

Bredon Parish Neighbourhood Plan

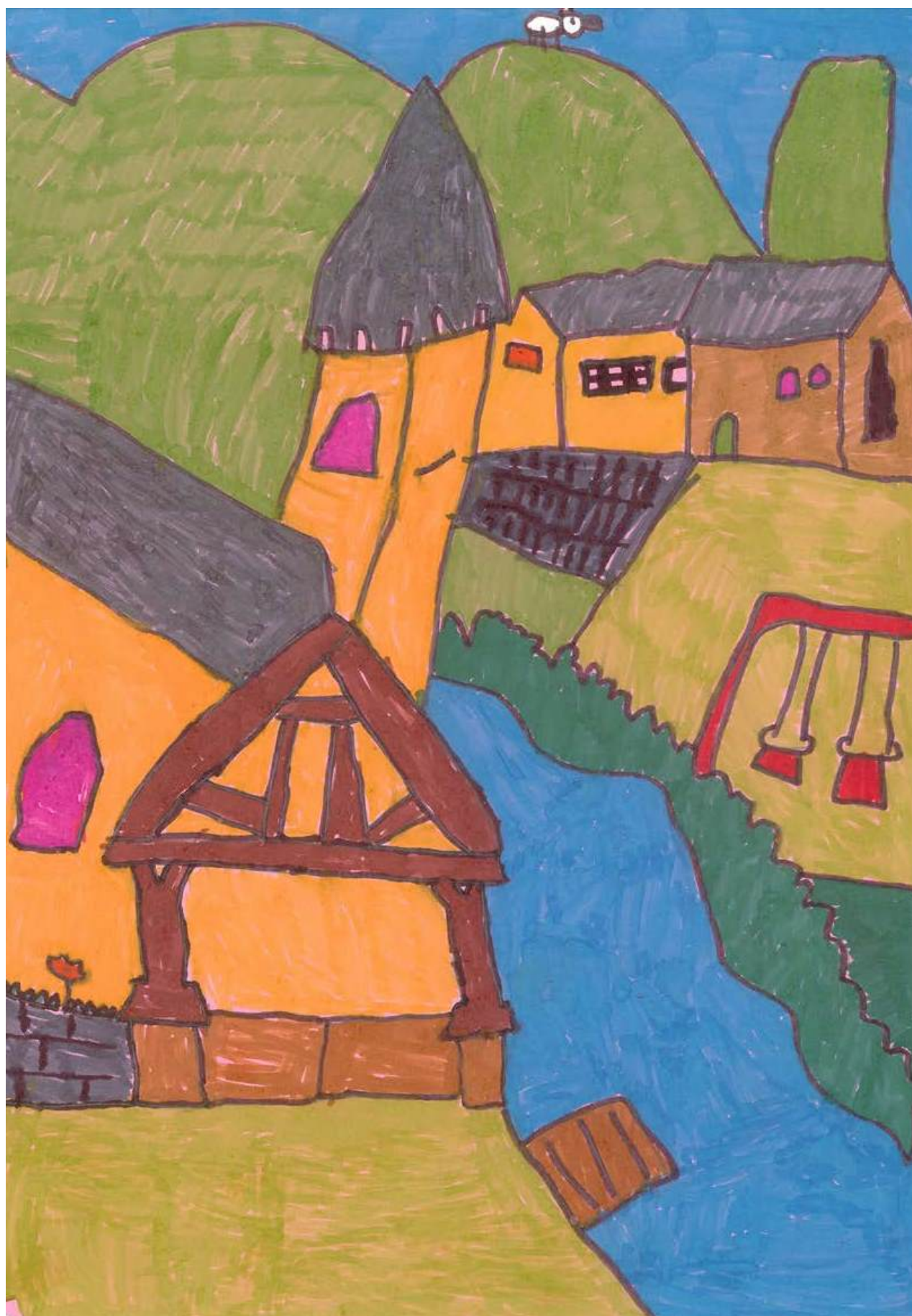
2016-2030

Adoption Version



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Portrait of Bredon Parish, by Sophie Puttergill (aged 5), pupil at Bredon Hancock's First School

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Foreword

Bredon & Bredon's Norton 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 124 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 an even more attractive place to live than it is today.

Bredon Parish Council

List of Policies

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1. Introduction & Background

- 1.1 Bredon & Bredon's Norton Parish Council¹ ("**the Parish Council**") has prepared a Neighbourhood Plan for the area designated by the local planning authority, Wychavon District Council,² under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area covered by the plan ("**the Neighbourhood Area**") is shown in Plan A below and equates to the whole of the parish of Bredon & Bredon's Norton ("**Bredon Parish**").



Plan A: The designated Neighbourhood Area extending over the whole of Bredon Parish

¹ Bredon & Bredon's Norton Parish Council is the 'qualifying body' for the Neighbourhood Area covering the whole of the parish of Bredon & Bredon's Norton.

² The Neighbourhood Area was designated by Wychavon District Council on 17th March 2015.

- 1.2 The purpose of the Bredon Parish Neighbourhood Plan (**"the Neighbourhood Plan"**) is to create planning policies that can be used to determine planning applications in the area. These policies aim to protect the special character of Bredon Parish and encourage development proposals which benefit the local community.
- 1.3 The Neighbourhood Plan covers the period between 1st April 2016 and 31st March 2030 (**"the Plan Period"**).

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 carries significant weight in determining how planning applications are decided. Neighbourhood plans can only be used for this purpose. There may be issues that are important to local communities which are not directly related to planning and which 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; and
 - 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 preparation of neighbourhood plans, and that they have adhered to the Neighbourhood Planning (General) Regulations 2012 and later amendments.
- 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 that the neighbourhood plan goes to a referendum of those registered to vote in the neighbourhood area. If a majority of those voting approves it, the neighbourhood plan is 'adopted' and comes into force.
- 1.8 Once a neighbourhood plan is adopted, it becomes part of the statutory development plan, and will be used by decision takers to determine the outcome of planning applications and appeals. The policies in an adopted neighbourhood plan take precedence over any non-strategic policies in the Local Plan where they are in conflict.

Consultations

- 1.9 Throughout the preparation of the Neighbourhood Plan, the Parish Council has sought to develop policies which reflect the local community's views on planning issues. To achieve this, it has carried out a number of consultative exercises which

have been described in the Consultation Statement.³ Section 5 below provides further detail about how the community's views have guided the direction of the plan.

- 1.10 In particular, the Parish Council has published and consulted on two 'Pre-Submission Drafts'⁴ of the Neighbourhood Plan. These have provided an opportunity for the local community and other consultees to have their say on proposed Neighbourhood Plan policies. They have been published on the Parish Council's website [bredonpc.org.uk], along with documents from the Evidence Base.

Submission Version of the Neighbourhood Plan

- 1.11 The Parish Council took account of representations received on the Pre-Submission Drafts⁵ when preparing the 'Submission Version' of the Neighbourhood Plan. This was submitted to Wychavon District Council on 26th May 2016.⁶ Wychavon publicised the plan between 4th July and 15th August 2016 and invited further representations in accordance with the regulations.⁷

Independent Examination

- 1.12 In November 2016, Wychavon District Council appointed independent examiner Andrew Ashcroft, BA (Hons) MA, DMS, MRTPI to examine the Submission Version of the Neighbourhood Plan. The examination was carried out by written representations between November 2016 and January 2017.
- 1.13 The examiner concluded that the Neighbourhood Plan was significantly underpinned by community support and engagement, and that all sections of the community had been actively engaged in its preparation.
- 1.14 He further concluded that, subject to a series of recommended modifications, the Neighbourhood Plan was legally compliant and met the Basic Conditions that apply to neighbourhood plans. He recommended that the referendum should be held within the Neighbourhood Area.

Referendum Version of the Neighbourhood Plan

- 1.15 In February 2017, Wychavon District Council prepared the 'Referendum Version' of the Neighbourhood Plan. This incorporated the modifications recommended by the examiner. Apart from these modifications, there were no textual changes to the policies and supporting statements contained within the Submission Version. The referendum was held on 8th June 2017 and the plan was approved by 90% of those voting. The turnout was 71%.

³ The Consultation Statement (May 2016) was submitted to Wychavon District Council alongside the Submission Version of the Neighbourhood Plan.

⁴ Two separate Pre-Submission Drafts were published under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, which were subject to public consultation between 23rd October and 31st December 2015, and between 6th March and 17th April 2016 respectively.

⁵ The methodology has been set out in detail in the Consultation Statement (May 2016).

⁶ Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

⁷ See Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

2. The Neighbourhood Area

Location & context

- 2.1 Bredon Parish is located between the River Avon and Bredon Hill, at "*the beginning of the Cotswolds*".⁸ 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 The parish lies within Wychavon District in the county of Worcestershire. It is located at the southern edge of the county and is adjacent to Gloucestershire, to which it looks for many of its facilities and services. At its greatest extent, Bredon Parish measures approximately 7.7 km (4.8 miles) long by 3.5 km (2.2 miles) wide. It covers around 16.67km² (4,119 acres).

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 well-known works by Ralph Vaughn Williams, A E Housman and John Masefield.
- 2.4 The northern third of the parish (including the villages of 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 been designated as part of 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: View across the vale to the Malvern Hills from Bredon Hill

⁸ Stanley Baldwin (1867-1947), former Prime Minister. Cannadine, D. (2002). *In Churchill's Shadow*.

- 2.5 The landscape to the south and west of Bredon is dominated by the wide vales 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.
- 2.6 The local landscape has been shaped and influenced by man for at least 5,000 years. Bredon Parish abounds in archaeological sites, and recent excavations have revealed the richest find of bronze age pottery in Worcestershire (near Kemerton Lake), as well as a Roman villa at Bredon's Norton.
- 2.7 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.
- 2.8 Traditional orchards and horticultural small holdings have a particular cultural significance in Bredon Parish. By the time the first edition of the Ordnance Survey was published in 1886, all the villages in the parish were surrounded by orchards and allotments, and much produce was being despatched by rail to the rapidly expanding cities. The works of the best-selling writer, John Moore, commemorate life in and around Bredon during the early part of the 20th century. In *Brensham Village*, he recalls how every spring people drove out from the big towns on "plum Sunday" to marvel at the prodigal blossoming of Bredon's orchards.⁹
- 2.9 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 floodplain, 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.
- 2.10 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

- 2.11 Bredon Parish is exceptionally rich in wildlife, boasting sites of international importance. It contains part of a Special Area of Conservation (the EU's highest wildlife designation); a National Nature Reserve (the most important ecosystems in Great Britain); parts of three Sites of Special Scientific Interest (the finest sites for

⁹ Moore, J. (1946). *Brensham Village*

wildlife and natural features in England); and parts of seven Local Wildlife Sites (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).

