows and traditional orchards.
- 5.42 Traditional orchards are very strongly associated with Bredon Parish. Until the mid-20th century, much of the land close to the villages was given over to orchard propagation. Although these orchards have mostly been lost, they still form part of the local cultural identity and are remembered road names such as Cherry Orchard, Russet Close, Pippins Road and Orchard Close. Old hedges and veteran trees can be particularly important locally in providing habitat linkage for a range of species, including nationally scarce invertebrates.
- 5.43 This policy supplements non-strategic saved WDLP policies ENV5 Sites of Regional or local Wildlife Importance, ENV4 Protected Species, ENV7 Protection of Wider Biodiversity, and ENV8 Protection of Hedgerows Trees and Woodland, as well emerging non-strategic policies SWDP 22 Biodiversity and Geodiversity, and SWDP 25 Landscape Character.

6. Implementation

- 6.1 The Neighbourhood Plan forms part of the statutory development plan, and will be used by decision takers to determine the outcome of planning applications and appeals. Wychavon, as the local planning authority, will use it to determine the outcome of planning applications within the parish. It will also be used to steer development-related investment towards infrastructure projects set out below.

Development Management

- 6.2 Most of the Policies contained in the Neighbourhood Plan will be delivered by property owners and developers. In preparing the Neighbourhood Plan, care has been taken to ensure as far as possible that the Policies are achievable.
- 6.3 Whilst the local planning authority will be responsible for development management, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with Wychavon to monitor the progress of sites coming forward for development.

Assets of Community Value

- 6.4 The Parish Council wishes to see the following buildings and land in Bredon Parish designated as Assets of Community Value. This would give community organisations the opportunity to bid on any listed asset that was being sold. It should be stressed that owners cannot be required to sell assets to an organisation against their wishes.
- Bredon Hill Surgery
 - Draper's shop
 - Bredon Church Rooms
 - Bredon Hancock's School playing field
 - The Fox & Hounds, Royal Oak and Cross Keys public houses
 - Bredon Playing Field
 - Mitton Allotments
- 6.5 The Parish Council acknowledges that the Neighbourhood Plan itself cannot designate such assets, but it can help to inform the local authority as to which assets are particularly valued by the local community.

Infrastructure Projects

- 6.6 The Parish Council proposes that some or all of the following project themes be targeted for funds resulting from new development in the parish, such as Community Infrastructure Levy payments and S106 agreements. This should be seen as a non-binding indication of the local priorities at the time of drafting.
- Footpaths and cycle ways
 - Nature and landscape
 - Sports and recreation facilities for all ages
- 6.7 Where planning conditions or obligations are imposed under Neighbourhood Plan Policies, these should comply with NPPF paragraphs 173 and 204.

7. Acknowledgments

This Pre-Submission Plan was drafted by the Bredon Parish Neighbourhood Plan Committee, an advisory committee appointed by the Parish Council. Its members were Alison Palmer (Chairman), Emily Brown, Matt Darby (Secretary), Kevin Falvey, Paul Foster, Phil Handy, Michael Harrison, Wendy Harrison, Sara Hinds, Kate Hodgson, Mike Hodgson, Jennifer Miles-Kingston, Andrew Rhodes, Steve Robb, Ian Rowland-Hill, Rob Sly, Jim Verrechia, Peter Whitehead and Brod Whiting.

The Parish Council's members during the plan preparation period were: Andrew Woodward (Chairman up to May 2015), Phil Handy (Chairman from May 2015), Stuart Bird, Richard Coghlan, Matt Darby, Mike Johns, Kevin Falvey, Diane Kemple, Andy Norman, Alison Palmer, Andrew Rhodes, Ian Rowland-Hill, Declan Shiels, Rob Sly, Brod Whiting and Gail Whiting.

Between them, members of the council and committee provided expertise in the fields of building heritage, IT, landscape design, marketing, farming, property development, utility provision, and road safety.

The committee is grateful for the assistance of Jackie Shields, the Bredon Parish Clerk.

