

Bredenbury, Wacton and Grendon Bishop Neighbourhood Development Plan

Plan (Regulation 14) for consultation



May 2019

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Public Consultation

This is a Consultation document and your comments are invited on this Draft Plan.

This Draft Neighbourhood Plan for the Group Parish of Bredenbury, Wacton and Grendon Bishop has been published for formal public consultation from 10th May 2019 to 21st June 2019.

Please use the representation form which can be accessed via the Neighbourhood Plan website - <https://bredenburygroup-pc.gov.uk/bredenbury-district-group-neighbourhood-plan/>, or submit comments in writing or by email.

All comments should be returned to:

Vicky Hancock
Clerk to Bredenbury Group Parish Council
The Old Post Office
Bredenbury
Bromyard
HR7 4TF

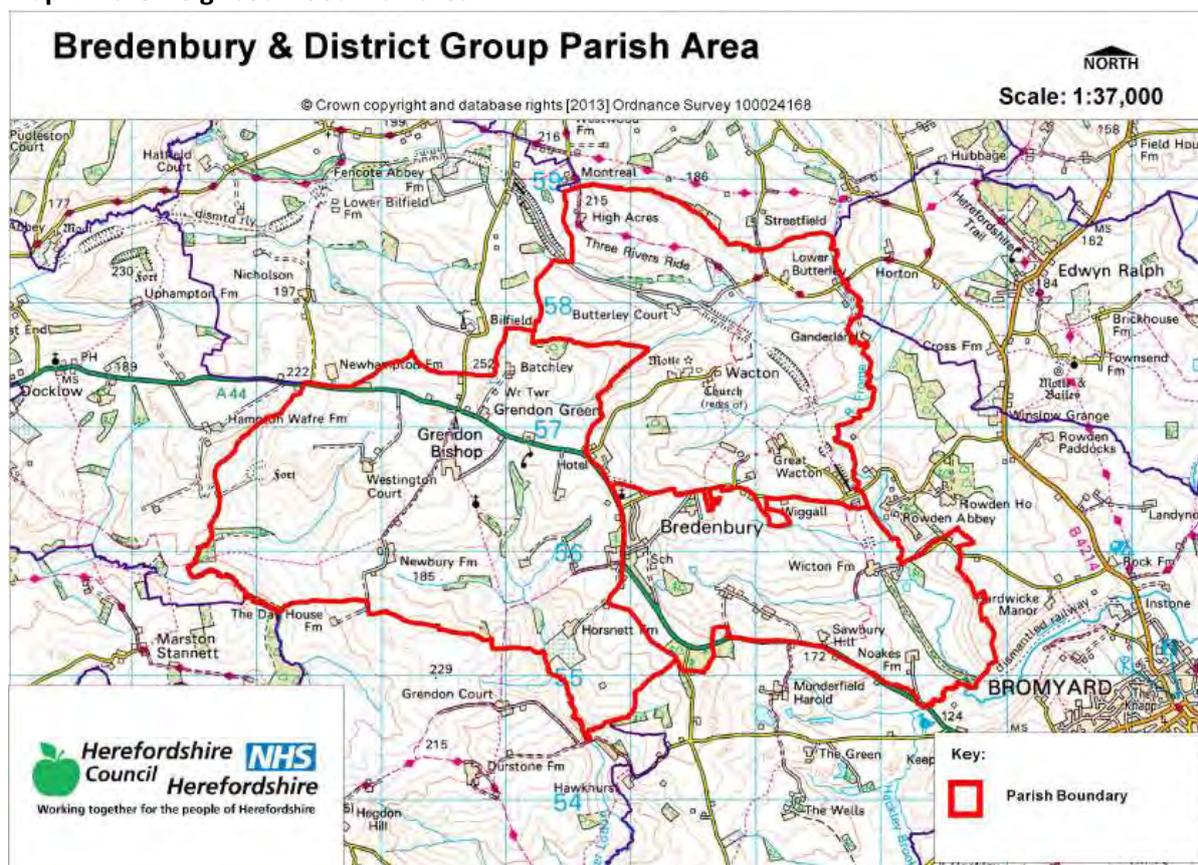
Email – clerk@bredenburygroup-pc.gov.uk

All representations received will be considered by the Parish Council and used to inform the Submission Neighbourhood Plan.

1.0 Introduction and background

1.0.1 Bredenbury, Wacton and Grendon Bishop is a large, rural group Parish in north-east Herefordshire to the west of the market town of Bromyard. The Parish covers an area of 1,530ha as shown on Map 1 below.