- 2.12 Bredon Hill has been recognised as the third most important site in the UK for dead-wood beetles and other invertebrates.¹⁰ The north of the parish is the richest area in the county for rare arable plants.¹¹ Kemerton Lake Nature Reserve (partly within the parish) is the West Midlands Region's most important site for dragon flies.¹² Bredon's Hardwick Lake is the best location for wintering waterfowl in the Severn and Avon vales north of Gloucester.¹³ Rare and interesting species found in Bredon Parish include barbastelle bat, lesser horseshoe bat, otter, polecat and violet click beetle.



Figure 2: Aldwick Wood, within the Bredon Hill Special Area of Conservation

Built environment

- 2.13 Bredon Parish encompasses 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 2,120 residents living in approximately 880 dwellings (in 2015); compared with a total parish population of approximately 3,000 living in approximately 1,250 dwellings.¹⁴ The parish has a good demographic mix of ages and incomes, close to the Wychavon District averages.
- 2.14 Bredon Parish boasts an exceptional built heritage, including one of Worcestershire's most admired churches¹⁵ and the National Trust's Bredon Barn, both of which are listed Grade I. The latter is also a Scheduled Monument. In all, the

¹⁰ Whitehead P & J. (1991–96). Articles published in The Journal of the Royal Agricultural Society of England.

¹¹ Kemerton Conservation Trust website, www.kemerton.org.

¹² Kemerton Conservation Trust website, www.kemerton.org.

¹³ Gloucestershire Naturalists Society.

¹⁴ Estimates, based on 2011 Census data, the 2015 Electoral Register and other sources.

¹⁵ Jenkins, S. (1999). England's Thousand Best Churches. St Giles Church Bredon.

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 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 built, at least in part, 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.



Figure 3: A view of Bredon from the M5 motorway

- 2.15 South and south-west of the parish boundary 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, Mitton and Ashchurch.
- 2.16 During the second half of the 20th century, Bredon village experienced major expansion. Much of this growth has been delivered through developer-led speculation rather than through local plan allocations based on sustainable planning principles. 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.

3. Planning Policy Context

The National Planning Policy Framework (2012)

3.1 The National Planning Policy Framework (NPPF), published by the Government in 2012, contains provisions which govern neighbourhood planning. A neighbourhood plan must demonstrate that it is consistent with the requirements of the NPPF. The following paragraphs of the NPPF are especially relevant to the Bredon Parish 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 landscape and scenic beauty in AONBs (§115)
- Conserving and enhancing the historic environment (§126)
- Neighbourhood planning (§183-§185)

3.2 It is important to note that under NPPF §184, neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. For Bredon Parish, the Local Plan is the adopted South Worcestershire Development Plan (see below).

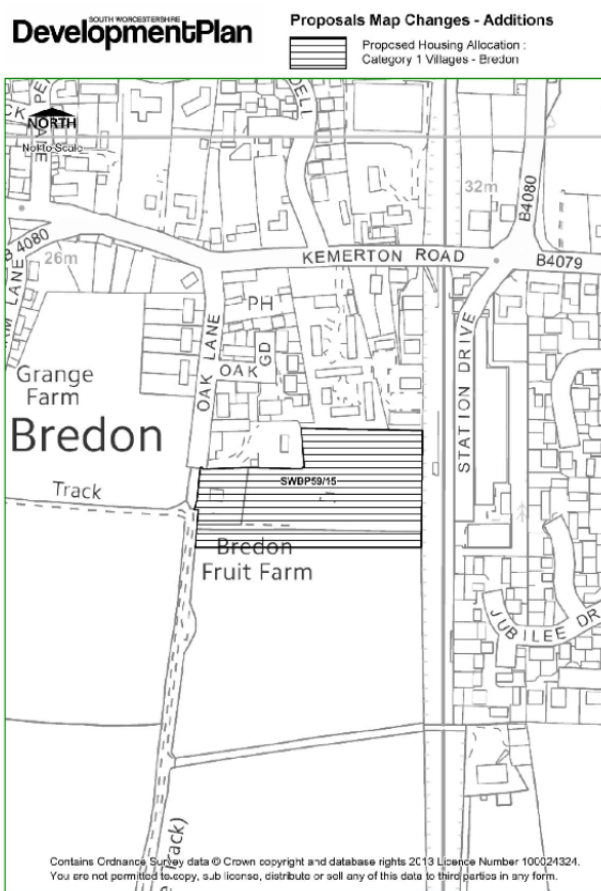
The South Worcestershire Development Plan (2016-2030)

3.3 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 provides a set of rules which new development must follow, as well as allocating certain areas of land for new housing or employment.

3.4 The Neighbourhood Plan has been closely informed by the policies of the SWDP, as well as to its reasoning and evidence base. The most relevant policies are:

- SWDP 2: Development Strategy and Settlement Hierarchy
- SWDP 3: Employment, Housing and Retail Provision Requirement and Delivery
- SWDP 4: Moving Around South Worcestershire
- SWDP 5: Green Infrastructure
- SWDP 6: Historic Environment
- SWDP 10: Protection and Promotion of Centres and Local Shops
- SWDP 12: Employment in Rural Areas
- SWDP 13: Effective Use of Land
- SWDP 21: Design
- SWDP 22: Biodiversity and Geodiversity
- SWDP 23: The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty (AONB)
- SWDP 24: Management of the Historic Environment

- 3.8 Policy SWDP 59 (New Housing for Villages) allocates land for 24 homes off Oak Lane, Bredon – predominately aimed at meeting locally identified housing need.



Plan C: Allocation for 24 houses on land to the rear of Oak Lane, Bredon under Policy SWDP 59

- 3.9 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 Bredon Parish. Extracts from the SWDP Policies Map relating to each village in the parish have been included in Section 4 below.

County of Hereford and Worcester Minerals Local Plan (1997)

- 3.10 The saved policies in the adopted County of Hereford and Worcester Minerals Local Plan (1997) sets out how minerals should be extracted and restored across the county, with a focus on the extraction of aggregates. It forms part of the development plan for the area. However, such matters are 'excluded development' which are outside the scope of neighbourhood planning.

Minerals Local Plan for Worcestershire (emerging)

- 3.11 Worcestershire County Council is preparing a new Minerals Local Plan, which sets out how mineral extraction will be planned for across the county. It will guide where minerals should be extracted, how sites should be restored after working has finished, and how people and places should be protected. Once adopted, it will

replace the existing saved policies in the Hereford and Worcester Minerals Local Plan (1997) and will form part of the development plan for the area.

Waste Core Strategy for Worcestershire (2012-2027)

- 3.12 The Waste Core Strategy sets out how Worcestershire County Council plans waste management in Worcestershire up until 2027. It was adopted on 15th November 2012 and forms part of the development plan for the area. Again, such matters are 'excluded development' which are beyond the scope of a neighbourhood plan.

Bredon Village Design Statement

- 3.13 From 2010 to 2011, Bredon Parish Council oversaw the development of the Bredon Village Design Statement ("**the 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.
- 3.14 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 parish.
- 3.15 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.

Strategic Environmental Assessment & Sustainability Appraisal

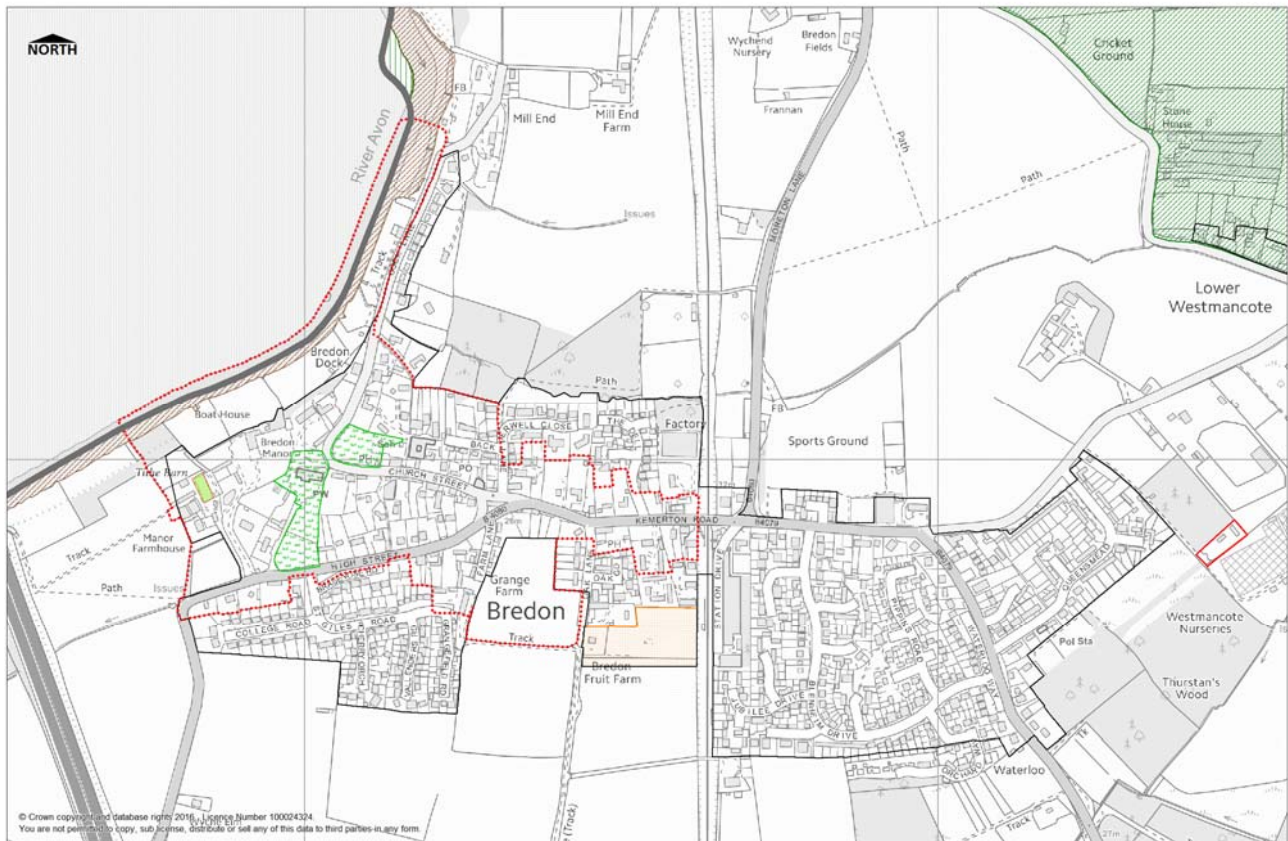
- 3.16 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental impact.
- 3.17 During January and February 2016, Wychavon District Council undertook SEA screening in consultation with Natural England, Historic England and the Environment Agency. The screening process determined that there was no necessity for either a Sustainability Appraisal or a Strategic Environmental Assessment to be undertaken with relation to this Neighbourhood Plan.¹⁶

¹⁶ A statement to this effect was appended to the Basic Conditions Statement submitted to Wychavon District Council alongside the Submission Version of the Neighbourhood Plan.












