

ASSESSMENT OF LOCAL GREEN SPACE IN BREDON PARISH

Revised May 2016

1. Introduction

- 1.1 Bredon Parish Council has set out to identify important areas of Local Green Space across the parish. These are areas that hold a particular importance to the community, which if designated in the Bredon Parish Neighbourhood Plan would be protected from inappropriate development.
- 1.2 The South Worcestershire Development Plan (SWDP) already identifies some open space as 'Green Space'. However, designation as a Local Green Space is something different. Introduced by the Government in 2012, the designation focusses on protecting areas which hold a particular significance to the local community. Planning Practice Guidance makes it clear that this designation should be consistent with the strategic aims of the local plan, and should not be a means of preventing the wider development needs of the district.
- 1.3 The Parish Council together with the Bredon Parish Neighbourhood Plan Group has prepared this assessment to create a consistent and transparent methodology for evaluating potential Local Green Space. It forms part of the Evidence Base which has informed the production of the Neighbourhood Plan.
- 1.4 This assessment establishes five tests which potential sites must pass in order to qualify as Local Green Space. It also demonstrates how each of the sites identified in the Bredon Parish Neighbourhood Plan Submission Version (May 2016) satisfies these tests.

2. Policy Background

National Planning Policy

- 2.1 In March 2012, the Government, through the National Planning Policy Framework (NPPF), introduced a new Local Green Space designation.
- 2.2 NPPF §76 allows local communities, through local and neighbourhood plans, to identify areas of Local Green Space which are important to them and which should be provided special protection. It makes it clear that:
 - identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services; and
 - Local Green Space should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
- 2.3 NPPF §77 makes it clear that the designation will not be appropriate for most green areas or open space and should only be used:
 - where the green space is in reasonably close proximity to the community which it serves;
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - where the green area concerned is local in character and is not an extensive tract of land.

- 2.4 NPPF §78 states that Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.
- 2.5 Additional guidance on Local Green Space designation is provided in Planning Practice Guidance (PPG) ID: 37 Paragraphs 005-022. Of particular relevance to the Bredon Parish Neighbourhood Plan are the following paragraphs.
- §007 – Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs, and the Local Green Space designation should not be used in a way that undermines this aim of plan making [Reference ID: 37-007-20140306].
 - §011 – If land is already protected by designation (e.g. AONB, conservation area), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space [Reference ID: 37-011-20140306].
 - §013 – Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis [Reference ID: 37-013-20140306].
 - §015 – Blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name [Reference ID: 37-015-20140306].
 - §019 – A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan [Reference ID: 37-019-20140306].
 - §020 – Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners [Reference ID: 37-020-20140306].

Local Planning Policy

- 2.6 The South Worcestershire Development Plan (SWDP) was adopted on 25th February 2016. This is the ‘local plan’ which is used to determine planning applications in the three local planning authority areas it covers – Wychavon District, Malvern Hills District, and Worcester City. It sets out the basic rules which new development must follow, as well as allocating certain areas of land for new housing or employment.
- 2.7 Policy SWDP 2 (Development Strategy and Settlement Hierarchy) sets out the principles which should apply to new development in south Worcestershire. It also establishes a Settlement Hierarchy which steers future windfall development away from the open countryside and towards larger more sustainable settlements.
- 2.8 SWDP Annex D (Settlement Hierarchy) identifies Bredon as a Category 1 Village. Category 1 Villages are in rural areas, and new development will predominately be aimed at meeting locally identified housing and employment needs.
- 2.9 The remaining settlements in the parish are identified as being in Lower Categories. Lower Category Villages are defined as being in rural areas, and their role in providing additional future development is limited. Bredon’s Norton is placed in Category 4A; Bredon’s Hardwick, Kinsham, Lower Westmancote and Westmancote are placed in Category 4B.
- 2.10 Policy SWDP 59 (New Housing for Villages) allocates land for 24 homes off Oak Lane, Bredon – predominately aimed at meeting locally identified housing need.