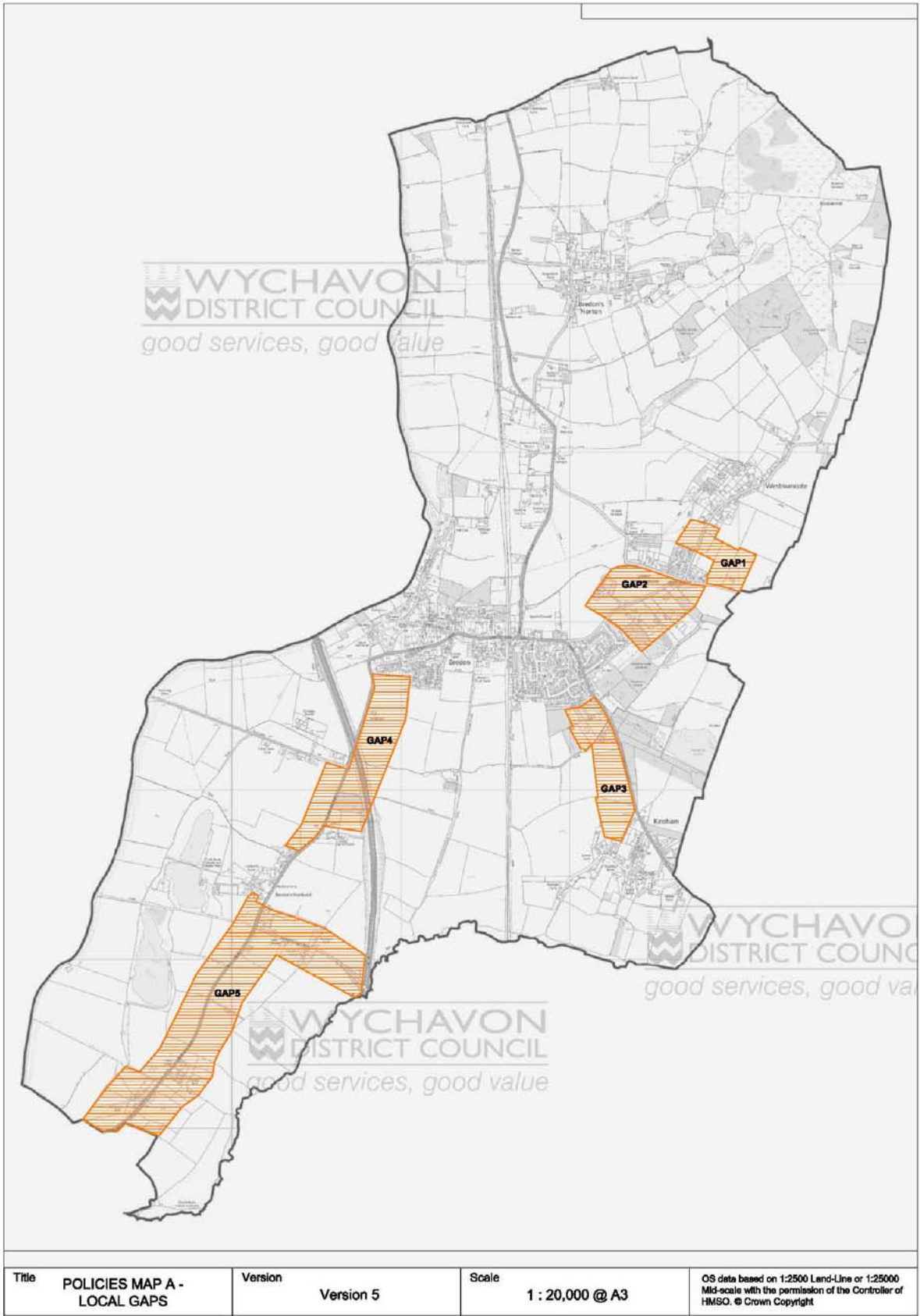
A large number of parish residents have contributed by taking part in one or other of the consultative exercises, and the committee expresses its thanks to them.

Helpful advice on the nature and preparation of Neighbourhood Plans has been provided by Andrew Ford of Wychavon District Council.