Map 1 – the Neighbourhood Plan area

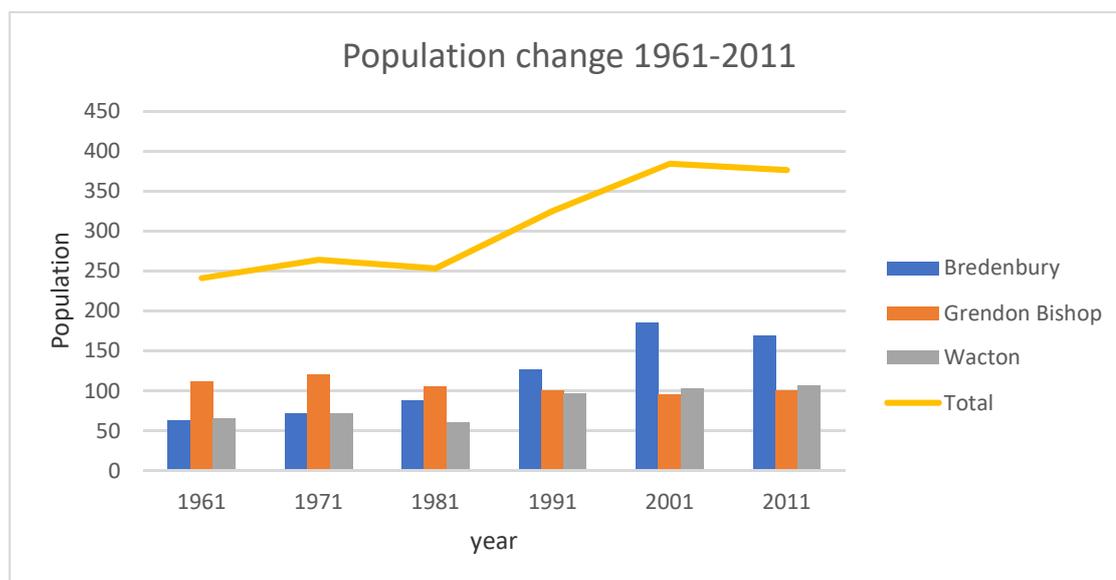


1.0.2 The highest point is at Batchley Farm at 252m on the north-western boundary. From this point an elevated central ridge and series of minor spurs which fall from it are the dominant elements of the physical character and set the framework within which the landscape has evolved. This topography provides a huge variety of views – from long distance expansive vistas from the elevated north-west, to the more intimate and sheltered setting of the wooded streamside corridors for example around Rowden Mill in the valley of the River Frome. The countryside is well-treed, particularly on the lower lying land off the central ridge, and is enclosed by an extensive network of hedgerows.

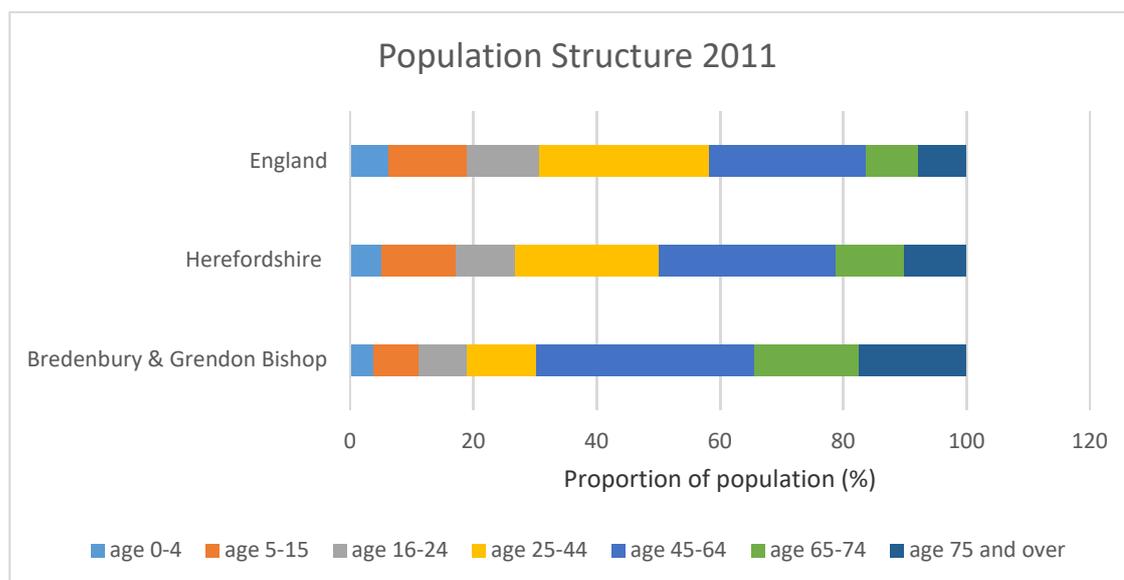
1.0.3 Bredenbury is the largest settlement containing 55 dwellings, a Village Hall, Church, Public House and Primary School. It is located at the convergence of the three

Parishes and has a distinctive character containing an important group of late 19th century 'estate' style buildings at its core.

- 1.0.4 Outside the settlement of Bredenbury the settlement pattern is one of scattered farmsteads, small groups of houses and isolated dwellings, typically built of locally sourced materials and of a traditional, domestic scale. It is within this wider countryside that the majority of the population live.
- 1.0.5 The A44 runs through the settlement of Bredenbury, linking it to Leominster to the west and Bromyard to the east. There is also an extensive network of quiet lanes, bridleways and footpaths, often enclosed by hedgerows.
- 1.0.6 The graph below shows that the period 1961-2001 was one of steady population growth associated with a significant phase of residential development within the settlement of Bredenbury. By the turn of the 21st century this period of growth had ended and the population of the Group Parish as a whole has contracted slightly to around 320 people in 2018.