- 2.11 The Policies Map for the SWDP shows the location of development boundaries for each settlement (SWDP 2), Conservation Areas (SWDP 6), the Cotswolds AONB (SWDP 23), and Green Space (SWDP 38) throughout the parish.
- 2.12 Under the provisions of PPG ID: 37 Paragraph: 007, Local Green Space designation must be consistent with the above policies.

3. Criteria for assessing Local Green Space

- 3.1 Conservation Areas and Green Space (as identified on the SWDP Policies Map) have been excluded as potential areas of Local Green Space, as these areas are sufficiently protected under specific SWDP policies. Private gardens would also normally be excluded, except where a particular case can be made for their inclusion (such as where an area of Local Green Space would become a more coherent entity due to the inclusion of a small area of garden). Sites falling within the Cotswolds AONB may potentially be included as Local Green Space, where it is considered that AONB designation does not give sufficient protection to local significance.
- 3.2 Wherever feasible, physical boundaries have been used to define Local Green Space. However, where no suitable boundary exists, other features have been used to demarcate the area, such as a line created by extending a neighbouring boundary.
- 3.3 Particular weight has been given to areas of remaining traditional orchard and horticultural small-holding, which have strong cultural associations with Bredon Parish. This reflects the special importance and local significance attached to traditional orchards in *National Character Area Profile 106 Severn & Avon Vales* (Natural England, 2014), which emphasises the need to protect and restore surviving examples.
- 3.4 Based on the principles established in the NPPF and PPG, five tests have been devised for identifying Local Green Space across the parish. To qualify for designation, each area should satisfy all five of the tests.

Test 1. Does the site already have planning permission, or has it been allocated for development in the SWDP?

- The first stage in the assessment will be to review the planning history of each site to ensure that it is not subject to an extant planning permission and that it has not been allocated for development under a local plan.
- The Local Green Space designation will rarely be appropriate where land already has planning permission, or where it has been allocated for development under the local plan.
- An exception to this may be where it can be demonstrated that the Local Green Space designation would be compatible with the planning permission / local plan allocation, or where the planning permission / local plan allocation is no longer capable of being implemented.

Test 2. Is the site reasonably close to the community it serves?

- The NPPF states that to be designated as a Local Green Space, an area should be in reasonably close proximity to the community which it serves. Sites which are isolated from the community will not be considered.
- PPG requires that if public access is a key factor, then the Local Green Space should normally be within easy walking distance of the community served. As a guide, the Parish Council has defined 'easy walking distance' as being within 5 minutes' walking time of the nearest settlement boundary.
- It is recognised that some discretion may be needed depending on the topography of the area, the mobility and size of the community, and the size and function of the Local Green Space itself.

Test 3. Is the site local in character and not an extensive tract of land?

- The NPPF states that the area to be designated should be local in character and not an 'extensive tract' of land. No definition is provided for this term within the Framework. Oxford Dictionaries define 'extensive' as 'covering or affecting a large area'; and 'tract' as 'an area of land, typically a large one'.
- Whilst there is no absolute size threshold proposed for an area of Local Green Space, the Parish Council considers that any site of more than 17 hectares (which equates to 1% of the Neighbourhood Plan Area) might reasonably be interpreted as an 'extensive tract' within the parish context.
- PPG states that 'blanket' designation of open countryside adjacent to settlements is not appropriate. No definition is provided for the term within the guidance. Oxford Dictionaries define 'blanket' as 'covering all cases or instances; total and inclusive'. It would not therefore be appropriate to designate an unbroken belt of countryside adjacent to a settlement as Local Green Space.

Test 4. Is the site capable of enduring beyond the end of the plan period?

- The NPPF makes clear that Local Green Space should be capable of enduring beyond the end of the Neighbourhood Plan period.
- Planning Practice Guidance does not clarify how 'capable of enduring' should be interpreted. However, it can be assumed that the special character and significance for which an area is designated should not be temporary in nature and should be capable of persisting in the longer term.

Test 5. Is the site demonstrably special to the local community and does it hold a particular local significance?