4. SWDP Policies Map Extracts for Each Village

4.1 SWDP Policies Map extract: Bredon

Extract from South Worcestershire Development Plan : Bredon



Legend for SWDP maps

-  SWDP Area Boundary
-  Development Boundary
-  Housing Allocations
-  Area of Outstanding Natural Beauty (AONB)
-  Green Space
-  Conservation Areas
-  Scheduled Monuments
-  Special Area of Conservation (SAC)
-  Sites of Special Scientific Interest (SSSI)
-  Sites of Regional or Local Wildlife Importance
-  Traveller & Travelling Showpeople

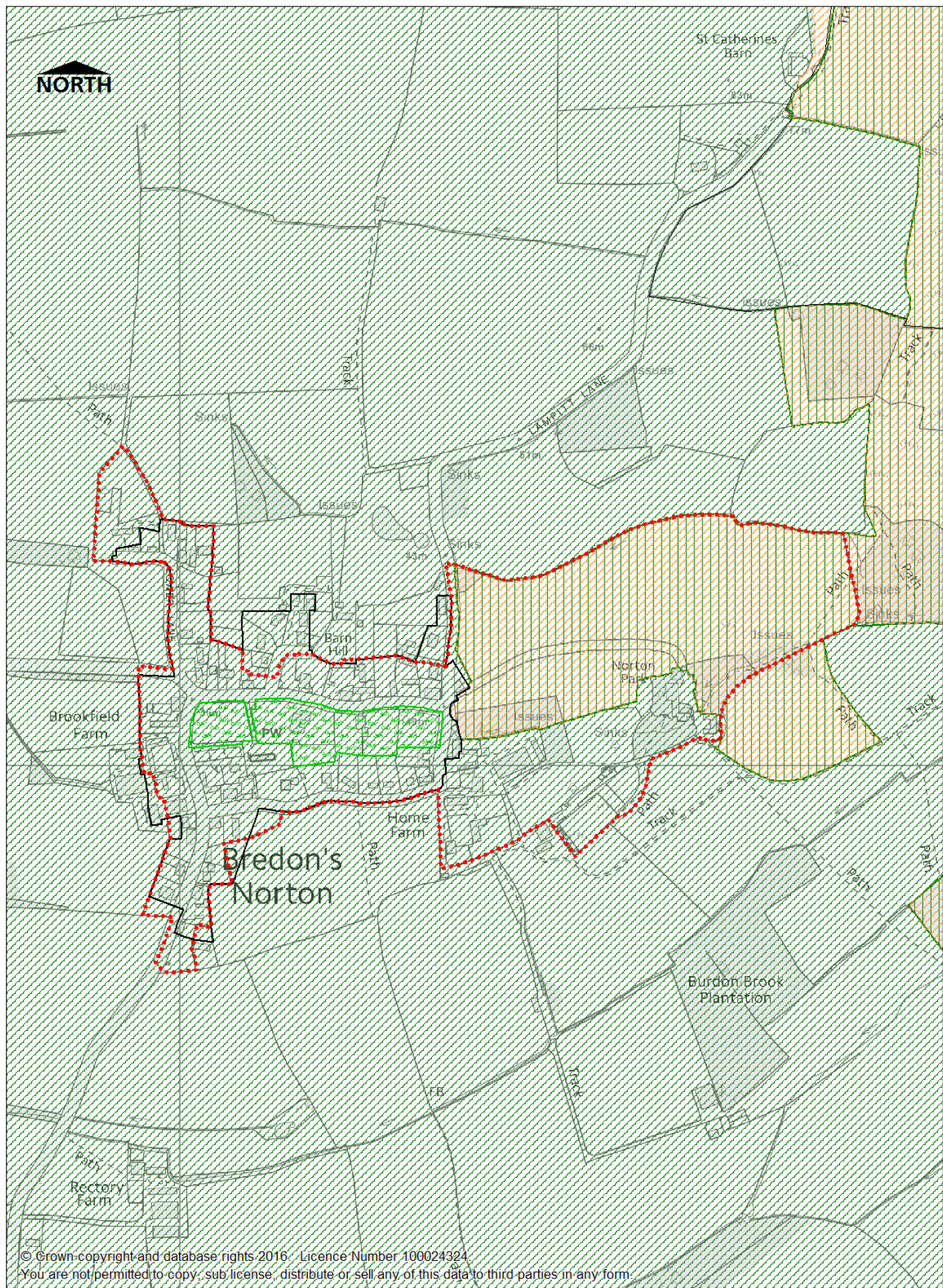
4.2 SWDP Policies Map extract: Bredon's Hardwick

Extract from South Worcestershire Development Plan : Bredons Hardwick



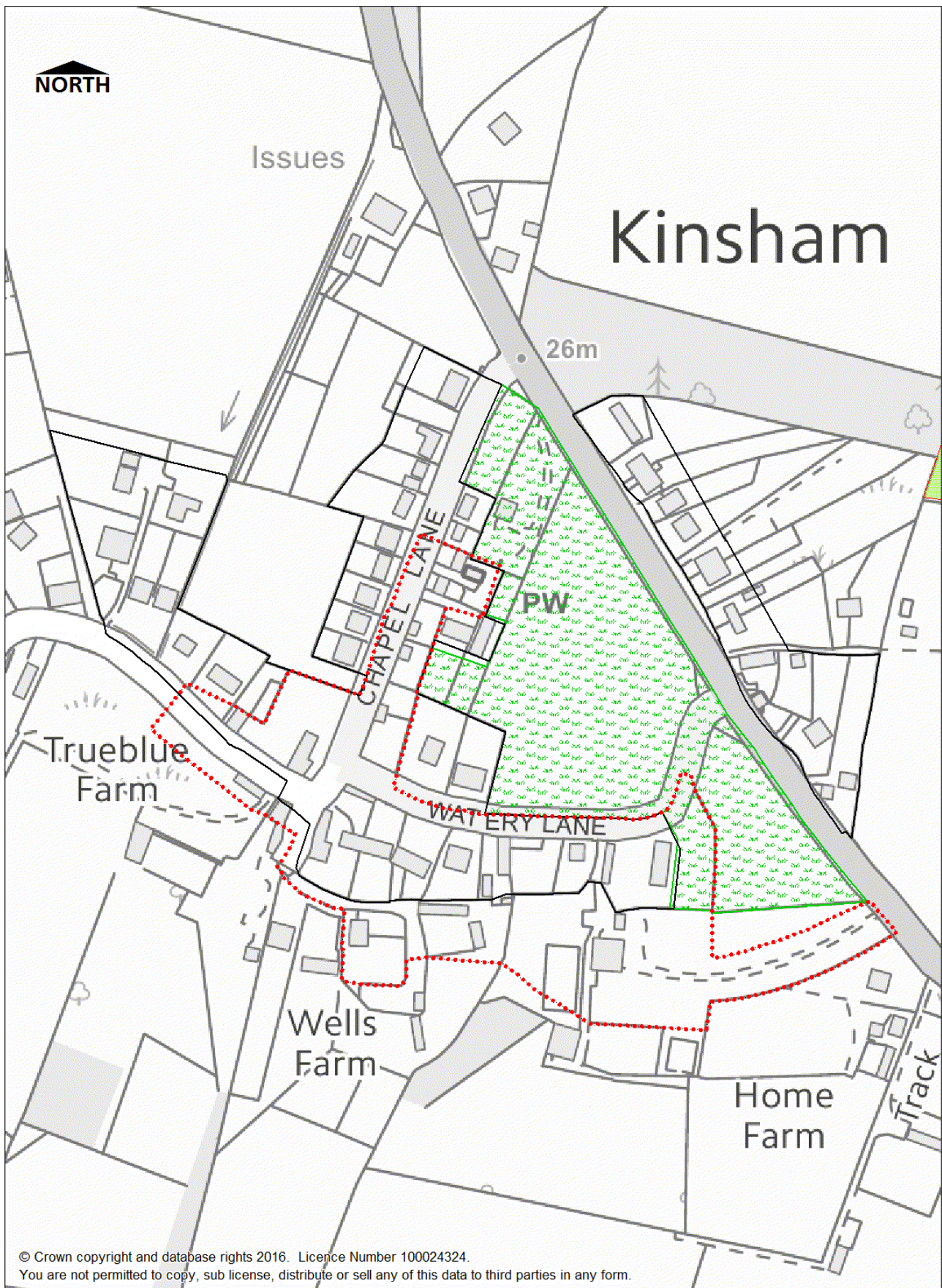
4.3 SWDP Policies Map extract: Bredon's Norton