- 1.0.7 The population is generally in good health with high levels of economic activity and low unemployment. The key employment sectors are wholesale and retail trade and agriculture, with high levels of self-employment and working from home.



- 1.0.8 Like much of rural Herefordshire, the average age of the population is rising and in comparison with England as a whole and indeed with Herefordshire, the graph above shows that there is a relatively small number of young people. The low population density makes it difficult to sustain key services including public transport, increasing reliance on the private car. The housing stock is skewed towards larger detached houses and there is a relatively small amount of low-cost accommodation particularly in the social rented sector.
- 1.0.9 Between 2007-15, the Herefordshire Unitary Development Plan (UDP), the strategic planning document for the County, severely restricted growth and development in the rural parts of the County. Instead, the UDP focussed new development into the City of Hereford, the market towns and a limited number of ‘main villages’. The vast majority of the County, including most small and medium sized rural villages were classified as ‘open countryside’. In spite of its range of facilities, the settlement of Bredenbury was not identified as a ‘main village’, and so the effect of the UDP was to largely preclude new development in the Neighbourhood Plan area. This Policy was rigorously applied and has been largely successful in preventing development from coming forward that could have eroded the special character of the area. It has though, come at a cost – the population of the area as a whole has reduced, there is a lack of different types and tenures of new housing being delivered, and the profile of the existing stock has made the area largely unaffordable and/or unsuitable for many households, particularly elderly people, young families or the children of local people who wish to remain living in the area.
- 1.0.10 In 2015 Herefordshire Council adopted a new Plan for the County – the Core Strategy. This new Plan has taken a different approach from the UDP and promotes rural regeneration by allocating significant levels of growth to villages across the

County including those previously classified as being within 'open countryside'. Bredenbury settlement is now identified as a settlement where new housing development will be promoted, and the Group Parish area has been given a minimum 'target' of new homes to deliver up to 2031.

- 1.0.11 The Core Strategy has devolved responsibility for delivering growth to local communities through the preparation of Neighbourhood Development Plans. Neighbourhood Plans are a key element of the Localism Act 2011 and give Parish Councils and other relevant bodies new powers to prepare statutory Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policies and the local development plan of which this Neighbourhood Plan will form a part of. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 1.0.12 This Neighbourhood Plan is the community's response to the challenges and opportunities that the Core Strategy has given us. It enables us to plan for some new growth to meet the needs of our existing population, to attract new people to the area, and to protect and enhance what makes the area special. It also presents an opportunity to address long-standing concerns and priorities including the speed and impact of traffic travelling through the settlement of Bredenbury and the retention and enhancement of key community facilities.

2.0 The story so far

- 2.0.1 In the Autumn of 2013 the Parish Council resolved to prepare a Neighbourhood Plan for the Group Parish. Herefordshire Council formally designated the area on 5 November 2013.
- 2.0.2 The preparation of the Neighbourhood Plan was paused until late 2017 when the Parish Council resolved to re-start the process. The Steering Group was formed in April 2018 and is made up of local residents and supported by a planning consultant. The Steering Group meets on a regular basis with the minutes of all meetings published on the Neighbourhood Plan website.
- 2.0.3 The development of the Neighbourhood Plan has made use of a range of skills, knowledge and enthusiasm within the Steering Group and wider community. Unlike other parts of Herefordshire, there is no direct precursor to the Neighbourhood Plan – for example in the form of a Parish Plan or Village Design Statement. The Neighbourhood Plan has therefore been informed by evidence collected to support the Herefordshire Local Plan, and by new studies and surveys commissioned specifically for the Plan itself.
- 2.0.4 The Neighbourhood Plan was formally ‘re-launched’ in April 2018. This involved an awareness raising exercise in the form of leaflets delivered by hand to all households and face to face discussions between the Steering Group and members of the community. This was followed by a Residents Survey which sought to understand the ‘big issues’ facing the area and thus to inform the overall scope of the Plan. The results of this survey were reported to the first Community Forum in June. This Forum was very well-attended and enabled local people to find out more about the Plan and to share their aspirations and priorities with the Steering Group. This Forum informed a more detailed Community Survey which was issued to all households in August 2018. This second Survey also sought views on a series of options on the development strategy and the associated levels of and type of growth that should be planned for. Both Surveys received a very high response rate and a summary of the various comments is set out below in Table 1. A series of Reports summarising the findings of the two Surveys and the First Community Forum in more detail can be accessed via <https://bredenburygroup-pc.gov.uk/>

Table 1 – Summary of Community Survey findings

Issue / theme	Comments
Likes and dislikes	Local people like living in the area and environmental factors ‘peace and quiet’, ‘environment’ and ‘clean and tidy’ are most significant in drawing people to the area. There is a high degree of