- The designation of Local Green Space must be based on evidence which demonstrates why the area is special to the local community and holds a particular local significance. To pass this test, an area must be demonstrably special and of particular local significance in one of the following categories.
- Beauty – This relates to the visual attractiveness and aesthetic value of the site, and its contribution to the streetscape, landscape, character or setting of a settlement. To qualify, the site should contribute significantly to local character, for example by defining a sense of place, or by helping to define the physical form of a settlement.
- Historic significance – This relates to the historic importance a site holds for the local community. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It could also be because the site holds cultural associations which are of particular significance to the local community. Where the site is already protected by a designation (e.g. AONB), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.
- Recreational value – In order to qualify, sites would need to hold local significance for recreation and be important to the community for a particular recreation activity or range of activities. These could be formal or informal activities.
- Tranquillity – In order to qualify, sites would need to be viewed by local people as important for the tranquillity they provide, offering a place for reflection and peaceful enjoyment.
- Richness of wildlife – A site would need to be locally significant for wildlife in a way that could be demonstrated. It might, for example, be home to species or habitats of principal importance, veteran trees, or locally characteristic plants and animals such as mistletoe. Where the site is already protected by a designation (e.g. SSSI), consideration should be given as to whether any additional benefit would result from designation as Local Green Space.

- Other reason – Sites might be special and locally significant for reasons other than those identified above. For example, a site might make a particular contribution to defining the individual character of a settlement, or it might be an asset of community value.

4. Consultation

- 4.1 This assessment is published on Bredon Parish Council's website as part of the Neighbourhood Plan Evidence Base, where it can be viewed and commented on by all those taking part in consultations on the Neighbourhood Plan.
- 4.2 The views of parish residents and external organisations were sought through the consultations on the Pre-Submission Plan (October 2015) and the Revised Pre-Submission Plan (March 2016), including those of Worcestershire Wildlife Trust, the Green Infrastructure Partnership (via Worcestershire County Council) and the Hereford & Worcester Gardens Trust.
- 4.3 The Parish Council invited all known landowners to make representations about proposals to designate any part of their land as Local Green Space. Wherever land was registered at the outset of the consultation on the Revised Pre-Submission Plan, landowners were written to at the address held by the Land Registry.
- 4.4 In the light of responses received from consultees and interested parties, the Parish Council revised its selection criteria for Local Green Space and reviewed each proposed area according to the updated criteria. The Parish Council was particularly mindful of the need for designated areas to comply with the requirements of the NPPF, and to adhere to additional guidance set out in PPG. As a result of the review process, the number and extent of proposed Local Green Spaces has been significantly reduced.

5. Areas identified as Local Green Space

- 5.1 Table A below provides information about each of the sites identified as Local Green Space in the Bredon Parish Neighbourhood Plan Submission Version. These have each been assessed against the five tests set out above.

TABLE A: Assessment of Local Green Space identified in the Bredon Parish Neighbourhood Plan (Submission Version)

Map #	Settlement	Location	Current use	Designations	TEST 1 existing planning permission or SWDP allocation	TEST 2 distance to edge of nearest settlement	TEST 3 extent of area (Ha) / as % of parish	TEST 4 Capable of enduring beyond plan	TEST 5 demonstrably special & holds a particular local significance: beauty / historic significance / recreation value / tranquillity / richness of wildlife / other
LGS 1	Bredon's Norton	Land south of Bredon's Norton	Farmland (permanent pasture)	AONB The site would benefit from LGS status in addition to AONB designation, as this would provide an additional layer of protection for its special qualities and local significance.	No	Adjacent	4.0 / 0.2%	Yes	<p>Beauty / historic significance - The site borders the Conservation Area to the north, east and west. The Bredon's Norton Conservation Area Appraisal (2006) identifies 6 focal features (important views) located on or looking onto the site which make a significant contribution to the character and setting of the Conservation Area. The continued presence of active farming within the village, as well as the views the site offers over the wider Cotswold landscape, are key contributors to the site's special character and particular local significance.</p> <p>Recreation value / tranquillity - The site is periodically used for cricket matches, village celebrations and events. It has exceptional public access. It is bisected by two public footpaths (NO-503 and NO-504/505) and a third footpath runs along its eastern edge (NO-507). The village street runs along most of its northern boundary. These routes are highly valued by local residents for their rural tranquillity and for providing some of the best views into and out of the village.</p>