Extract from South Worcestershire Development Plan : Bredons Norton



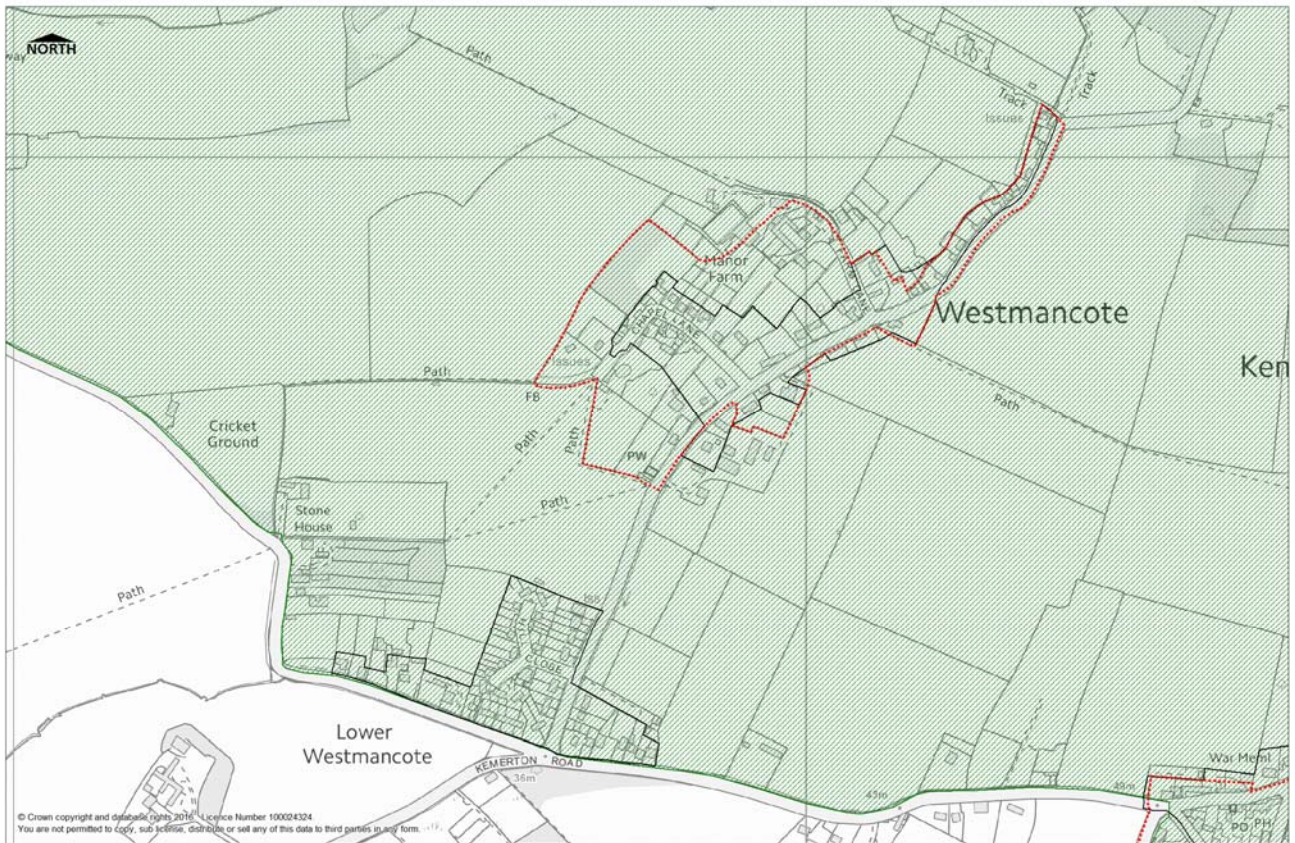
4.4 SWDP Policies Map extract: Kinsham

Extract from South Worcestershire Development Plan : Kinsham



4.5 SWDP Policies Map extract: Lower Westmancote & Westmancote

Extract from South Worcestershire Development Plan: Westmancote & Lower Westmancote



5. Community Views on Planning Issues

- 5.1 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 Section 3 above, Bredon Parish Council oversaw the production of the Bredon Village Design Statement (2011) to assist in planning future development. The VDS has been described as “a model of its kind” by the Cotswolds AONB Planning Officer.
- 5.2 Building on the willingness of residents to engage in planning issues, the Parish Council initiated work on a Neighbourhood Plan in 2014. It oversaw the formation of the ‘Bredon Parish Neighbourhood Plan Group’ as an advisory group to help lead and manage the plan-making process. The group was comprised of a combination of parish councillors and volunteers from the local community. It aimed to be reasonably gender-balanced and to represent a broad range of ages, backgrounds and experience, drawn from all of the villages in the parish. The membership of the advisory group has been recorded in the Acknowledgments section of this document.
- 5.3 The Parish Council and advisory group have sought to keep residents informed at all stages of the plan’s preparation, by means of the Parish Magazine, village notice boards, social media and public events in Bredon Village Hall. The advisory group has also engaged with Bredon Hancock’s First School, which held a competition among its pupils to create an image for use in the completed plan.¹⁷
- 5.4 The Parish Council and advisory group have also encouraged the participation of key local stakeholders in the emerging Neighbourhood Plan, including local businesses, neighbouring parish councils, religious groups, community organisations, and sports and social clubs.

Public Consultation Survey

- 5.5 In February 2015, the Parish Council undertook a Public Consultation Survey, in order to gather information about the views of residents and stakeholders in key areas related to planning. The survey’s findings have helped to shape the Neighbourhood Plan policies set out in Section 7 of this document. The full results of the survey are provided in the Consultation Statement.¹⁸
- 5.6 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.
- 5.7 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.
- 5.8 For the purposes of shaping the Neighbourhood Plan, the following findings from the survey have been of particular importance.

¹⁷ The winner of the competition was Sophie Puttergill, whose ‘Portrait of Bredon Parish’ has been reproduced in this document.

¹⁸ The Consultation Statement (May 2016) was submitted to Wychavon District Council alongside the Submission Version of the Neighbourhood Plan.

Positive features of Bredon Parish

5.9 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 services. The top five key positive features were found to be:

- Health facilities (Bredon Surgery)
- Services (PO, Shop and Pubs)
- Beautiful landscape
- Community spirit and community events
- Sports and recreation facilities

Negative features of Bredon Parish

5.10 The VDS provided a benchmark for the positive/negative features section of the survey. Several of the features regarded as negative in the VDS were found to have deteriorated further by 2015. The top five key negative features were found to be:

- Excessive vehicle speeds
- Serious and dangerous traffic congestion
- Noise pollution from the M5 motorway
- Lack of evening and weekend bus services
- Loss of open countryside between settlements



Figure 4: Congestion in Church Street, near the junction with Main Road and Back Lane

Use of local facilities

5.11 The most used facilities within the parish were Draper's Shop and Post Office, Bredon Village Hall, the playing fields and the three pubs. A significant majority of respondents were found to walk to these facilities. Of those that drove, half reported parking problems.

Preserving rural character

- 5.12 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% wanted to maintain dark skies within the parish and avoid additional street lighting.

Preserving heritage

- 5.13 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

- 5.14 A large majority of working respondents were found to commute to work out of the parish. 65% travelled more than 5 miles to work. A further 16% travelled up to 5 miles to work outside the parish. 14% worked from home, while 5% worked elsewhere within the parish.

Future Residential and Commercial Development

- 5.15 90% of respondents wanted new homes to be “infill development” inside the development boundary.
- 5.16 70% agreed that a target of “40% of all new housing development being affordable housing” was 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.
- 5.17 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.
- 5.18 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.

6. Vision & Objectives

Vision

6.1 The vision for Bredon Parish is that by the end of the Plan Period in 2030:

- 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 will remain. The historic cores of the villages, characterised by their much loved 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

6.2 To achieve this vision a number of key objectives have been identified:

- 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 open spaces of particular local significance by designating them as Local Green Space.
- To protect biodiversity, important landscapes and key views.
- To preserve and enhance historic buildings and structures.
- To maintain and enhance community facilities such as shops, Post Office, school, nursery school, playing fields, sports facilities, village halls, churches and pubs.

Monitoring & Review

6.3 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 parish level which is relevant to the Neighbourhood Plan may also be included. The Parish Council may, if necessary, undertake a formal review of the Neighbourhood Plan before the end of the Plan Period, although it is not expected that any such review would take place during the first half of the Plan Period.

7. Policies

- 7.1 The Neighbourhood Plan policies aim to deliver the objectives set out above, and will be used in determining the outcome of planning decisions affecting Bredon Parish.
- 7.2 The plan seeks to respect the contribution that building designs and exteriors layouts make to local distinctiveness. It aims to safeguard particular features and to encourage applicants to take account of these factors in designing and submitting planning applications. Nevertheless, policies NP4 to NP7 in particular recognise that a variety of minor works are 'permitted development' for which planning permission is not required. Permitted development rights are different in certain designated areas. These include AONBs and Conservation Areas.
- 7.3 These policies are intended to assist in the delivery of appropriate residential, employment, agricultural, equine and other development. They should encourage planning applications for things the local community wants to see happen, and discourage applications for developments that is unwanted. The policies can be used to establish principles for changing or retaining land use. They can also set standards which development proposals must meet in terms of design, access, etc..
- 7.4 The Neighbourhood Plan policies aim to avoid repeating existing national or development plan policies. They therefore focus on a relatively small number of planning issues which are of particular significance to Bredon Parish. For all other matters, existing policies and guidance will continue to be used – including the South Worcestershire Development Plan (2016-2030), the National Planning Policy Framework, Planning Practice Guidance, the saved policies of the County of Hereford & Worcester Minerals Local Plan (1997), and the Waste Core Strategy for Worcestershire (2012-2027).
- 7.5 Set out below are the proposed Neighbourhood Plan policies (NP1 to NP15). Each has a separate number and title. The policy itself is written in bold italics for ease of reference. It is followed by supporting statements (in normal text) explaining the intention of the policy and providing other relevant information. Where the policy refers to a specific site or area, this is shown on the Neighbourhood Plan Policies Map, unless the information is already included on the SWDP Policies Map (see Section 4 above).

NP1: Spatial Plan for Bredon Parish

The Neighbourhood Plan directs the majority of future housing, economic and community-related development to within the defined Development Boundary of Bredon village, in order to build and bolster the role of Bredon as the hub of a resilient parish community.

Development¹⁹ proposals on sites allocated under the strategic policies of an adopted local plan²⁰ 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 an open 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 and special qualities 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.*

7.6 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 primarily achieves this by focusing new development on the village of Bredon, which forms the hub of services in the 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 strategic policy SWDP 2 (Development Strategy and Settlement Hierarchy), development will be strictly controlled, in line with development plan countryside policies.

7.7 The SWDP makes active provision for planning for the growth of Bredon Parish during the SWDP plan period (1st April 2006 to 31st March 2030). The second paragraph of the policy provides a context within which strategic housing development may come forward at Mitton in the southern extent of the Neighbourhood Area. The Planning Inspector's Interim report on the Gloucester, Tewkesbury and Cheltenham Joint Core Strategy (May 2016) recommended that the three Councils engage with Wychavon District Council to seek to agreement for the release of housing land at Mitton. This approach would contribute towards Tewkesbury's housing requirements. If agreement is reached a Local Plan Review may be required. Policy SWDP2 I of the adopted Local Plan recognises the possibility of assisting the Gloucestershire JCS authorities with their housing needs. This approach takes account in general terms of the recent updates to the Planning Practice Guidance on the relationship between emerging Neighbourhood Plans and Local Plans (ID: 41-009-20160211).

7.8 The market and affordable housing needs of Bredon Parish are being addressed through the site allocated under policy SWDP59/15 (delivering 24 homes), through other recently built or approved schemes (delivering 84 homes), and through

¹⁹ 'Development' includes agricultural and equine related development under this policy.

²⁰ Including the Gloucester Cheltenham Tewkesbury Joint Core Strategy.

projected windfall sites (delivering 100 homes). This policy has been informed by the *Analysis of Actual & Forecast Household Numbers in Bredon Parish (2007-2030)* in the Evidence Base.

- 7.9 This policy conforms with policy SWDP 2 in directing development to within the Development Boundaries and to the site allocated under policy SWDP59/15. It supplements policy SWDP 23 (The Cotswolds and Malvern Hills AONBs) in having regard to the Cotswolds AONB. It complies with the legal duty under Section 85 of the Countryside and Rights of Way Act 2000 for all relevant authorities including parish councils to have regard to the purposes of conserving and enhancing natural beauty when performing any functions affecting land in an AONB.