Issue / theme	Comments
	consensus over key issues for the future with the most significant being the protection of existing community facilities, protect the rural character, improving road safety and improvement of roads, pavements and footpaths.
Housing	Delivering the minimum housing requirement of 24 new homes was regarded as 'about right' by the great majority of responses. There were divided views on how this should be accommodated but a strategy of infilling and 2-3 medium sized sites on the edge of the settlement of Bredenbury was the most popular of the options. The community has a strong preference for small and medium sized houses with owner occupied and a range of affordable housing types to meet local needs the most popular tenures.
Environment and Local Character	There is strong consensus on what are the key elements that make up the character of the area and with views, trees and hedgerows and wildlife identified as being particularly significant. There is a preference for new development to be based on a sound understanding of the character of the area, but acceptance of the value of contemporary designs and materials.
Utilities and services	Roads, the Village School, mobile phone coverage, broadband and pavements identified as the priorities for improvement and investment.
Traffic and Transport	The speed of traffic through the settlement of Bredenbury was recognised as a cause for concern by residents across the whole of the area. A wide range of measures were identified to address this issue with reducing the speed limit and a 30mph speed limit near to the School a very high priority.
Community facilities	The focus should be on the protection and enhancement of existing assets - the priorities being the Village School, dedicated car parking for the Church and Village Hall, modernisation of the Village Hall and the preservation of the Village Pub.

2.0.7 These findings informed the preparation of a draft Vision and set of Objectives which were presented to the second Community Forum on 5th November 2018.

2.0.8 At an early stage in the preparation of the Plan the Steering Group agreed to prepare a Character Assessment of the area to help to develop a better understanding of the special qualities of the area and to build on the key messages from the Community Survey. The findings of this work were also presented to the second Community Forum for consultation and the final Report published in February 2019. This final report can be accessed via <https://bredenburygroup-pc.gov.uk/>

2.0.9 Alongside the second Community Survey the Parish Council issued a 'Call for Sites' in order to help identify potential locations to accommodate new housing development. Nine submissions were made and the initial assessment of these sites together with a draft settlement boundary were presented to the second Community Forum and published on the Neighbourhood Plan website for consultation. 15 comments were submitted to the consultation and the preferred option was published in February 2019.

2.0.11 The Draft Plan has been screened by Herefordshire Council as part of the Strategic Environmental Assessment as required by European Regulations and the Screening Report has informed the preparation of the Draft Plan.

2.0.12 The Draft Neighbourhood Plan is published for consultation from 10th May 2019 to 21st June 2019. The Draft Plan is available for viewing and downloading from the Neighbourhood Plan website <https://bredenburygroup-pc.gov.uk/>. Copies are available for viewing at the following locations:

- The Barneby Inn
- St Andrews' Church, Bredenbury
- Bromyard Library

2.0.13 Comments are invited by email or in writing, preferably using the response form provided. All comments will be considered by the Steering Group and Parish Council and will inform the revised version of the Neighbourhood Plan which is programmed for submission to Herefordshire Council in August 2019.

3.0 Vision and Objectives

Vision

By 2031, the parishes of Bredenbury, Wacton & Grendon Bishop will have retained their tranquil rural character and be a great place to live, work and prosper.

Our community will be thriving and have a shared sense of pride and belonging, benefitting from well-designed development which gives a stronger heart to the settlement of Bredenbury and respects and enhances the environment, heritage and natural habitats of the whole area.

Key assets will have been protected and enhanced and road safety improved through the delivery of a comprehensive package of measures.

Objectives

1. To ensure that new **housing** is brought forward which meets the Herefordshire Core Strategy target and is of a suitable range of tenures, types and sizes so that local people of all ages can continue to live here, families are attracted to the area and local housing needs are met.
2. To ensure that the **natural and built environment** of the area is protected and enhanced for future generations by promoting high quality design in new development and protecting key environmental assets including the network of fields and hedgerows, wildlife habitats, key views and our historic buildings.
3. To ensure that appropriate sewage treatment, water supply, energy and telecommunications **infrastructure** is provided to support development and the well-being of residents and offer more opportunity for business growth and home working.
4. To ensure the **highways, car parking and pavements** meet the existing and evolving requirements of residents and local businesses.
5. To identify and implement a package of measures which establish safe environments for pedestrians, cyclists and motorists in the settlement of Bredenbury.
6. To **support agriculture and local businesses** and encourage new employment generating opportunities including diversification whilst ensuring that they fit in sympathetically with the environment and respect the amenity of residential properties.

7. To **provide for the needs of our community** as locally as possible through the retention and where appropriate improvement of our existing facilities including the Village Primary School, Village Hall, Public House and Churches.

4.0 The Plan Policies

- 4.0.1 Planning decisions are guided by policies that are referred to when planning applications are made to Herefordshire Council. Planning law requires that applications for planning permission must be determined in accordance with the Development Plan policies, unless material considerations indicate otherwise. The Localism Act allows communities to develop their own policies, provided that they are based on sound evidence, community input and proper principles of planning. The preparation of the Neighbourhood Plan must follow the statutory process.
- 4.0.2 The following section of the Plan identifies a series of Policy Areas, which correspond to the key issues identified by the Community. Relevant Herefordshire Core Strategy policies that need to be considered are set out and shown in blue text.
- 4.0.3 20 policies have been developed under seven Policy Areas that seek to influence planning and development outcomes in order that they meet the requirements of the community. The relationship of these Policies to the Plan Objectives is summarised in the table below.