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LGS 2	Lower Westmancote	Land north of Kemerton Road	Pony paddocks, arable farmland	AONB The site would benefit from LGS status in addition to AONB designation, as this would provide additional layer of protection for its special qualities and local significance.	No	Adjacent	2.4 / 0.1%	Yes	<p>Beauty / historic significance - The site includes the last remaining undeveloped frontage on the north side of Kemerton Road between Lower Westmancote and Kemerton. It is a key component of the open space which differentiates the settlements. WCC Landscape Character Assessment Supplementary Guidance identifies strongly nucleated settlements as the primary key characteristic of the landscape type Principal Village Farmlands, and seeks to "retain the pattern of strongly nucleated villages with associated low dispersal of settlement between". This argues against any extension of the village at this location, which would result in linear ribbon development along Kemerton Road. The roadside hedgerow between Lynfield and Green should be regarded as a 'primary hedgeline' under the Landscape Guidelines.</p> <p>Beauty / historic significance - The area is particularly important for the visual amenity it provides. Because of its location at the eastern gateway to the village, it is experienced daily by many residents. The area has consistently been highlighted by VDS and NP consultations as being special to local residents for the views it provides of the Cotswolds AONB and of Bredon Hill. VDS Section 3.7 highlights its importance in providing a Key View to Bredon Hill from Kemerton Road.</p> <p>Beauty / other - VDS Sections 4.3 and 5.1.3 highlight the particular local significance of the limited remaining open countryside between Bredon, Westmancote and Kemerton, and the importance of preserving it so that the individual character of the settlements is not lost.</p>

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LGS 3	Bredon	Land west of Moreton Lane (B4080)	Traditional orchard, woodland, scrub, small area of garden	TPO (part) The site would benefit from LGS status in addition to TPO designation. The TPO only covers part of the site and only applies to some individual trees, not the land itself. LGS designation would provide additional protection for the special qualities and local significance of the site.	No	30 metres	1.5 / 0.1%	Yes	<p>Beauty - The area is particularly important for the visual amenity it provides as an attractive backdrop to the main northern entrance to the village, especially during the blossom season. Tall hedges prevent open views over much of the site, but glimpsed views are available through the hedge, particularly in winter and spring. The hedges themselves are attractive features. Because of the site's location alongside one of the main approaches to the village (B4080), it is experienced daily by many residents. It is also visually prominent from Footpaths BX-517 and BX-557 and from Bredon Playing Field.</p> <p>Beauty / historic significance / richness of wildlife - Approximately half the area consists of traditional orchard. Most of the remainder is recorded as orchard on OS maps prior to the 1980s. Although a small part of the area (0.1 Ha) now comprises the end of the garden to Iona Cottage, it still retains some orchard characteristics. National Character Area Profile 106 (Severn & Avon Vales) recognises the visual and cultural importance of traditional orchards. It highlights their decline, particularly at the fringes of settlements, and supports their enhancement and restoration. WCC Landscape Character Assessment Supplementary Guidance seeks to conserve old orchards around villages as a distinctive feature of the landscape type Principal Village Farmlands.</p> <p>Beauty / historic significance / richness of wildlife - Traditional orchards are of particular cultural importance locally. They almost entirely surrounded the village up to the mid-C20th. Bredon (as 'Brensham') was made famous by the author John Moore in his best-selling Brensham trilogy, published in the 1940s. These books convey the uniquely important part that fruit growing played in local life and underline their particular cultural significance. VDS Section 6.1.h highlights the importance of preserving remnants of traditional orchard.</p> <p>Richness of wildlife - The site is a component of Green Infrastructure and part of an ecological network (NPPF 109). In addition to traditional orchard, around a quarter of the site consists of native broadleaf woodland. Both are habitats of Principal Importance under the NERC Act 2006. The site forms part of a habitat matrix comprising Dell Wood, Perwell Brook and an old orchard west of the railway, which is home to a number of protected and priority species.</p> <p>Beauty / historic significance / richness of wildlife - The orchard and other trees in the area are subject to Tree Preservation Orders [Nos. 12/15/002/TPO & 12/15/001/TPO] in recognition of the visual, cultural and ecological benefits they provide.</p>