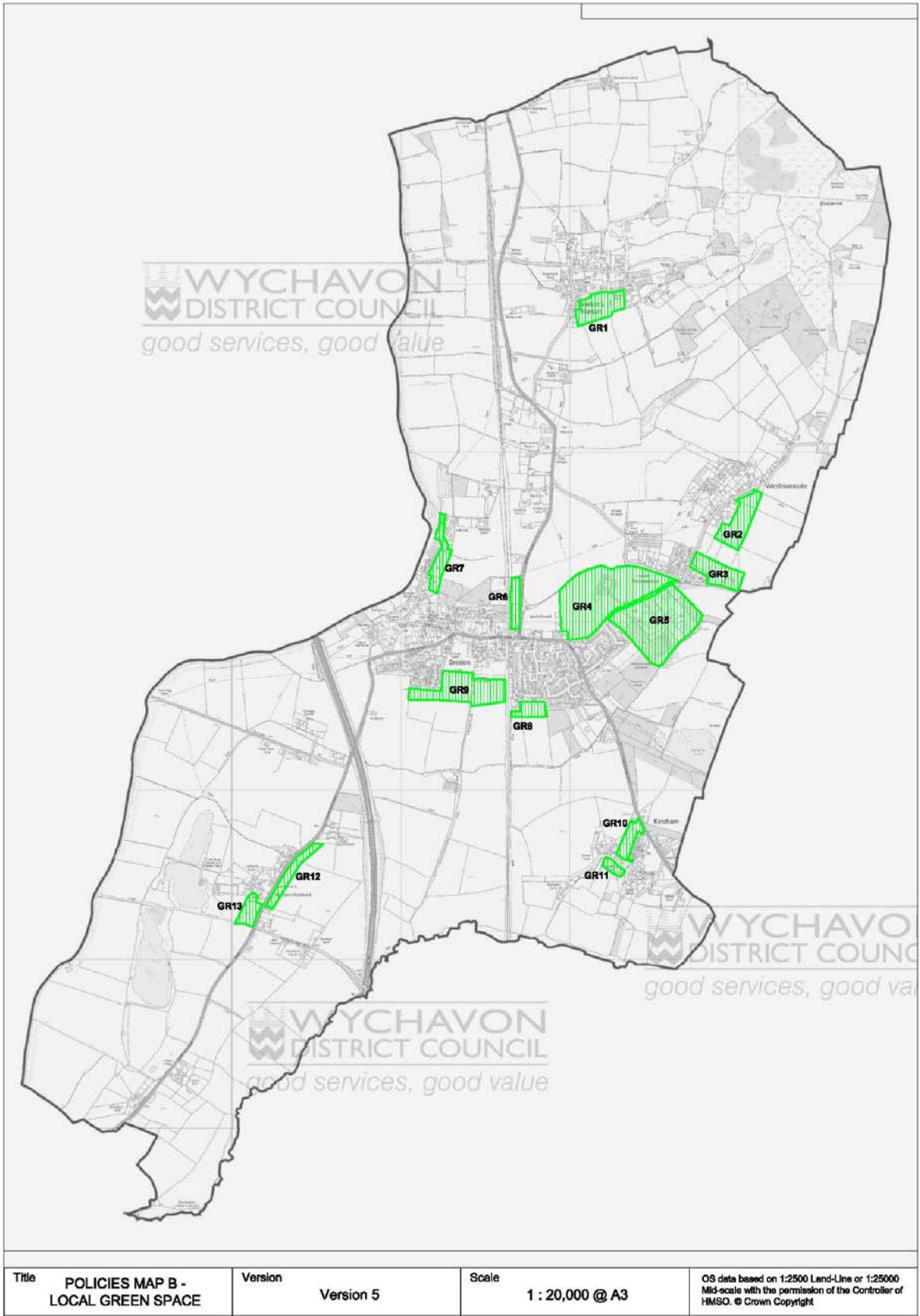
The committee is grateful for the expert advice and support provided by its Neighbourhood Planning consultants, Neil Homer, Caroline Finney and Katey Lodge of rCOH Ltd.

Photographs were sourced from Geograph (Cover: © Trevor Rickard / Figure 1: © Jonathan Billinger / Figure 2: © Bob Embleton)

Policies Map A – Local Gaps (larger scale version on website)



Policies Map B – Local Green Space (larger scale version on website)



Appendix 1: Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Parish Council's website's Neighbourhood Plan pages (BredonParish.co.uk).

Analysis of Actual & Forecast Household Numbers in Bredon Parish 2007-2030. (2015)
Analysis of Key Views and Local Green Space in Bredon Parish. (2015)
Analysis of Strategic Gaps between settlements in Bredon Parish. (2015)
Bredon Village Design Statement. (2011)
Cotswolds District Council. (2000). Cotswold Design Code (SPG)
English Heritage. (2006). Guidance on the Management of Conservation Areas
Natural England. National Character Area Profile, 106 Severn & Avon Vales
SWDP. (May 2013). Proposed Submission Document - Track Changed Version
SWDP. (2012). The Village Facilities & Rural Transport Survey
Worcestershire County Council. (2011). Bredon Ward profile statistics
Worcestershire County Council. (2012). Landscape Character Assessment
Worcestershire Historic Environment Record
Wychavon District Council. (2006). Wychavon District Local Plan
Wychavon District Council. (2006). Bredon's Norton Conservation Area Appraisal
Wychavon District Council. (2008). Bredon Conservation Area Appraisal
Wychavon District Council. (2009). Water Management (SPD)
Wychavon District Council. Maps of illustrating location of former Department of Environment Grade III listed buildings.
Wychavon District Council. (2010). Residential Design Guide (SPD)

Appendix 2: Analysis of Actual & Forecast Household Numbers in Bredon Parish (2007-2030)