Objective	Relevant Plan policies
1	BW&GB1, BW&GB2, BW&GB3, BW&GB4, BW&GB5, BW&GB6, BW&GB7, BW&GB8, BW&GB9.
2	BW&GB1, BW&GB1, BW&GB2, BW&GB10, BW&GB11.
3	BW&GB1, BW&GB12, BW&GB13.
4	BW&GB1, BW&GB2, BW&GB14
5	BW&GB1, BW&GB2, BW&GB14
6	BW&GB1, BW&GB2, BW&GB15, BW&GB16, BW&GB17
7	BW&GB1, BW&GB2, BW&GB18, BW&GB19, BW&GB20.

4.1 A Strategy for Bredenbury, Wacton and Grendon Bishop

Relevant Herefordshire Core Strategy Policies

RA2 – Housing in settlements outside Hereford and the market towns

RA3 – Herefordshire’s countryside

Neighbourhood Plan Policies

Policy BW&GB 1 - Promoting a Sustainable Community

Support will be given to positive measures that promote sustainable development in accordance with the Vision, Objectives and Policies set out in this Neighbourhood Plan. Development proposals should address the following priorities that are considered essential for maintaining a cohesive and resilient community:

1. The highest priority will be given to maintaining and enhancing the rural character and local distinctiveness within the Plan area. This includes the setting and amenity of the settlement of Bredenbury, heritage assets, biodiversity, landscape and views.
2. Housing provision should meet the on-going identified needs of the community with a suitable mix of size, type and tenure, achieve a high standard of architecture and sustainable design that fits sensitively into its surroundings.
3. Development should be accommodated within infrastructure limits in particular for sewage treatment and water supply, and measures brought forward for adapting to or mitigating climate change.
4. Measures should be introduced, including in association with the development of sites, to minimise the effects of vehicles on the local road network and residential amenity, to improve provision for pedestrians and cyclists and to promote sustainable transport initiatives.
5. Improvements to community facilities will be sought for the wellbeing of the whole community.
6. Emphasis should be on promoting employment which is appropriate in terms of scale and contributes positively to the character of the Group Parish.

4.1.1 Why we need this Policy and how to use it

4.1.2 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted Development Plan

unless material considerations indicate otherwise. This overarching policy covers the essential elements for sustainable development in Bredenbury, Wacton and Grendon Bishop. It reflects the approach promoted in the Herefordshire Core Strategy and the National Planning Policy Framework (NPPF) together with community priorities reflected in the various consultation events. It is intended to implement this Policy through the resulting detailed Neighbourhood Plan policies BW&GB 2-20. These are to be used as a reference for all planning decisions made by the Parish Council and Herefordshire Council.