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LGS 4	Bredon	Sandyway Field, Kemerton Road	Pony paddock	N/A	No	Adjacent	0.9 / 0.1%	Yes	<p>Beauty - VDS Section 3.6.5 highlights Sandyway Field (also known as Mayville Field) as a Key Open Space which is visually prominent from Kemerton Road and Footpath BX-524. Because of its location on the main road at the eastern entrance to the village, it is experienced daily by many residents. It has consistently been highlighted by VDS and NP consultations as being locally valued for the contribution it makes to the entrance of the village.</p> <p>Historic significance / other - A paddock providing a rare area of undeveloped frontage between Bredon and Westmancote. WCC Landscape Character Assessment Supplementary Guidance identifies strongly nucleated settlements as the primary key characteristic of the landscape type Principal Village Farmlands, and seeks to "retain the pattern of strongly nucleated villages with associated low dispersal of settlement between". The roadside hedgerow should be regarded as a 'primary hedgeline' under the Landscape Guidelines.</p>

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LGS 5	Bredon	Long Furlong Allotments, Kemerton Road	Private horticultural allotments, traditional orchard, scrub, woodland	N/A	No	60 metres	6.1 / 0.4%	Yes	<p>Beauty / historic significance / other - The last remaining entirely undeveloped significant area of frontage on the south side of Kemerton Road between Bredon and Westmancote. WCC Landscape Character Assessment Supplementary Guidance identifies strongly nucleated settlements as the primary key characteristic of the landscape type Principal Village Farmlands, and seeks to "retain the pattern of strongly nucleated villages with associated low dispersal of settlement between". VDS Sections 4.3 and 5.1.3 highlight the particular importance of preserving the limited open countryside between Bredon and Westmancote, so that the individual nature of the settlements is not lost.</p> <p>Historic significance - A rare survivor of former horticultural small holdings interspersed with traditional orchard that entirely surrounded Bredon up to the mid-C20th. Bredon (as 'Brensham') was made famous by the author John Moore in his best-selling Brensham trilogy, published in the 1940s. These books convey the uniquely important part that fruit and vegetable growing played in local life and underline the particular cultural significance held by the surviving remnants at Long Furlong and Benscham. VDS Section 5.3 highlights the importance of preserving former allotments for horticultural or wildlife purposes. VDS Guideline 6.1.h aims to conserve traditional orchard.</p> <p>Beauty / historic significance / richness of wildlife - National Character Area Profile 106 (Severn & Avon Vales) recognises the visual and cultural importance of traditional orchards. It highlights their decline, particularly at the fringes of settlements, and supports their enhancement and restoration. WCC Landscape Character Assessment Supplementary Guidance seeks to conserve old orchards around villages as a distinctive feature of the landscape type Principal Village Farmlands.</p> <p>Beauty / other - VDS Section 3.6.5 highlights its value as Key Open Space which is visually prominent from Kemerton Road and Footpath BX-522. Because of its location alongside one of the main approaches to the village, it is experienced daily by many residents, and it has consistently been highlighted by VDS and NP consultations as being valued.</p> <p>Richness of wildlife – The site is a component of Green Infrastructure and a key part of an ecological network (NPPF 109) connecting to the adjacent Kemerton Wood Nature Reserve. Traditional Orchard is a habitat of Principal Importance under the NERC Act 2006.</p> <p>Recreation value - Allotments (both public and private) are particularly valued for their recreational value, their social opportunities, and for the health and environmental benefits they provide. Planning Practice Guidance [Reference ID: 37-013-20140306] specifically highlights allotments as a type of green area that can be identified as LGS.</p>