HOUSEHOLDS IN BREDON VILLAGE ON ELECTORAL ROLL AT START OF SWDP PERIOD (2006)			Units	Dwellings in Bredon	
Central Bredon			284		
Queensmead area			119		
St Giles Road area			86		
Blenheim Drive area			<u>301</u>		
Total			790	790	
ACTUAL DEVELOPMENT (2007-2015)	Year approved	Built	Units	Dwellings in Bredon	% Increase on 2006
Housing allocated under WDLP in Bredon village					
Grange Field Road	2007	Yes	24	814	3%
Windfall development in Bredon village (2007-2015)					
1, The Dell	2007	Yes	1		
Bredon House, Main Road	2007	Yes	3		
Bredon House, Main Road	2009	Yes	1		
Orchard Close extension	2011	Yes	28		
Drapers flat, Church Street	2011	Yes	1		
Drapers house, Church Street	2011	Yes	1		
Avonside Cottage annexe	2012	Yes	1		
The Nest, Eckington Road	2012	Yes	1		
Ridgeway Bank Nurseries house	2014	Yes	1		
Telephone exchange, Oak Lane	2014	N/A	<u>1</u>		
			39	853	8%
Windfall development in rest of Parish (2007-2015)					
Brookfield Farm buildings, Bredon's Norton	2007	Yes	2		
Round Bank House, flat, Bredon's Norton	2008	Yes	1		
15 Hill Close, Lower Westmancote	2009	Yes	1		
The Old Dairy, Kinsham	2009	Yes	1		
Land by Lynfield, Kinsham	2009	Yes	1		
Old Barn House, live-work, Bredon's Norton	2010	Yes	1		
Blackberry Barn, Bredon's Norton	2012	Yes	1		
Land by Lampitt House, Bredon's Norton	2012	Yes	1		
Sheepfold building, Bredon's Norton	2012	Yes	1		
True Blue Farm barn conversion, Kinsham	2012	Yes	1		
Land by Inshallah, Bredon's Norton	2013	N/A	1		
Land by Malvern View, Bredon's Norton	2013	Yes	1		
Lampitt House live-work, Bredon's Norton	2013	N/A	1		
Little Orchard, dwelling, Kinsham	2013	Yes	1		
Home Farm, Stable Cottage, Bredon's Norton	2014	Yes	1		
Home Farm, shop unit, Bredon's Norton	2014	N/A	1		
Land by Folley Cottage, Bredon's Hardwick	2014	N/A	<u>4</u>		
			21	N/A	N/A
Total Actual Development			84	N/A	N/A

FORECAST DEVELOPMENT DURING NP PERIOD (2016-2030)	Year approved	Built	Units	Dwellings in Bredon	% Increase on 2006
SWDP Housing allocation in Bredon village					
Oak Lane land (SWDP allocation)	2014 (outline)	No	24	877	11%
Projected windfall development in Bredon village					
39 windfall sites were developed 2007-2015					
Projected windfalls 2016-2030 (at same annual rate)	Annual rate:	4.33	65	942	19%
Projected windfall development in rest of Parish					
39 windfall sites were developed 2007-2015					
Projected windfalls 2016-2030 (at same annual rate)	Annual rate:	2.33	35	N/A	N/A
Total Forecast Development			124	N/A	N/A

Appendix 3: Register of Local Listed Buildings & Structures in Bredon Parish (2015)

BUILDING / STRUCTURE	ROAD NAME (IF ANY)	VILLAGE	REASON FOR LOCAL LISTING
Back Lane, 1	Back Lane	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Back Lane, 2	Back Lane	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Back Lane, 3	Back Lane	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Mews Cottage	Back Lane	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Pear Tree Cottage	Back Lane	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
The Stables	Back Lane	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Bredon House, Bredon House Apartment & Bredon House Cottage	Church Street	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Derritone	Church Street	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Drapers Shop	Church Street	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Marringhurst	Church Street	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Pear Tree Cottage	Church Street	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Portree	Church Street	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
The Causeway	Church Street	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
The Chantry	Church Street	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Church Walk House	Church Walk	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Avon View	Dock Lane	Bredon	Formerly listed Grade II by DOE. 'Unlisted Building of Local Interest' in CA Appraisal.
Conigree	Dock Lane	Bredon	Described by Pevsner as is a rare example of distinguished 20th century architecture.
Dock Cottage	Dock Lane	Bredon	Formerly listed Grade II by DOE. 'Unlisted Building of Local Interest' in CA Appraisal.
Cross Cottages, 1	Eckington Road	Bredon	Formerly listed Grade III by DOE prior to 1970.
Cross Cottages, 2	Eckington Road	Bredon	Formerly listed Grade III by DOE prior to 1970.
Grange Farm (barns and outbuildings)	Farm Lane	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Walnut Cottage	Farm Lane	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Yew Tree House	Farm Lane	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Moretons Lodge	Kemerton Road	Bredon	Focal feature and contribution to historic character.
The Moretons, farmhouse, outbuildings and cottages	Kemerton Road	Bredon	Focal feature and contribution to historic character.
Abbotsnorton	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Amphlett Cottage	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Bank Cottage	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Bays Cottage	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Box Cottage	Main Road	Bredon	Formerly listed Grade II by DOE. 'Unlisted Building of Local Interest' in CA Appraisal.
Bredon Lodge, 2 & 4	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Bredon Pottery	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Cheynes House	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Cider House Cottage	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Corner Cottage	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Diddington House	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Driftwood Cottage	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Grange Farm (house)	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.