NP2: Local Gaps

The Neighbourhood Plan defines Local Gaps on the Neighbourhood Plan Policies Map in order to prevent the coalescence of settlements, and to protect their character and rural setting.

Development proposals should ensure the retention of the open character of the Local Gaps as identified on the Policies Map.

Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings will be supported where they would:

- *preserve the separation between the settlements concerned; and*
- *retain their individual identities.*

7.10 The policy seeks to protect the essential countryside character of three key gaps between the settlements of Bredon, Kinsham, Lower Westmancote, Westmancote and Kemerton.

7.11 The purpose of maintaining these gaps, which either serve as a rural buffer or visual break between settlements, or which protect the character and rural setting of settlements, is to provide additional protection to open land that may be subject to development pressures. The designation helps to maintain a clear separation between settlements in order to retain their individual identity. The policy therefore serves similar purposes to SWDP 2 D (which aims to maintain gaps between rural settlements and adjacent urban areas²¹) and complements it at a parish scale.

7.12 The policy sets out a range of uses that may be appropriate within a Local Gap. Each case will be considered on its merit, based both on its scale and design and its impact on the separation of the settlements concerned and their separate identities.

7.13 Land within defined Local Gaps will be kept open and free from development.²² Development proposals may, however, be permitted if they do not harm, individually or cumulatively, the functions and purposes of a Local Gap, or its open character.

7.14 Local Gaps are shown on the Neighbourhood Plan Policies Map. They each make a significant contribution to maintaining the individual and rural character of their adjoining settlements. This policy has been informed by the Assessment of Local Gaps in Bredon Parish (2016) which forms part of the Evidence Base. The assessment describes each gap in greater detail and the particular contribution that it makes.

7.15 The Bredon Village Design Statement (2011) recognises that the main approaches by road are of particular importance to the setting of villages, and that ribbon development between settlements leads to an erosion of their separate character.

7.16 This policy is consistent with NPPF §184, which states that Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

²¹ SWDP 2 defines 'Urban Areas' as being Worcester, Droitwich Spa, Evesham, Malvern, Pershore, Tenbury Wells and Upton-upon-Severn.

²² 'Development' includes agricultural and equine related development under this policy.

NP3: Siting and Design of New Buildings

Proposals for new building development²³ will be supported, provided they:

- 1. preserve or enhance the distinctive local character and historic interest of Bredon Parish and demonstrate that they have taken full account of the Bredon Village Design Statement (2011) and relevant conservation area appraisals;²⁴*
- 2. make a positive contribution towards the visual amenity of the street scene;*
- 3. maintain the tradition of plot size and building 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, materials and features to conserve and enhance the distinctive local character and historic interest of Bredon Parish;*
- 6. make provision for off-road parking commensurate to the use of the building;*
- 7. reduce flood risk by ensuring the free running of all watercourses, gullies and culverts and by including sustainable drainage design features which effectively mitigate any adverse effects resulting from the development with relation to surface water run-off and flooding;*
- 8. are preceded by an archaeological survey where the development is on land which the Worcestershire Archive and Archaeology Service considers should be assessed for its archaeological value;*
- 9. help to restrict carbon emissions by complying with high energy efficiency standards and utilising low energy design;*
- 10. avoid minerals safeguarding areas and their potential buffer zones; and*
- 11. incorporate facilities into the design to allow occupiers to separate and store waste for recycling and recovery.*

7.17 This policy requires development proposals for new buildings to deliver high quality schemes that reflect the essential character of different areas within Bredon Parish. The Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008) and the Bredon's Norton Conservation Area Appraisal (2006) define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

7.18 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 conform with policies SWDP 6 (Historic Environment), SWDP 29 (Sustainable Drainage Systems) and SWDP 32 (Minerals); and it refines policies SWDP 21 (Design), SWDP 24 (Management of the Historic Environment) and SWDP 25 (Landscape Character) by specifying design details that are especially relevant to Bredon Parish. The policy also conforms with NPPF §126 by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

²³ 'Development' includes agricultural and equine related development under this policy.

²⁴ The Bredon Village Design Statement (2011) provides detailed analysis of the local character of Bredon Parish. It should be used in decision taking when determining issues relating to distinctive local character and historic interest, along with the Bredon Conservation Area Appraisal (2008) and the Bredon's Norton Conservation Area Appraisal (2006), and other conservation area appraisals carried out in the parish during the Plan Period.

NP4: Design of Extensions

Proposals for extensions to existing buildings (including conservatories) will be supported, provided they:

- 1. preserve or enhance the visual appearance of the original building and the distinctive local character of the street scene;²⁵*
- 2. safeguard the privacy and daylight amenity of neighbouring properties;*
- 3. are subservient in scale to the original building;²⁶*
- 4. with regard to roof height – remain lower than the original roof, with pitches and eaves details echoing the original roof;*
- 5. use design setbacks where appropriate to prevent extensions from appearing too dominant;*
- 6. with regard to roof windows – use dormers where appropriate in preference to skylights (not applicable to conservatories);*
- 7. with regard to heritage assets – preserve or enhance distinctive local character and historic interest by making use of building styles, fenestration, materials, and details which match the original building, such as Cotswold stone, plain clay tiles, cylinder blown glass, glazing bars and cast-iron rainwater goods; and avoid the use of synthetic materials;*
- 8. with regard to heritage assets – do not obscure historic gable ends;*
- 9. retain a viable private garden area to meet the needs of future occupiers;*
- 10. help to restrict carbon emissions by complying with high energy efficiency standards and utilising low energy design; and*
- 11. 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.*

7.19 This policy requires proposals for extending buildings to reflect the essential character of different areas within Bredon Parish. The Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008), and the Bredon's Norton Conservation Area Appraisal (2006) define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

7.20 Applications for extensions have made up the majority of planning applications in Bredon Parish since 2006. Experience has shown that the term 'subservient', when applied to extensions, can be interpreted widely – often with results that are unsatisfactory to applicants, decision takers and the local community. Although each case will need to be judged on its merits, this policy aims to help applicants and decision takers interpret subservience consistently. It stipulates that extensions having a floor area greater than half of that of the original building (before the addition of any later extensions) should not normally be considered subservient. Extensions which are larger than this would generally be perceived by the local community as overdevelopment.

²⁵ The Bredon Village Design Statement (2011) provides detailed analysis of the local character of Bredon Parish. It should be used in decision taking when determining issues relating to distinctive local character and historic interest, along with the Bredon Conservation Area Appraisal (2008) and the Bredon's Norton Conservation Area Appraisal (2006) (and other conservation area appraisals carried out in the parish during the Plan Period).

²⁶ Any extension added before the enactment of the Town and Country Planning Act 1947 should be considered part of the original building.

- 7.21 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It refines policies SWDP 21 (Design) and SWDP 24 (Management of the Historic Environment) by specifying design details that are especially relevant to Bredon Parish.

NP5: Design of Alterations & Conversions

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

- 1. are appropriate to their surroundings in terms of scale and use of materials;*
- 2. use dormer windows where appropriate in preference to skylights;*
- 3. with regard to heritage assets – preserve or enhance the distinctive local character and historic interest of the asset;²⁷*
- 4. with regard to heritage assets – use traditional lime mortar to re-point and avoid cement;*
- 5. with regard to replacement windows, doors, roofing materials and external finishes in a historic context – do not significantly alter the original character of the building, and avoid the use of inappropriate materials such as uPVC;*
- 6. with regard to historic farmsteads and agricultural buildings – are sensitive to the distinctive character, materials and form of the buildings, and follow the guidance in the Worcestershire Farmstead Assessment Framework;²⁸*
- 7. 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;*
- 8. incorporate facilities into the design wherever possible to allow occupiers to separate and store waste for recycling and recovery; and*
- 9. with regard to shop-fronts and shop signs – fit in with the traditional street scene.*

7.22 This policy requires proposals for altering and converting existing buildings to reflect the essential character of different areas within the parish. Policy NP6 provides specific guidance for such proposals where planning permission is required. Paragraph 7.2 of this plan has already identified that permitted development rights result in a range of minor works being beyond planning control.

7.23 The Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008), and the Bredon's Norton Conservation Area Appraisal (2006) define the special character of those settlements as well as providing detailed guidance on local building styles which can be applied throughout the parish.

7.24 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It refines policies SWDP 21 (Design) and SWDP 24 (Management of the Historic Environment) by specifying design details that are especially relevant to Bredon Parish.

²⁷ The Bredon Village Design Statement (2011) provides detailed analysis of the local character of Bredon Parish. It should be used in decision taking when determining issues relating to distinctive local character and historic interest, along with the Bredon Conservation Area Appraisal (2008) and the Bredon's Norton Conservation Area Appraisal (2006) (and other conservation area appraisals carried out in the parish during the Plan Period).

²⁸ Reference: Lake, J. (Ed.). (2014) *Worcestershire Farmstead Assessment Framework*. English Heritage & Worcestershire Archive and Archaeology Service, Worcester.

NP6: Design of Exterior Works & Private Gardens

Insofar as planning permission is required, proposals for works within the curtilage of buildings or which include such works will be supported, provided they:

- 1. require landscaping schemes to take account of the setting of the development;*
- 2. conserve historic boundary walls and historic hedges and use Cotswold dry stone walls for roadside boundaries wherever this would enhance the street scene;*
- 3. with regard to paths, driveways, patios and hardstanding – avoid impermeable surfaces such as tarmac to reduce flood risk, and make use of permeable materials with a strong preference for traditional Cotswold gravels where possible;*
- 4. within landscaping schemes – utilise fruit trees or appropriately-sized native trees and shrubs, and avoid large alien trees such as eucalyptus and conifer species;*
- 5. seek to create or enhance green corridors to benefit biodiversity;*
- 6. locate aerials, dishes and other roof furniture (including energy-saving devices) unobtrusively and avoid locations which are visible from roads and other public spaces;*
- 7. with regard to signs and advertisements – are restricted in size and number, traditionally designed, not illuminated, and located behind frontages;*
- 8. with regard to external domestic lighting – are not intrusive, so that light pollution is minimised by effective shading and by limiting night-time use; and*
- 9. with regard to lighting schemes for commercial premises – ensure that light pollution is minimised by effective shading and limiting night-time use;*

7.25 This policy requires proposals relating to external works and private gardens to reflect the essential character of different areas within the parish. The contribution that gardens, driveways and other open spaces can make to local distinctiveness means that any changes should be carefully considered. The planting of alien coniferous trees or shrubs around a new dwelling can have a powerfully suburbanising effect on a rural location. Whereas local distinctiveness can be enhanced by the use of appropriate planting: for example, yew hedging in and around the conservation areas, or hawthorn hedging alongside roads.