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LGS 6	Bredon	Land east of Tewkesbury Road (B4080)	Arable farmland	N/A	No	Adjacent	5.2 / 0.3%	Yes	<p>Historic significance - The site is part of the setting of St Giles Church (Grade 1 listed), Bredon Barn (Grade I listed, Scheduled Monument) and the Bredon Conservation Area. This site was subject to a planning appeal in 2015 (APP/H1840/A/14/2222679). The Inspector (paras 47-52) agreed with English Heritage that the site fell within the setting of the listed church and barn, and contributed to their significance as heritage assets. He determined that development here would materially harm the significance of the assets and the appreciation of them.</p> <p>Beauty - The area is important for the visual amenity it provides as an attractive rural setting for the western approach to Bredon. Because of its location alongside one of the busiest approaches to the village, it is experienced daily by many residents. The area has consistently been highlighted by VDS and NP consultations as being special to local residents. VDS Section 3.6.5 highlights its value as Key Open Space which is visually prominent from B4080 (Tewkesbury Road), the M5 motorway and Footpath BX-530. Section 3.7 highlights the view of the village from Tewkesbury Road across the site as being a Key View.</p> <p>Historic significance / other - WCC Landscape Character Assessment Supplementary Guidance identifies strongly nucleated settlements as the primary key characteristic of the landscape type Principal Village Farmlands, and seeks to "retain the pattern of strongly nucleated villages with associated low dispersal of settlement between". The roadside hedgerow is a particularly valued feature and should be regarded as a 'primary hedgeline' under the Landscape Guidelines.</p> <p>Other - In addition to its contribution to heritage assets, it provides a significant part of the gap separating Bredon from Bredon's Hardwick.</p>

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LGS 7	Bredon	Bensham Allotments, Cheltenham Road (B4079)	Private horticultural allotments, traditional plum orchard, paddocks	TPO (part) – The site would benefit from LGS status in addition to TPO designation. The TPO only covers part of the site and only applies to some individual trees, not the land itself. LGS designation would provide additional protection for the special qualities and local significance of the site.	No	Adjacent	4.5 / 0.3%	Yes	<p>Beauty - A key gateway site on a prominent approach to the village, visible particularly in passing views from Cheltenham Road. It is especially attractive during the blossom season. This is supported by VDS Section 3.7 which identifies the views across the site as a Key View. Sections 3.6.3 and 5.7.4 highlight its amenity and recreational value. Section 3.6.5 highlights its value as Key Open Space.</p> <p>Beauty - Much of the site was subject to a planning appeal in 2015 (APP/H1840/A/14/2217607). The Inspector held that the appeal site "contributes to the recognised local landscape character", and that the "landscape characteristics are clearly locally valued". He also acknowledged the contribution that the site makes to the "visible entrance" of the village. He determined that development would be "unacceptably harmful to its landscape character".</p> <p>Beauty / historic significance / richness of wildlife - National Character Area Profile 106 (Severn & Avon Vales) recognises the visual and cultural importance of traditional orchards. It highlights their decline, particularly at the fringes of settlements, and supports their enhancement and restoration. WCC Landscape Character Assessment Supplementary Guidance seeks to conserve old orchards around villages as a distinctive feature of the landscape type Principal Village Farmlands.</p> <p>Historic significance - A rare survivor of former horticultural small holdings interspersed with traditional orchard that entirely surrounded Bredon up to the mid-C20th. Bredon (as 'Brensham') was made famous by the author John Moore whose works convey the uniquely important part that small holdings played in local life. VDS Section 5.3 highlights the importance of preserving former allotments for horticultural or wildlife purposes. VDS Guideline 6.1.h aims to conserve traditional orchard.</p> <p>Richness of wildlife - The site is a component of Green Infrastructure and a key part of an ecological network (NPPF 109) that includes Kemerton Wood, Upstones Orchard and Bensham Wood nature reserves (all adjacent) and Kemerton Lake LWS (330 m to the east). Traditional Orchard is a habitat of Principal Importance under the NERC Act 2006.</p> <p>Beauty / historic significance / richness of wildlife - A number of the orchard trees are subject to a TPO [Bredon No. 1 2013] in recognition of the visual, cultural and ecological benefits they provide.</p> <p>Recreation value - Allotments (both public and private) are particularly valued for their recreational value, their social opportunities, and for the health and environmental benefits they provide. Planning Practice Guidance [Reference ID: 37-013-20140306] specifically highlights allotments as a type of green area that can be identified as LGS.</p>