BUILDING / STRUCTURE	ROAD NAME (IF ANY)	VILLAGE	REASON FOR LOCAL LISTING
Inn Cottage	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Laburnum Cottage	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Michaelmas Cottage	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Nursery Cottage	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Old Inn Cottage	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Outbuilding front road at The Close	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Outbuilding fronting road at Kirklands	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Outbuildings at north-east corner of Malthouse Lane / Main Road junction	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Pottery Cottage	Main Road	Bredon	'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Sideways	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Interest' in CA Appraisal.
Station Villas, 2	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Station Villas, 3	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Station Villas, 4	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Station Villas, 5	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Station Villas, 6	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970. 'Focal Feature' in CA Appraisal. 'Unlisted Building of Local Interest' in CA Appraisal.
Station Villas, 7	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
Station Villas, 8	Main Road	Bredon	'Unlisted Building of Local Interest' in CA Appraisal.
The Malthouse	Main Road	Bredon	Formerly listed Grade II by DOE. 'Unlisted Building of Local Interest' in CA Appraisal.
Walls fronting road at Linden House, Little Orchard & Nursery Cottage	Main Road	Bredon	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road on north and east side of Chains Corner	Tewkesbury Road	Bredon	Focal feature and contribution to historic character.
Hardwick House	Hardwick Bank Road	Bredon's Hardwick	Contribution to historic character.
Hardwick Lodge	Hardwick Bank Road	Bredon's Hardwick	Contribution to historic character.
Ashington House / Hardwick Farm	Tewkesbury Road	Bredon's Hardwick	Formerly listed Grade III by DOE prior to 1970.
Bredon's Hardwick Manor	Tewkesbury Road	Bredon's Hardwick	Focal feature and contribution to historic character.
Cross Keys Pub & barn	Tewkesbury Road	Bredon's Hardwick	Focal feature and contribution to historic character.
Edscote	Lower Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Rose Cottage	Lower Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
Church Cottage	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
Hermes Lodge	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
Home Farm	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Inshallah	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
Outbuilding south-east of Haul-Y-Bryn	Manor Lane	Bredon's Norton	'Unlisted Building of Local Distinction' in CA Appraisal.
Rosemary Cottage	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Southcroft Cottage	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
Stable Cottage	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
Wall fronting lane east of Church Cottage	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road between Greenbank and Cornerways	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.

BUILDING / STRUCTURE	ROAD NAME (IF ANY)	VILLAGE	REASON FOR LOCAL LISTING
Wall fronting road east of the open land lying north of Blue Jays	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road south of Barn Hill Farmhouse and The Old Barnhouse	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road south of The Hollies	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Walls fronting road south of Brookfield Cottages and Paddock View (excluding splay)	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Walls south and west of Rosemary Cottage	Manor Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
April Cottage	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Brookfield Farm (south range of Brookfield Farm)	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Ivy Cottage	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Lantern House	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Little Paddock	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
The Byre	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
The Chestnut Barn & The Little Barn (east range of Brookfield Farm)	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
The Forge	Rectory Farm Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
The Old Parsonage	Rectory Farm Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal.
The Wagon Barn (north range of Brookfield Farm)	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Village Hall	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. 'Unlisted Building of Local Distinction' in CA Appraisal.
Wall fronting road east of Sackridge & Fuchsia Cottage	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Wall fronting the road east of The Chestnut Barn (east range of Brookfield Farm)	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Walls fronting roads on north and west sides of paddock to east of Lantern House	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Yew Tree Cottage	Rectory Farm Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal.
Kinsham Baptist Chapel	Chapel Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
The Villa	Chapel Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Walls fronting road north and south of Woodbine Cottages	Chapel Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Woodbine Cottages 1	Chapel Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Woodbine Cottages 2	Chapel Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Cleveland Cottage	Cheltenham Road	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Kinsham House	Cheltenham Road	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Cherry Tree Cottage	Lower Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Outbuildings to north of True Blue Farmhouse	Lower Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road to north-east of True Blue Farmhouse	Lower Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road to west of True Blue Farmhouse	Lower Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Manor Barn	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Outbuilding to west of Wilton House	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Outbuildings to east of Manor Farm House	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
The Old Stables	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road at Box Cottages & Anheri	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road south of Manor Farm House & Summerstone	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.

