

500 HOUSES IN PARISH - AGAIN!

Developers Barratt Homes are again threatening a major urban expansion into Bredon Parish. Despite losing their appeal in November 2022, they have re-submitted a second application for 500 houses at Mitton Bank, immediately east of Tewkesbury Road between Bredon's Hardwick and Mitton. The application is almost unchanged from the earlier proposal which was turned down. If permitted, this is expected to be the first phase in a development of 1100 houses. To put this in context, Bredon village consists of around 850 homes.

THE PARISH COUNCIL BELIEVES THERE IS A STRONG CASE FOR REFUSING THE APPLICATION ON THE FOLLOWING GROUNDS

- The proposal conflicts with policy NP1 of the Bredon Parish Neighbourhood Plan, which prevents development outside the villages except on sites specifically 'allocated' in the South Worcestershire Development Plan (SWDP). Any new homes at this location must be properly brought forward and evaluated through the proper SWDP Review process.
- The Neighbourhood Plan (NP) was adopted following a referendum in which 90% of those voting supported the plan. For Localism to mean anything, the NP must be upheld.
- No new transport links have been proposed under the scheme. Without improved links, the Strategic Road Network will suffer from unsustainable congestion and road safety will be adversely affected. Small local roads (including in the AONB) will experience a large increase in traffic due to rat running. There would be a dangerous increase vehicle emissions in the already unsafe Tewkesbury Air Quality Management Area (AQMA).
- By developing the frontage along Tewkesbury Road, the proposal would damage the rural landscape setting of Bredon's Hardwick, harm Key Views identified in the NP, and destroy much of the iconic hawthorn hedge flanking the road.
- The site lies within 2 miles of the Cotswold AONB and falls within its setting. Key views out of the AONB from Bredon Hill would be negatively impacted.
- The proposals may increase flood run-off risk to Tewkesbury in certain weather conditions, especially from the Avon side of the site, where there is no space for storage solutions.
- The development of 500 houses poses serious risks for important wading bird populations, in particular curlew, which depend on the river meadows adjacent to the site.

YOUR VOICE MATTERS!

The Parish Council urges you to email or write to the planning officer [Jay Singh, Wychavon District Council, Queen Elizabeth Drive, Pershore, WR10 1PT; email: planning@wychavon.gov.uk]. **You should quote Wychavon Planning Reference W/23/00682/OUT.** Please feel free to repeat the points above or make points of your own. **Comments should reach Wychavon before 8th August** (although later comments may also be considered). You are encouraged to copy in your Wychavon councillor Cllr Adrian Hardman (aihardman@worcestershire.gov.uk) and your local member of parliament, Harriett Baldwin (harriett.baldwin.mp@parliament.uk).