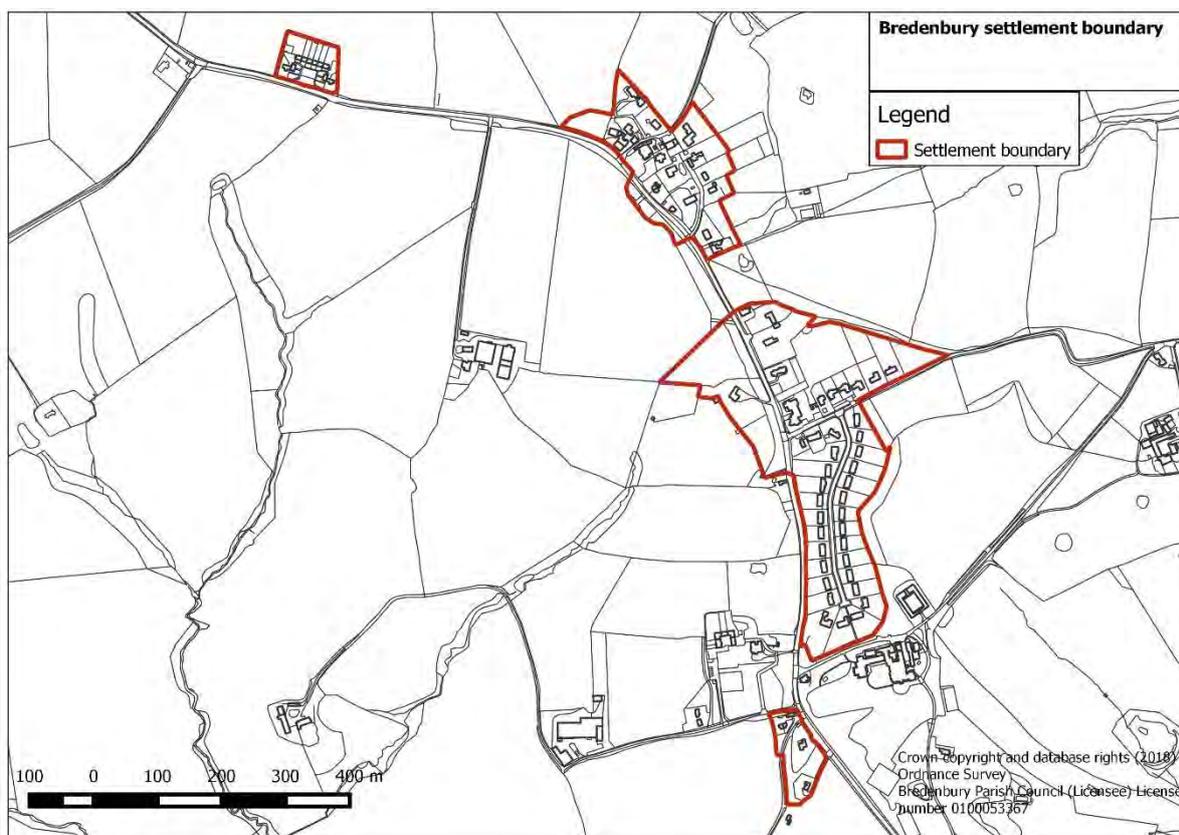
Policy BW&GB 2 - Development Strategy

The settlement of Bredenbury will be the focus for development within the Group Parish. Limited small-scale development opportunities will be supported outside of the settlement where they have limited negative impact upon amenity and the environment, especially the landscape.

The accommodation of development to meet the needs of the Group Parish and contribute to County requirements will be based upon the following approach:

1. The settlement of Bredenbury will continue to play a major role as a centre providing a range of facilities for the Group Parish. To allow for proportionate residential and other development within the settlement of Bredenbury a settlement boundary is defined as shown on Map 2. Development should take place within this boundary in accordance with relevant policies set out in this Neighbourhood Plan including BW&GB 7 and BW&GB 10.
2. Housing development outside the settlement of Bredenbury will only be permitted in accordance with relevant policies in the Herefordshire Core Strategy, in particular but not exclusively, Policy RA3, and this Neighbourhood Development Plan.
3. The countryside will continue to accommodate development in particular that associated with agriculture, tourism and other rural enterprises where these reflect the scale and nature of the landscape within which they sit and can be accommodated on the road network.

Map 2 – Bredenbury settlement boundary



4.1.3 Why we need this Policy and how to use it

4.1.4 This Policy is aligned with Herefordshire Core Strategy Policy RA2, which identifies the settlement of Bredenbury as a location where new housing will be supported. This Policy requires that new housing should be located within or adjacent to the main built up area. The main built up area including land proposed for development in this Plan but not yet built-upon is defined by the settlement boundary. This is made up of four distinct parts, reflecting the structure of the settlement as set out in the Characterisation Study, and also facilitating a level of proportionate growth consistent with the requirements of the Herefordshire Core Strategy.

4.1.5 Outside of the settlement of Bredenbury, development proposals will need to accord with the rural Policies set out in the Herefordshire Core Strategy, in particular but not exclusively Policy RA3.

4.1.6 Other forms of development will come forward in the Group Parish and this Policy directs where these might be. They include land for employment, services, facilities and infrastructure. Those considered most required are explained in greater detail in the policies and proposals of this Plan. Where proposals are not covered by a

specific Neighbourhood Plan policy then the Herefordshire Core Strategy will be used.

Evidence

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Community Surveys (2018)
Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Character Assessment
(2019)

4.2 Providing New Housing

Relevant Objectives:

1. To ensure that new housing is brought forward which meets the Herefordshire Core Strategy target and is of a suitable range of tenures, types and sizes so that local people of all ages can continue to live here, families are attracted to the area and local housing needs are met.

Relevant Herefordshire Core Strategy Policies

Policy RA2 – Housing in settlements outside Hereford and the market towns

Policy RA3 – Herefordshire’s countryside

Policy RA4 – Agricultural, forestry and rural enterprise dwellings

Policy RA5 – Re-use of rural buildings

Policy H1 – Affordable Housing

Policy H2 – Rural exception sites

Policy H3 – Ensuring a range and mix of housing

Policy SD1 – Sustainable design and energy efficiency

Policy SD3 – Sustainable water management and water resources

Policy SD4 – Wastewater treatment and river water quality

Neighbourhood Plan Policies:

Policy BW&GB 3 – The scale of new housing
<p>The Plan will provide for a minimum of 30 new homes to meet demonstrated local housing needs and contribute to the supply of homes to serve the wider housing market over the plan period between 2011 and 2031.</p> <p>This figure will be met by:</p> <ol style="list-style-type: none">1. Four new dwellings constructed or with planning permission granted between April 2011 and April 2019;2. Around 23 new dwellings on sites identified for housing development listed in Neighbourhood Plan Policy BW&GB 4.3. Windfall development of sites within the defined settlement boundary.