BUILDING / STRUCTURE	ROAD NAME (IF ANY)	VILLAGE	REASON FOR LOCAL LISTING
Wall fronting road to north of Wilton House	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road to west of Manor Barn	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Walls along north and west boundaries of Wells Farm	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Wilton House	Watery Lane	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Croft Villa		Lr Westmacote	Contribution to historic character.
Fairfield Cottage		Lr Westmacote	Focal feature and contribution to historic character.
Greenmead		Lr Westmacote	Focal feature and contribution to historic character.
Stone House		Lr Westmacote	Contribution to historic character.
Apple Tree Cottage	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Avadi	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Craigy Cottage	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Owl End Cottage	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Penns Barn	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Peppercorn Cottage	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
St Ives	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Sunny Villa	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
The Cottage	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road south of Penns Barn	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road to Tintern House (excluding splay)	Chapel Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Highcroft & Middle Barn	Farm Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Netherbarn	Farm Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Wren's Nest	Farm Lane	Westmacote	Formerly listed Grade III by DOE prior to 1970.
Barnstede		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Burnside Cottage		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Cherry Tree Cottage		Westmacote	Formerly listed Grade III by DOE prior to 1970?
Clematis Cottage		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Eddie's Cottage		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Fairview Cottages, 1		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Fairview Cottages, 2		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Field Barn		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Little Claydon		Westmacote	Formerly listed Grade III by DOE prior to 1970?
Longcroft		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Mole End		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Noah's Ark		Westmacote	Formerly listed Grade III by DOE prior to 1970?
Oat Hill Cottage		Westmacote	Formerly listed Grade III by DOE prior to 1970?
Pen-y-Ghent		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Rose Cottage		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Southview		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Stepping Stones		Westmacote	Formerly listed Grade III by DOE prior to 1970.
The Chapel		Westmacote	Formerly listed Grade III by DOE prior to 1970.
The Manse		Westmacote	Formerly listed Grade III by DOE prior to 1970.
The Orchard House		Westmacote	Formerly listed Grade III by DOE prior to 1970.
The Paddock		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Verbena Cottage		Westmacote	Formerly listed Grade III by DOE prior to 1970?
Wall fronting road at Clematis Cottage & The Cedars		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road south of The Paddock		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Walls fronting roads north and east of Greenhayes		Westmacote	Formerly listed Grade III by DOE prior to 1970.
Walls fronting roads north and south of Longcroft		Westmacote	Formerly listed Grade III by DOE prior to 1970.
West Barn		Westmacote	Formerly listed Grade III by DOE prior to 1970.

Appendix 4: Public Consultation Survey

As part of the Neighbourhood Plan process, a consultation survey was undertaken of residents in Bredon, Bredon's Hardwick, Bredon's Norton, Kinsham and Westmancote.

The survey was available in hard copy and in an online format, using [surveymonkey.com](https://www.surveymonkey.com).

The survey was handed out to all attendees at the public consultation event (February 13th 2015), all residents were urged to complete the survey. The Parish Magazine was used in March and April 2015 to advertise the survey and urged residents to complete the survey online.

237 households completed the survey either by hand or online ([surveymonkey.com](https://www.surveymonkey.com)). In comparison, 4 years earlier 229 questionnaires were returned to inform the VDS.

Full results

1. Where in the parish do you live? (please select the village you live in or nearest to)

Answer Options	Response %	Response Count
Bredon	80.0	184
Bredon's Norton	6.52	15
Bredon's Hardwick	2.61	6
Kinsham	3.48	8
Westmancote	7.39	17

2. Which age category do you belong to?

Answer Options	Response %	Response Count
Under 18	0.00	0
19-25	1.29	3
26-30	0.86	2
31-40	11.21	26
41-50	15.95	37
51-60	18.97	44
61-64	7.76	18
65-69	17.67	41
70+	26.29	61

3. Please select the entry that describes you best

Answer Options	Response %	Response Count
In full time work	25.00	57
In part time work	23.25	53
Full time parent	3.51	8
Full time Carer	0.00	0
Retired	46.93	107
In full time education	0.44	1
Unemployed	0.88	2

4. If you have children living at home please complete the following table

Answer Options	0-4 yrs	5-10 yrs	10-14 yrs	15-18 yrs	Living at home & in full time Education	Living at home & working or unemployed
Child 1	16	18	22	7	6	13
Child 2	9	22	12	0	3	2
Child 3	1	1	2	0	0	3
Child 4	0	0	1	0	0	0
Child 5	0	0	1	0	0	0

5. If your children are in Full Time Education how do they normally get to school?

Answer Options	Response %	Response Count
Car	26.79	15
Car Share	1.79	1
Bus	37.50	21
Bicycle	0.00	0
Walk	33.93	19

7. For each adult (18+) household member, say how far they travel to work and how they get there

Answer Options	Work From Home	Work in Parish	Travel upto 5 miles	Travel 5-20 miles	Travel 20-50 miles	Travel over 50 miles
Person 1	19	4	22	53	19	10
Person 2	12	8	10	37	6	8
Person 3	0	0	2	4	0	1
Person 4	0	0	0	3	1	0