7.26 The Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008), and the Bredon's Norton Conservation Area Appraisal (2006) define the special character of those settlements as well as providing guidance which can be applied throughout the parish.

7.27 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It refines policies SWDP 21 (Design), SWDP 24 (Management of the Historic Environment) and SWDP 25 (Landscape Character) by specifying design details that are especially relevant to Bredon Parish.

NP7: Design of Roads, Footways & Vehicle Entrances

Development proposals will be supported, provided they:

- 1. are in keeping with their surroundings wherever possible;*
- 2. safeguard the needs of pedestrians;*
- 3. avoid the use of over-large and inappropriate vehicle entrances, keeping visibility splays to a minimum;*
- 4. make minimal use of road markings, permanent signage and other highway measures in so far as is consistent with road safety;*
- 5. 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 and complimentary paving materials rather than concrete being used in Conservation Areas and other sensitive locations;*
- 6. minimise the use of kerb stones on rural grass verges to preserve rural character;*
- 7. avoid the use of street lighting on all roads unless, in exceptional circumstances, lighting is required for road safety purposes; and*
- 8. minimise the visual impact of services by using existing poles and masts, and by siting new infrastructure in unobtrusive locations wherever possible.*

7.28 The provision of good roads, paths and vehicular access 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 historic interest and distinctive local character of the parish. The Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008), and the Bredon's Norton Conservation Area Appraisal (2006) define the special character of those settlements as well as providing guidance which can be applied throughout the parish.

7.29 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It refines policies SWDP 21 (Design), SWDP 24 (Management of the Historic Environment) and SWDP 25 (Landscape Character) by specifying design details that are especially relevant to Bredon Parish.

NP8: Design in Conservation Areas

Proposals for development within designated conservation areas will be supported where they pay special attention to the desirability of preserving or enhancing the character and appearance of the four conservation areas in the Neighbourhood Area. All proposals in conservation areas should:

- 1. with regard to alterations and extensions of historic buildings – use building styles, materials and details which match the original building;*
- 2. with regard to new buildings – use traditional Cotswold vernacular building styles, materials and details such as windows and doors;*
- 3. seek to improve neutral or negative features wherever opportunities arise;*
- 4. use dormer windows where appropriate in preference to skylights.*

- 7.30 The Bredon Conservation Area was first designated in November 1969 and was most recently reappraised by Wychavon District Council in 2008 following public consultation. Most of the village west of the railway is covered by the Conservation Area. It contains a Scheduled Monument and 43 listed buildings or structures. A further 35 buildings or structures were listed prior to the abolition of the Grade III category in 1970.
- 7.31 The Bredon's Norton Conservation Area was first designated in August 1975 and was most recently reappraised by Wychavon District Council 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.
- 7.32 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.
- 7.33 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.
- 7.34 This policy requires development proposals to deliver high quality schemes which satisfy the duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – namely to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 7.35 The Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008), and the Bredon's Norton Conservation Area Appraisal (2006) define the character and appearance of the conservation areas in Bredon and Bredon's Norton, as well as providing detailed guidance on local character which can be applied generally throughout the parish.
- 7.36 This policy will be used by planning applicants to inform their design choices, and by decision takers to determine planning outcomes. It conforms with policy SWDP 6 (Historic Environment) and refines policy SWDP 24 (Management of the Historic Environment) by specifying design details that are especially relevant to Bredon Parish. This policy conforms with NPPF §126 by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

NP9: Local Heritage Assets

The Neighbourhood Plan identifies the buildings and structures listed in Appendix 2 as local heritage assets for the purpose of implementing Policy SWDP24 of the Local Plan. Any development proposals that would affect the character, setting or integrity of the identified local heritage assets should:

- be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed; and*
- be sympathetic to the building or structure concerned and propose its creative reuse and adaptation; and*
- ensure that recording and interpretation is undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance; and*
- otherwise respect the approach set in Policy SWDP 24 of the adopted Local Plan.*

- 7.37 This policy identifies certain buildings, boundary walls and other structures as being worthy of protection as non-designated heritage assets due to the important contribution that they make to the distinctive local character of the parish.
- 7.38 In parallel with this policy, the Parish Council proposes that these buildings and structures are considered by Wychavon District Council for inclusion in the Local List. However, the inclusion of any building or structure on the Local List is not necessary for the application of this policy.
- 7.39 The schedule of buildings and structures identified as being worthy of protection as non-designated heritage assets is provided in Appendix 2, along with a summary of the reasons for including each item.²⁹ Most of the buildings and structures included in Appendix 2 have either been cited as buildings of local interest/distinction in conservation area appraisals, or else were formerly nationally listed by the Department of the Environment.
- 7.40 This policy does not confer listed building status (a national designation) on any non-designated heritage assets, and works to buildings and structures listed in Appendix 2 will not require listed building consent.
- 7.41 This policy has been informed by the Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008), and the Bredon's Norton Conservation Area Appraisal (2006). These sources of local guidance specifically relate to heritage assets within Bredon Parish. The Cotswold Conservation Board publishes further guidance relating to the built heritage of the Cotswolds AONB.
- 7.42 This policy is intended to enable the implementation of development plan policies relating to non-designated heritage assets, particularly SWDP 24, by defining certain buildings and structures within Bredon Parish to which those policies should apply. It is in conformity with policy SWDP 6 (Historic Environment) which recognises the contribution that heritage assets of local significance make to the character of south Worcestershire. It is further supported by the National Planning Policy Framework which defines heritage assets as including both designated heritage

²⁹ The schedule in Appendix 2 is not intended to be a comprehensive record of all non-designated heritage assets in Bredon Parish.

assets and other assets identified by local planning authorities (including local listing). This policy also conforms to NPPF §126 by sustaining and enhancing the significance of heritage assets and by ensuring that new development makes a positive contribution to local character and distinctiveness.

NP10: Community Facilities

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 a harmful impact 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*

Proposals that will result in either the loss of, or significant harm to a facility listed above will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the ongoing delivery of the community value of the facility, is no longer financially viable.

- 7.43 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 on the other will protect them from unnecessary loss or change of use. In evaluating any proposals, relevant user groups and clubs should be consulted.
- 7.44 This policy responds to NPPF §28 which states that neighbourhood plans should promote 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. It also refines policy SWDP 37 (Built Community Facilities) by identifying the specific facilities in Bredon Parish to which that policy should apply.

NP11: Local Shops & Commercial Premises

Development proposals to expand existing shops or commercial premises will be supported, provided they conform to other policies of the Neighbourhood Plan and Local Plan, and provided any negative impacts on flood risk, local amenity, traffic and landscape can be fully mitigated.

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

- 7.45 The parish is served by several retail and commercial premises, including Draper's shop/Post Office, Meadows Farm Shop, a hairdressing salon, a part-time veterinary clinic and three pubs (serving food). These premises play a vital role in reducing the dependence of the local community on services well beyond the parish boundary.
- 7.46 This policy aims to maintain the vitality and sustainability of Bredon Parish. It conforms with policy SWDP 10 (Protection and Promotion of Centres and Local Shops) by protecting the use of retail and commercial facilities and services in the parish unless they are no longer financially viable.

NP12: Local Employment

Development proposals to expand existing businesses will be supported, provided they conform to other policies of the Neighbourhood Plan and Local Plan, and provided any negative impacts on flood risk, local amenity, traffic and landscape can be fully 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 financially viable.

- 7.47 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.
- 7.48 This policy seeks to refine policy SWDP 12 (Employment in Rural Areas) by retaining and supporting local economic development at existing sites.

NP13: Local Green Space

The Neighbourhood Plan designates the following locations within Bredon Parish as Local Green Space, as shown on the Neighbourhood Plan Policies Map:

- *LGS1 Land west of Moreton Lane (B4080), Bredon*
- *LGS2 Sandyway Field, Kemerton Road, Bredon*
- *LGS3 Long Furlong Allotments, Kemerton Road, Bredon*
- *LGS4 Land east of Tewkesbury Road (B4080), Bredon*
- *LGS5 Bensham Allotments, Cheltenham Road (B4079), Bredon*
- *LGS6 Paddock west of Cheltenham Road (B4079), Kinsham*
- *LGS7 Land at Croft Farm, Bredon's Hardwick*
- *LGS8 Mitton Allotments, Mitton*

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

- 7.49 This policy designates and protects green areas or open space within and adjoining built up areas as Local Green Space. These are areas 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.
- 7.50 Development which is permissible under very special circumstances might include the creation of playing fields, or other open land uses. However, it would exclude residential buildings, employment development, caravan parks, equine development or traveller sites.
- 7.51 This policy has been informed by the Assessment of Local Green Space in Bredon Parish (2016) which forms part of the Evidence Base. The assessment describes each Local Green Space in greater detail and sets out how it meets the designation criteria established in particular by NPPF §76 and §77. This policy follows NPPF §78 in aiming to give Local Green Space protection from harmful development which is consistent with policy for Green Belts.
- 7.52 This policy has been further informed by the Key Open Spaces and the Key Views identified in the Bredon Village Design Statement (2011), the Bredon Conservation Area Appraisal (2008), and the Bredon's Norton Conservation Area Appraisal (2006). It has also drawn on consultation responses from the local community and on local knowledge.
- 7.53 This policy is intended to complement policy SWDP 38 (Green Space). Areas designated as Green Space under the SWDP have not also been designated as Local Green Space.

NP14: Landscape & Biodiversity

Development³⁰ 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 have a detrimental impact on traditional orchards, veteran trees, native woodlands, wetlands, wildlife corridors, protected natural heritage sites, Nature Improvement Areas, or Species and Habitats of Principal Importance³¹ will not be supported.

Proposals that have a detrimental impact on long-established hedgerows which are visually prominent (especially along the main approach roads within the parish), or which have biodiversity value, will not be supported.

Proposals that have an adverse effect on the character or setting of a historic park or designed landscape,³² or on views in and out of such a site, will not be supported.

In assessing proposals that would result in significant harm to local biodiversity, consideration will be given to any appropriate mitigation or compensation proposals submitted as part of the planning application concerned.

- 7.54 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 landscape features such as the mature hawthorn hedges flanking Tewkesbury Road (B4080) between Bredon's Hardwick and Mitton, or wildlife habitats such as traditional orchard and native broadleaf woodland.
- 7.55 Traditional orchards have a very strong cultural association with Bredon Parish. Until the mid-20th century, much of the land close to the villages was given over to fruit cultivation. Although these orchards have mostly been lost, they still form a strong part of local identity and are recalled through 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 wildlife, including nationally scarce invertebrates.
- 7.56 Historic parks and designed landscapes in and around Bredon Parish make an important contribution to local distinctiveness, and should be safeguarded, and where possible restored or enhanced. Development proposals should avoid harming the character or setting of a historic park or designed landscape, and should pay particular regard to preserving or enhancing designed views in and out of the site.
- 7.57 This policy refines policies SWDP 22 (Biodiversity and Geodiversity) and SWDP 25 (Landscape Character) as they apply to Bredon Parish by identifying specific landscape and biodiversity features warranting special attention.