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| 4. Appropriate development in the countryside as set out in Neighbourhood Plan Policy BW&GB 5. |
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4.2.1 Why we need this Policy and how to use it

- 4.2.3 Policy RA2 of the Core Strategy states that the minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements listed in Figures 4.14 and 4.15 of the Core Strategy. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets by indicating levels of suitable and available capacity.
- 4.2.4 The Core Strategy indicates that the proportional growth is based on the number of dwellings in the Parish. Applying the housing target growth rate of 14% over the period to 2031, the Neighbourhood Plan is required to find a minimum of 24 new dwellings. By 1 April 2019 there had been two housing completions and a further two houses with the benefit of planning permission and under construction, reducing the minimum target to 20 homes.
- 4.2.5 Core Strategy Policy RA2 is not just concerned with the amount of new housing. Within the settlements identified in the Policy, new housing development should result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand, and where it makes a positive contribution to the surrounding environment and landscape setting. The Policy adds that specific proposals for the delivery of local need housing will be supported where this meets an identified need and their long-term retention as local needs housing is secured as such. The Neighbourhood Plan Evidence Base Report (May 2018), provides a summary of key elements of the Local Plan evidence base relevant to housing need – the Housing Needs Survey and the Local Housing Market Assessment. The 2012 Bredenbury Housing Needs Study reveals a need for four affordable homes to meet the needs of existing and emerging households, though in all cases the respondents indicated alternative locations outside the Parish that they would be prepared to move to. The 2013 Herefordshire Local Housing Market Assessment identifies the market and affordable housing requirements for the Bromyard Housing Market Area within which the Group Parish is located. For market housing the main requirement is for three-bedroom housing while for affordable housing the need is more mixed with evidence of need for two and three-bedroom homes the more significant.
- 4.2.6 Affordable housing can be delivered in two ways – firstly through the bringing forward of development on sites of more than ten new homes where Core Strategy

Policy H1 requires that 40% are affordable. The second delivery route is through 'exceptions sites' subject to Core Strategy Policy RA3 – sites that would not normally be released for housing where it would meet a proven local need and offer access to a range of services and facilities normally available in a settlement identified in Policy RA2 (Bredenbury).

4.2.9 In the context of the Core Strategy Policy requirements and evidence base as outlined above, the Neighbourhood Plan Community Survey sought to understand the views of the community on the overall level of growth that the Neighbourhood Plan should promote and specifically on the amount, type, location and tenure of new housing to be provided over the Plan period. The survey is fully representative of the views of the community having received a response rate of over 70%. The following key findings of the Survey are most relevant to housing issues:

- The majority of responses (60%) considered that the current Core Strategy minimum growth figure of 24 new homes was 'about right'. 27% of responses would support more than the minimum if this also provided new community facilities.
- A strong preference for small and medium sized houses with owner occupied and a range of affordable housing types to meet local needs being the most popular tenures.
- No clear consensus on how the new housing should be accommodated. Three options were put forward, with Option 2 (infill and 2-3 medium sized sites on the edge of the settlement of Bredenbury) both the most popular and the least unpopular.
- The key community facility priorities were the village school, dedicated car parking for the Church and Village Hall, modernisation of the Village Hall and the preservation of the Village Pub.

4.2.10 The Call for Sites exercise in the Summer of 2018 invited landowners and their agents to submit sites for potential inclusion in the Neighbourhood Plan. No minimum size threshold was identified in order to understand the range and type of sites potentially available for development in the area. A total of 9 individual Call for Sites were submitted and these sites had the potential to provide over 42 homes based on the capacity identified by the site promoters. Of the 9 submissions, all but one were located within or on the edge of the settlement of Bredenbury.