8. Please check all of the appropriate areas that you feel should be explored in the Neighbourhood Plan

Answer Options	Response %	Response Count
Residential Housing and the built environment	85.59	190
Business development & employment opportunities	66.67	148
Gardens & open spaces	81.08	180
Landscape & key views	78.38	174
Transport, roads & paths	89.19	198
Key services, eg., medical, social, retail	85.59	190
Sports, amenities & recreation	77.48	172
Natural environment	85.59	190
Utilities & drainage	78.83	175
Sustainability of the villages	84.23	187
Others (please specify)		26

9. Are you aware that Bredon has a Village Design Statement?

Answer Options	Response %	Response Count
Yes	76.74	165
No	23.26	50

11. In the Village Design Statement adopted 3.5 years ago, the following came out as key positive features, how do you feel about these features now?

Answer Options	Better	Still Key	Neutral	No Longer positive	Response count
A sense of history	12	171	31	3	217
Beautiful Landscape	25	171	16	3	215
Outstanding sports/recreation facilities	106	93	19	2	220
Exceptional Architecture	8	145	54	6	213
Safe & healthy environment for children	49	137	19	10	215
Attractive Cotswold buildings & boundary walls	17	168	25	5	215
Low density of buildings in the conservation area	22	156	22	9	209
Open spaces, including gardens, orchards & paddocks	20	166	26	7	219
Excellent health facilities, Bredon Hill Surgery	53	150	13	3	219
Farming operating in and around the village	19	160	30	1	210
Interesting historic features (obelisk, old post boxes & phone box	14	151	43	5	213
Community spirit & community events	60	139	14	6	219
Outstanding wild life	18	148	48	3	217
Services, such as post office, shop, pubs	43	163	15	2	223
Extensive network of public footpaths	18	155	33	7	213
Access to the River Avon	13	146	52	5	216
Absence of street lighting	17	133	43	20	213
Low crime rate	33	147	16	19	215

13. In the Village Design Statement adopted 3.5 years ago, the following came out as key negative features, how do you feel about these features now?

Answer Options	Worse than it used to be	Still a negative feature	Neutral feature	No longer negative feature / have seen improvement	Response Count
Serious & dangerous traffic congestion	115	62	35	4	216
Lack of parking	61	61	89	6	217
Lack of employment opportunity within the parish	15	87	95	5	202
Loss of open countryside between settlements	64	88	50	3	205
Absence of basic retail facilities (cafe/dry cleaner/laundrette etc)	14	68	119	9	210
Lack of evening & weekend bus services	62	94	47	2	205
Inappropriate & unsympathetic new buildings in the Conservation area	30	89	81	6	206
Unsympathetic & over-large extensions	20	64	113	7	204
Noise pollution from M5	74	94	45	1	214
Use of inappropriate boundary treatments (eg leylandii hedges)	14	88	98	3	203
Excessive vehicle speeds	112	72	26	5	215
Poor maintenance of roads & rights of way	82	74	47	11	214
Litter & dog mess on footpaths	71	87	49	11	218
Over large & inappropriate signage	33	53	118	7	211
Night sky pollution	22	62	105	14	203
Other negative features to add					44

15. Do you or members of your household use these facilities? Please tick the box if you usually walk or use your car to get here? (tick all that apply).

	Never Use	Sometimes Less than once a week	Regularly Once a week	Very Often More than once a week	Do you? Walk	Do you? Use Car
Bredon Village Shop	3	42	54	128	135	81
Bredon Post Office	3	93	69	60	128	74
Bredon Village Hall	21	128	47	26	114	52
Bredon Church Rooms	139	52	13	13	41	28
Bredon Church	71	117	20	18	81	35
Bredon Main Playing Fields	81	72	37	30	89	30
Bredon Small Cherry Orchard Playground	170	32	10	6	34	8
Bredon Sports Clubs- active member	160	13	16	23	32	15
Bredon Sports Clubs- social member	146	38	11	18	42	15
Bredon's Norton Church	183	31	2	1	10	19
Bredon's Norton Village Hall	178	32	8	0	13	22
Bredon's Norton Farm Shop	137	60	13	1	11	38
Kinsham Chapel	209	5	0	0	3	6
Pubs in Bredon & Bredon's Hardwick	37	138	31	14	94	38

16. Are you a member of any Parish Sports Club (Tennis, Cricket, Rugby, Football, Bowls)?

Answer Options	Response %	Response Count
Yes	31.22	69
No	68.78	152

17. If you use your car for any of the answers to Question 11, do you ever have problems parking?

Answer Options	Response %	Response Count
Yes	50.0	93
No	50.0	93

18. Do you ever use any of the bus routes from the villages?

Answer Options	Response %	Response Count
Never or very occasionally	71.83	161
Sometimes(at least once a month)	20.54	46
Regularly(at least once a week)	7.59	17

19. If you cycle please complete the following table

Answer Options	Never/Rarely	Sometimes at least once a month	Frequently at least once a week	Response Count
On my own & on road	54	43	41	138
On my own & off road	65	20	13	98
With friends or family & on road	61	31	23	115
With friends or family & off road	71	15	12	98

20. If cycle paths linked Bredon to Kinsham, Westmancote, & Bredon's Hardwick would this make you or anyone in your household more likely to cycle?