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LGS 8	Kinsham	Paddock west of Cheltenham Road (B4079)	Paddock	N/A	No	Adjacent	0.3 / 0.0%	Yes	<p>Beauty - Open space which was formerly traditional orchard until mid-C20th. It has no direct public access but fronts the busy Cheltenham Road (B4080) at the main northern gateway to the village, and provides an important attractive visual feature seen from the road.</p> <p>Beauty / other - Kinsham is a low density hamlet, which derives much of its character from the paddocks and large gardens which are interspersed with houses. This area makes an important contribution to the individual character of the settlement.</p> <p>Beauty - The hedgerow along the north-eastern edge of the area (fronting Cheltenham Road) should be regarded as a 'primary hedgeline' under the WCC Landscape Character Assessment Supplementary Guidance landscape guidelines.</p>
LGS 9	Bredon's Hardwick	Land at Croft Farm	Open space used in association with outdoor recreation business	N/A	No	10 metres	2.3 / 0.1%	Yes	<p>The area extends over the plateau at the entrance to Croft Farm. There is no fixed boundary marking the western limit of the area, however it is naturally delineated to the south by the bend in the access road, and to the north by the corner of the climbing wall enclosure.</p> <p>Beauty - The area is important for the visual amenity it provides. Because of its location at the south-western gateway to the village alongside the main road (B4080), the site is experienced daily by many residents. It is also experienced by the many users entering Croft Farm Leisure & Waterpark. It commands exceptional views over the Lower Avon Vale towards the Malvern Hills. While the VDS primarily covers Bredon not Bredon's Hardwick, these views are comparable to those highlighted in Section 3.7 as Key Views as being of particular value locally.</p> <p>Historic significance / other - WCC Landscape Character Assessment Supplementary Guidance identifies strongly nucleated settlements as the primary key characteristic of the landscape type Principal Village Farmlands, and seeks to "retain the pattern of strongly nucleated villages with associated low dispersal of settlement between". This argues against an extension of the village at this location, which would result in linear ribbon development along the main road.</p> <p>Recreation - The site is used to host pay-to-enter public events and provides recreational space for the users of Croft Farm.</p>

Map #	Settlement	Location	Current use	Designations	TEST 1 existing planning permission or SWDP allocation	TEST 2 distance to edge of nearest settlement	TEST 3 extent of area (Ha) / as % of parish	TEST 4 Capable of enduring beyond plan	TEST 5 demonstrably special & holds a particular local significance: beauty / historic significance / recreation value / tranquillity / richness of wildlife / other
LGS 10	Mitton (Tewkesbury)	Mitton Allotments	Public allotment gardens	N/A	No	100 metres	4.1 / 0.2%	Yes	<p>Within Bredon Parish, but adjacent to the built up area of Tewkesbury (part of the community it serves).</p> <p>Recreation value - Allotments are particularly valued for their recreational value, their social opportunities, and for the health and environmental benefits they provide. Planning Practice Guidance [Reference ID: 37-013-20140306] highlights allotments as a type of green area that can be identified as LGS.</p> <p>Historic significance - The hedgerow along the north-western edge of the area (fronting Bredon Road) should be regarded as a 'primary hedgeline' under the WCC Landscape Character Assessment Supplementary Guidance landscape guidelines.</p>