³⁰ 'Development' includes agricultural and equine related development under this policy.

³¹ Defined under Section 41(1) of the Natural Environment and Rural Communities Act 2006.

³² 'Historic parks or designed landscapes' should include any site identified in Lockett, R (1997) *A Survey of Historic Parks and Gardens in Worcestershire*, Hereford and Worcester Gardens Trust (and successor editions).

- 7.58 This policy conforms with the purposes of NPPF §109 to §118 in seeking to ensure that the planning system enhances the natural environment and promotes coherent ecological networks. In drafting this policy, the Parish Council has observed its duty under Section 40(1) of the Natural Environment and Rural Communities Act 2006, to have regard to the purpose of conserving biodiversity.

NP15: Key Views

Development proposals should demonstrate how they have taken account of the Key Views identified in Appendix 3. In particular, development proposals should set out details on how they take account of the key views by way of their scale, height, position within the application site, the use of materials and external lighting.

- 7.59 This policy aims to ensure that developers respect identified Key Views in the Neighbourhood Area. It establishes key criteria against which individual applications can be assessed. The criteria are, by necessity, of a generic nature and there are likely to be specific issues that will need to be addressed on a site by site basis.
- 7.60 The selection of Key Views has been informed by the Assessment of Key Views in Bredon Parish (2016) which forms part of the Evidence Base. It has also been informed by consultations into the Bredon Village Design Statement (2011) and Neighbourhood Plan, and can be regarded as having public value for local residents.
- 7.61 The policy does not rule out any form of development, but requires that its location, scale and design have given full consideration to the nature of Key Views; and that the development will not obstruct or punctuate Key Views in a way that would undermine the contribution they make to defining the character of Bredon Parish.
- 7.62 This policy refines Policies SWDP 24 (Management of the Historic Environment) and SWDP 25 (Landscape Character) by identifying at a local scale key landscape and heritage-related attributes that form an essential part of the character of the parish. In doing so, it conforms with the purpose of NPPF §109; to protect and enhance valued landscapes. It also conforms with the purposes of NPPF §115 and with SWDP 23 (The Cotswolds and Malvern Hills AONB) in so far as it seeks to conserve special views within the Cotswolds AONB. It further conforms with the purposes of NPPF §132 in seeking to prevent harm to the significance of the setting of heritage assets.

8. Implementation

- 8.1 Once in force, the Neighbourhood Plan will form part of the statutory development plan, and will be used by decision takers to determine the outcome of planning applications and appeals within the parish. It will also be used to steer development-related investment towards infrastructure projects set out below.

Development Management

- 8.2 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.
- 8.3 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 District Council to monitor the progress of sites coming forward for development.

Assets of Community Value

- 8.4 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 forced to sell assets to any party against their wishes.
- Bredon Hill Surgery
 - Draper's shop
 - Bredon Church Rooms
 - Bredon Hancock's First School playing field
 - The Fox & Hounds, Royal Oak and Cross Keys public houses
 - Bredon Playing Field
 - Mitton Allotments
- 8.5 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

- 8.6 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 New Homes Bonus monies, Community Infrastructure Levy payments and Section 106 contributions. This should be seen as a non-binding indication of local priorities at the time of drafting.
- Footpaths, new permissive paths and cycle ways
 - Nature and landscape
 - Sports and recreation facilities for all ages
- 8.7 Where planning conditions or obligations are imposed under Neighbourhood Plan policies, these should comply with NPPF §173 and §204.

Appendix 1: Evidence Base

Some of the key documents and studies which have helped to inform the preparation of the Neighbourhood Plan are listed below. The items marked with asterisks are available to view via the Parish Council website [bredonpc.org.uk].

Analysis of Actual and Forecast Household Numbers in Bredon Parish (2007-2030)*
Assessment of Key Views in Bredon Parish (2016)*
Assessment of Local Green Space in Bredon Parish (2016)*
Assessment of Local Gaps in Bredon Parish (2016)*
Bredon Village Design Statement (2011)*
Bredon Ward Profile Statistics, Population by age dataset, ONS/WCC (2011)*
Bredon Ward Profile Statistics, Travel to work dataset, ONS/WCC (2011)*
Cotswolds AONB Management Plan (2013-2018)
Cotswolds District Council, Cotswold Design Code SPG (2000)
English Heritage, Guidance on the Management of Conservation Areas (2006)
Natural England, National Character Area Profile, 106 Severn & Avon Vales (2014)
South Worcestershire Development Plan (Feb 2016)
SWDP Technical Evidence, The Village Facilities & Rural Transport Survey (2012)
Worcestershire County Council, Landscape Character Assessment (2012)
Worcestershire Historic Environment Record
Wychavon District Council, Bredon Conservation Area Appraisal (2008)
Wychavon District Council, Bredon's Norton Conservation Area Appraisal (2006)
Wychavon District Council, Maps illustrating location of former Department of Environment Grade III listed buildings
Wychavon District Council, Residential Design Guide SPD (2010)
Wychavon District Council, Water Management SPD (2009)
Wychavon District Council, Wychavon District Local Plan (2006)

Appendix 2: Schedule of Non-Designated Heritage Assets (2016)

BUILDING / STRUCTURE	ROAD NAME	VILLAGE	DESCRIPTION / 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.
Peartree 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	1935-7, early Modern house by Geoffrey Boumphrey and F R S Yorke. Cited 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.
The Moretons (farmhouse, outbuildings and cottages)	Kemerton Road	Bredon	A rare surviving example in the parish of a farmstead typical of the period following Inclosure (1811). Cotswold stone, stone mullioned windows. Focal feature and contribution to historic character.
Moretons Lodge	Kemerton Road	Bredon	Lodge to The Moretons. Early/mid C19th. Cotswold stone, stone mullioned windows with hood moulds. 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.

BUILDING / STRUCTURE	ROAD NAME	VILLAGE	DESCRIPTION / REASON FOR LOCAL LISTING*
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.
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	Random rubble masonry Cotswold drystone wall. Possibly C18th. Contribution to Conservation Area.
Hardwick House	Hardwick Bank Rd	Bredon's Hardwick	Handsome mid-Victorian villa & lodge, stock brick, limestone quoins. Contribution to historic character.
Hardwick Lodge	Hardwick Bank Rd	Bredon's Hardwick	Handsome mid-Victorian villa & lodge, stock brick, limestone quoins. Contribution to historic character.
Ashington House / Hardwick Farm	Tewkesbury Rd	Bredon's Hardwick	Formerly listed Grade III by DOE prior to 1970.
Bredon's Hardwick Manor	Tewkesbury Rd	Bredon's Hardwick	Formerly Rectory Farm, pre-1809, probably C18th brick farmhouse with mid C20th additions. Focal feature and contribution to historic character.
Cross Keys Pub & barn	Tewkesbury Rd	Bredon's Hardwick	Pre-1809, probably C18th, painted brick and Cotswold stone house with brick and stone barn. Focal feature and contribution to historic character.

BUILDING / STRUCTURE	ROAD NAME	VILLAGE	DESCRIPTION / REASON FOR LOCAL LISTING*
Edscote	Lower Lane	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Rose Cottage	Lower Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Church Cottage	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Hermes Lodge	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA 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. 'Unlisted Building of Local Distinction' in CA Appraisal.
Inshallah	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA 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. 'Unlisted Building of Local Distinction' in CA Appraisal.
Southcroft Cottage	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Stable Cottage	Manor Lane	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA 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.
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 Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Brookfield Farm (south range of Brookfield Farm)	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Ivy Cottage	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Lantern House	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
Little Paddock	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
The Byre	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
The Chestnut Barn & The Little Barn (east range of Brookfield Farm)	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
The Forge	Rectory Farm Ln	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
The Old Parsonage	Rectory Farm Ln	Bredon's Norton	Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.
The Wagon Barn (north range of Brookfield Farm)	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA Appraisal.

BUILDING / STRUCTURE	ROAD NAME	VILLAGE	DESCRIPTION / REASON FOR LOCAL LISTING*
Bredon's Norton Village Hall	Rectory Farm Ln	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 Ln	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 Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Walls fronting roads on north & west sides of paddock to east of Lantern House	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970.
Yew Tree Cottage	Rectory Farm Ln	Bredon's Norton	Formerly listed Grade III by DOE prior to 1970. Article 4(2) Direction in Conservation Area Appraisal. 'Unlisted Building of Local Distinction' in CA 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 & 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 Rd	Kinsham	Formerly listed Grade III by DOE prior to 1970.
Kinsham House	Cheltenham Rd	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.
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 & 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		Lower Westmancote	Late C19th, Cotswold stone, plain clay tiles. Contribution to historic character.
Fairfield Cottage		Lower Westmancote	Mid C19th, Cotswold stone, slate roof. Focal feature and contribution to historic character.
Greenmead		Lower Westmancote	Mid C19th, Cotswold stone, plain clay tiles. Focal feature and contribution to historic character.
Stone House (formerly Richmond Villa)		Lower Westmancote	Mid-C19th, Cotswold stone, plain clay tiles. Contribution to historic character.

BUILDING / STRUCTURE	ROAD NAME	VILLAGE	DESCRIPTION / REASON FOR LOCAL LISTING*
Apple Tree Cottage	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Avadi	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Craigy Cottage	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Owl End Cottage	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Penns Barn	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Peppercorn Cottage	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
St Ives	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Sunny Villa	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
The Cottage	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road south of Penns Barn	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road to Tintern House (excluding splay)	Chapel Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Highcroft & Middle Barn	Farm Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Netherbarn	Farm Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Wren's Nest	Farm Lane	Westmancote	Formerly listed Grade III by DOE prior to 1970.
Barnstede		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Burnside Cottage		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Cherry Tree Cottage		Westmancote	Formerly listed Grade III by DOE prior to 1970?
Clematis Cottage		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Edie's Cottage		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Fairview Cottages, 1		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Fairview Cottages, 2		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Field Barn		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Little Claydon		Westmancote	Formerly listed Grade III by DOE prior to 1970?
Longcroft		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Mole End		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Noah's Ark		Westmancote	Formerly listed Grade III by DOE prior to 1970?
Oat Hill Cottage		Westmancote	Formerly listed Grade III by DOE prior to 1970?
Pen-y-Ghent		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Rose Cottage		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Southview		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Stepping Stones		Westmancote	Formerly listed Grade III by DOE prior to 1970.
The Chapel		Westmancote	Formerly listed Grade III by DOE prior to 1970.
The Manse		Westmancote	Formerly listed Grade III by DOE prior to 1970.
The Orchard House		Westmancote	Formerly listed Grade III by DOE prior to 1970.
The Paddock		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Verbena Cottage		Westmancote	Formerly listed Grade III by DOE prior to 1970?
Wall fronting road at The Cedars & Clematis Cott.		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Wall fronting road south of The Paddock		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Walls fronting roads north and east of Greenhayes		Westmancote	Formerly listed Grade III by DOE prior to 1970.
Walls fronting roads north and south of Longcroft		Westmancote	Formerly listed Grade III by DOE prior to 1970.
West Barn		Westmancote	Formerly listed Grade III by DOE prior to 1970.
NB. Buildings and structures which were formerly listed Grade III by the Department of the Environment, or those which are identified as of Local Interest/Distinction in the Bredon Conservation Area Appraisal (2008) or the Bredon's Norton Conservation Area Appraisal (2006) have not been individually described.			