Answer Options	Response %	Response Count
No	19.46	36
Maybe	36.76	68
Definitely	43.78	81

22. Please rate the condition of the pavements within & between settlements.

Answer Options	What is the condition of the pavement? Satisfactory	What is the condition of the pavement? Poor	No Opinion	If pavement was improved would you use it more frequently?	Response Count
Within the village that you live	117	65	17	55	192
Between Bredon & Westmancote	91	65	25	48	170
Between Bredon & Kinsham	51	93	28	56	159
Between Bredon & Bredon's Hardwick	30	90	28	49	140
Between Bredon & Bredon's Norton	7	91	40	50	132

23. Does anyone in your household move around the Parish on a mobility scooter / wheelchair, or with a child's buggy, and have problems on any of the pavements?

Answer Options	Response %	Response Count
Yes	11.11	23
No	88.89	184

24. Bredon's Hardwick, Bredon's Norton, Westmancote and Kinsham have no street lighting. Bredon has only three urban street lights. Would you like to maintain dark night skies or increase street lighting across the parish?

Answer Options	Response %	Response Count
Status Quo – No more lights	81.0	149
Increase Lighting	15.8	29
Other	3.30	6

26. If medium to large scale residential development occurs in the future would you want it to have urban street lighting?

Answer Options	Response %	Response Count
Yes	13.96	31
No	86.04	191

27. Does your house have Broadband?

Answer Options	Response %	Response Count
Yes	96.38	213
No	3.62	8

28. If the answer to Q 21 was yes, is your Broadband speed fast enough for your needs?

Answer Options	Response %	Response Count
Yes	50.68	111
No	49.32	108

29. Should it be a priority to maintain open countryside between settlements?

Answer Options	Response %	Response Count
Yes	97.74	216
No	2.26	5

30. How often do you use the green spaces by the river in Dock Lane, Bredon?

Answer Options	Response %	Response Count
Never	6.67	15
Rarely (less than once a month)	35.56	80
Sometimes (every month)	40.44	91
Often (every week)	17.33	39

32. Is it important to preserve the following?

Answer Options	Yes (preserve)	Neither (no opinion)	No (not important)
Key open spaces defined in the Village Design Statement	207	8	1
Prominent open spaces in the Bredon & Bredon's Norton Conservation Area appraisal	202	8	1
Open space identified in the Wychavon Local Plan	192	12	1
Key Views defined in the Village Design Statement	195	11	1
Significant views identified in the Bredon & Bredon's Norton Conservation Area appraisal	192	11	1

33. Bredon Parish has a long tradition of horticulture & fruit growing. How important is it to maintain and enhance the remaining traditional orchards, and public and private allotments?

Answer Options	Response %	Response Count
Very Important	63.16	144
Quite important	29.82	68
No opinion	3.95	9
Not important	3.07	7

34. How important is it to preserve the setting & views of the historic buildings located within the Parish?

Answer Options	Response %	Response Count
Very important	79.04	181
Quite important	18.34	42
No opinion	0.87	2
Not important	1.75	4

36. If we need to build more homes in the Parish in the future would you prefer they were located in:

Answer Options	Response %	Response Count
Open countryside outside development boundary, between settlements between settlements	6.85	15
In fill development within large gardens (inside the development boundary)	5.48	12
In fill development within yards, redundant areas & disused buildings (inside the development boundary)	84.02	184
Sites which are currently used by businesses providing employment	3.65	8

37. Emerging policy is that 40% of all new housing development should be reserved as affordable housing. Would you agree that this is an appropriate way to meet Bredon's affordable housing needs?

Answer Options	Response %	Response Count
Yes	69.80	141
No	30.20	61

38. Do you think affordable housing should be prioritised for people with a local connection?

Answer Options	Response %	Response Count
Yes	90.70	195
No	9.30	20

39. Should we encourage the development of more business in the Parish in the future?

Answer Options	Response %	Response Count
Yes	72.91	148
No	27.09	55

41. If you answered yes to Q31 , what type of business development do you think would be best suited to the Parish?

Answer Options	Yes (%)	No (%)	Response Count
Village shops, cafes & retail units	84.76	15.24	151
Small commercial units and warehouses	77.18	22.82	149
Larger commercial units, factory units & warehouses	5.98	94.02	117
Small scale leisure & tourism related business, such as B&B	88.96	11.04	163
Large scale leisure & tourism business, such as caravan parks	10.65	89.35	122

THE END OF THE SURVEY