Appendix 3: Key Views

Bredon (village)

- VB1 Views of St Giles's church from Tewkesbury Road, Bredon (B4080).
- VB2 Views of St Giles's church, Bredon Barn and their rural settings from Footpath BX-530.
- VB3 Views of Bredon and its surroundings from St Giles's church tower and spire.
- VB4 Views of fields north and west of Chains Corner from Tewkesbury Road (B4080).
- VB5 Views over Twynning Ham and the Avon Vale from Dock Lane.
- VB6 Views along Church Street in both directions.
- VB7 Views of Bredon Hill from Moreton Lane (B4080) and Footpaths BX-557/8, and 559.
- VB8 Views towards Bredon Hill and the Malvern Hills from Main Road (B4079/B4080) and Kemerton Road between Station Cottages and The Moretons, and from Bredon Playing Field.
- VB9 Views into Bensham Allotments and Upstones Orchard from Cheltenham Road (B4079).

Bredon's Hardwick

- VH1 Views of Bredon Hill, Bredon church spire and the Cotswold escarpment from Fleet Lane and Footpath BX-531.
- VH2 Views of Bredon's Hardwick and the Avon Vale from Footpaths BX-532 and 537.
- VH3 Views of Croft Farm lakes and the Avon Vale from Tewkesbury Road (B4080) between Bredon's Hardwick and Mitton.
- VH4 Views of Bredon Hill and Hardwick Bank from Tewkesbury Road (B4080).
- VH5 View into traditional orchard north of Carron Farm from Tewkesbury Road (B4080).

Bredon's Norton

- VN1 Sweeping views of Bredon's Norton against the backdrop of the Severn and Avon Vales from Footpaths NO-506, 507 and 508, and from Norton Park.
- VN2 Views of the Severn and Avon Vales and the Malvern Hills from Footpath NO-501.
- VN3 Views of the Severn and Avon Vales and the Malvern Hills from the southern approach road to Bredon's Norton.
- VN4 Views towards Bredon Hill from the southern and western approach roads to Bredon's Norton.
- VN5 View of Bredon's Norton within its rural setting from Footpaths NO-503, 504, 505 and 507.
- VN6 Views of Bredon's Norton church from the village roads immediately to its north, south and west.
- VN7 Views into Norton Park from the bordering sections of Lampitt Lane.
- VN8 Sweeping views of the Severn and Avon Vales from Lampitt Lane and Footpath NO-500.

Kinsham

- VK1 Views across farmland towards the Malvern Hills from Cheltenham Road (B4079) at the northern approach to Kinsham.
- VK2 Views into the paddocks in the centre of Kinsham (identified as Green Space in the SWDP Policies Map and as Local Green Space in the Neighbourhood Plan Policies Map) from Cheltenham Road (B4079), Watery Lane and Chapel Lane.
- VK3 Views of the Malvern Hills and Bredon Hill from Lower Lane.
- VK4 View towards Oxenton Hill and the Cotswolds escarpment from Cheltenham Road (B4079) at the southern approach to Kinsham.

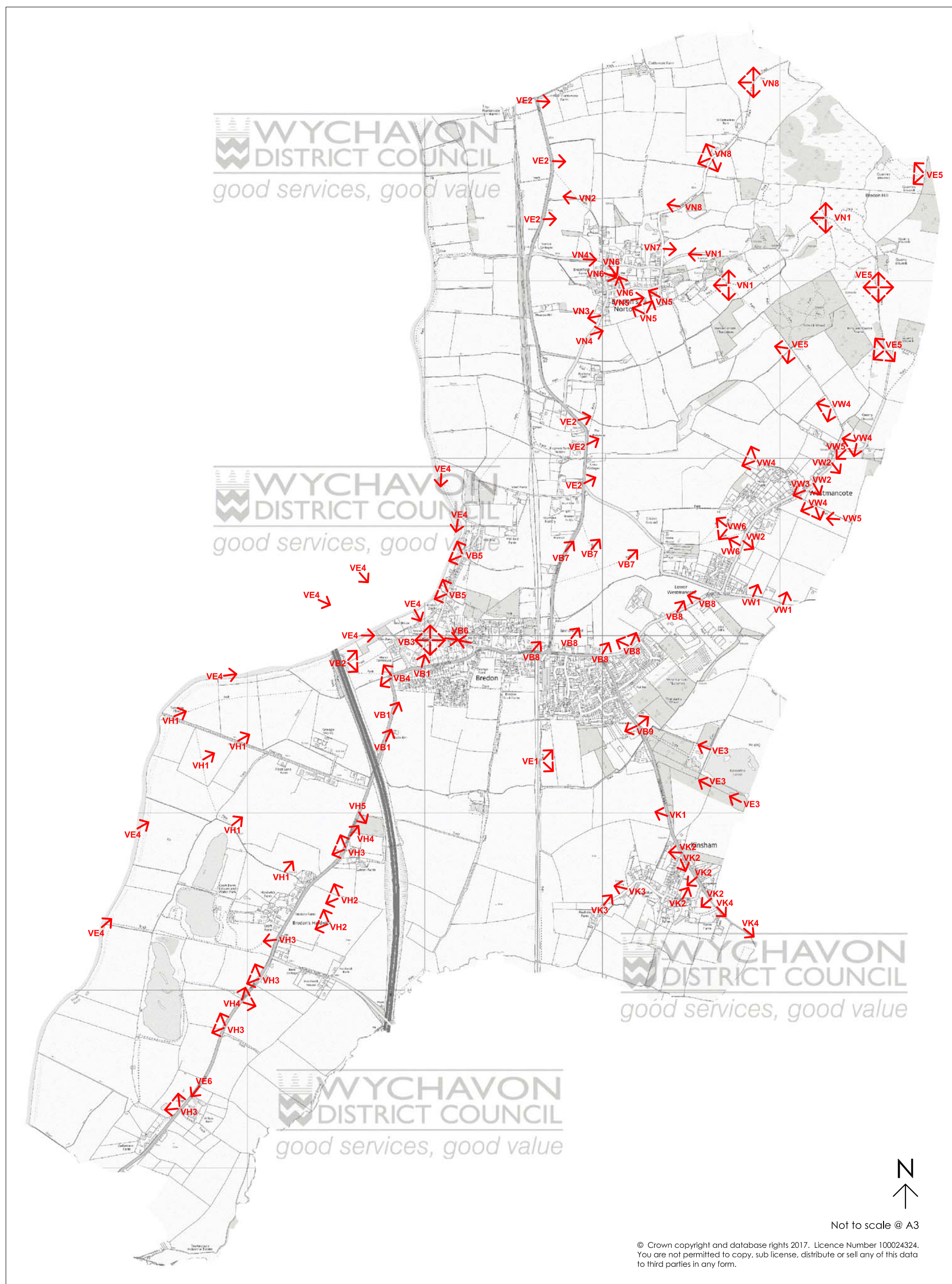
Lower Westmancote & Westmancote

- VW1 Views of Bredon Hill from Kemerton Road (both west and east of Green Acres).
- VW2 Views of the Cotswolds escarpment from Westmancote lane (both between Lower Westmancote and Westmancote, and north of the village Pound).
- VW3 View along Westmancote lane southwards looking towards the village Pound, Greenhayes and the junction with Farm Lane.
- VW4 Sweeping views of the Cotswolds escarpment, Kemerton Wood, Gloucester Cathedral and the Severn and Avon Vales from Footpaths BX-504/5, 511 and 513.
- VW5 Views of the characteristic historic linear form of Westmancote from the upper section of Westmancote lane and from Footpath BX-513, set against the backdrop of the Severn and Avon Vales and the Malvern Hills.
- VW6 Views across farmland towards the Severn and Avon Vales and the Malvern Hills from Westmancote lane (between Lower Westmancote and Westmancote) and from Footpaths BX-515, 516 and 519.

Elsewhere in Bredon Parish

- VE1 Views over farmland and the village of Bredon towards Bredon Hill, Oxenton Hill and the Cotswolds escarpment from Footpath BX-529.
- VE2 Views of Bredon Hill from Eckington Road (B4080).
- VE3 Views of St Giles's spire from Footpath BX-527 and permissive paths in Kemerton Wood.
- VE4 Views of St Giles's spire, Bredon Barn, Bredon and Bredon Hill from the River Avon (including Shakespeare's Avon Way), Twynning Ham (CROW Act 2000 Access land) and M5 Motorway.
- VE5 Sweeping views of the Severn and Avon Vales and the Malvern Hills from Footpaths BX-501, 503 and 521.
- VE6 View of Tewkesbury Abbey from Bredon Road, Mitton (B4080).

Key Views Map



Acknowledgments

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The Parish Council's members during the plan preparation period were:

(prior to 11th May 2015) Stuart Bird, Matt Darby, Kevin Falvey, Phil Handy, Andy Norman (until 2nd January 2015), Alison Palmer, Andrew Rhodes, Declan Shiels, Rob Sly, Gail Whiting, Andrew Woodward (Chairman);

(after 12th May 2015) Richard Coghlan, Matt Darby, Kevin Falvey, Phil Handy (Chairman), Mike Johns, Diane Kemple, Alison Palmer, Andrew Rhodes, Ian Rowland-Hill, Declan Shiels, Rob Sly, Brod Whiting.

The Bredon Parish Neighbourhood Plan Group's members were:

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The Parish Council and advisory group are grateful for the use of the following images: cover image (© Simon Crumpton); inside cover (© Sophie Puttergill); Figure 1 (© Simon Crumpton); Figure 2 (© Matt Darby); Figure 3 (Geograph © Jonathan Billinger); Figure 4 (© Matt Darby).

Neighbourhood Plan Policies Map