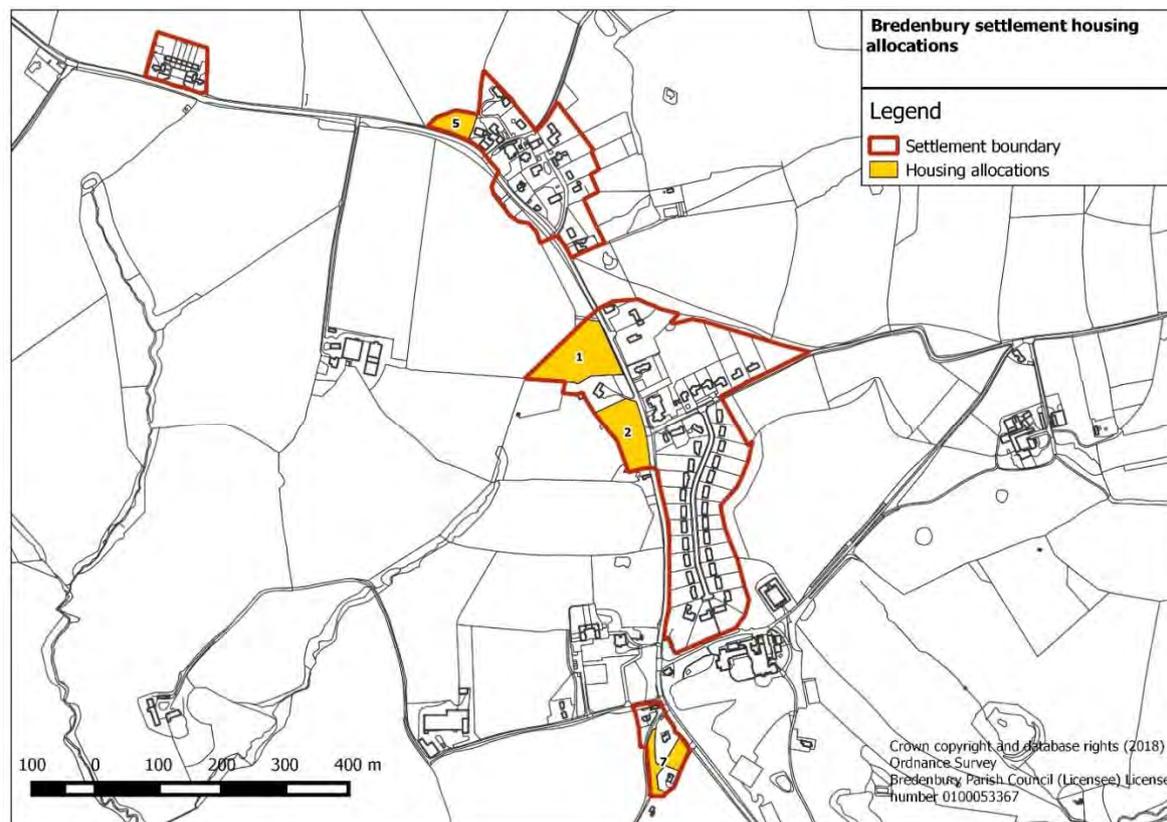
4.2.11 The submissions were considered by the Neighbourhood Planning Steering Group and the findings were presented to the second Community Forum. Three sites were rejected on the grounds of them being either in the open countryside or having a significant detrimental impact on the character of Bredenbury settlement. One site had the potential to be brought forward in accordance with the requirements of

Core Strategy Policy RA3(2) given the relationship of the proposed dwelling with the growth of an existing rural enterprise. Three sites were considered to be highly suitable and a further two sites were considered to have some potential but due to their prominent location, could only be considered for development if associated with mitigation in the form of extensive landscaping and reducing the size of the development from that proposed.

- 4.2.12 The results of the site assessment exercise were presented for consultation at the Community Meeting in November 2018 and on the Neighbourhood Plan website. 15 comments were submitted to the consultation and the preferred option was published on the Neighbourhood Plan website in February 2019. The preferred option focusses development into the heart of the settlement and is made up of four sites. The largest site (site 1) provides the opportunity to include car-parking to serve the Church, School and Village Hall – a key priority identified in the Community Surveys.
- 4.2.13 The effect of the preferred option is that the Neighbourhood Plan will provide a level of housing in excess of the minimum figure required by the Core Strategy. This level of development is consistent with the character of the Group Parish, provides the opportunity to deliver a range of housing types and sizes, and will help to support important community priorities.
- 4.2.14 Within the surrounding countryside, there are a number of farmsteads and rural buildings that have the potential to be converted to residential use subject to being in accordance with Core Strategy Policy RA3, Neighbourhood Plan Policy BW&GB 5 and through exercising permitted development rights. It is difficult to quantify this source of supply with any degree of confidence as it is reliant upon the operational needs and aspirations of a large number of individual farmers and landowners. But it is inevitable that these opportunities will come forward over the lifetime of the Neighbourhood Plan.

Policy BW&GB 4 – Housing allocations

The following sites as shown on Map 4 below are allocated for housing development:



Site 1 – North of Brockington House

Development of around ten homes of a range of sizes to meet a variety of needs. Development proposals should retain and enhance the existing belt of trees around the site with new dwellings a harmonious mix of architectural styles and materials which respect the character and appearance of the settlement. Development should facilitate the provision of a community car park within the site as required by Policy BW&GB 18.

Site 2 – South of Brockington House

Development of around six homes laid out in a linear form fronting onto the A44. Development proposals should retain and enhance the existing belt of trees around the site and the design, scale, massing and materials of new dwellings should have particular regard to the character and appearance of adjacent heritage assets including Bredenbury Primary School.

Site 5 – Garage Field

Development of around five homes of a scale, style and massing to provide a positive and enhanced entrance to the settlement. New dwellings should be of a harmonious mix of architectural styles and materials which respect the character and appearance of the settlement and are laid out in a broadly linear form aligned with the A44 to provide an enhanced entrance into the settlement. The existing hedgerow on the southern boundary should be either retained or replaced by a new roadside hedgerow to the A44.

The northern and western boundaries should be formed by substantial new landscaping in accordance with Policy BW&GB 10.

Site 7 – Horsnett

Development of up to two homes with the design, scale and massing of new dwellings having careful regard to existing adjacent properties.

4.2.15 Why we need this Policy and how to use it

4.2.16 Policy BW&GB 4 allocates four sites in the settlement of Bredenbury for residential development. These sites provide for a mix of housing types to meet a variety of needs. While it is normal practice for development plans to allocate sites of five units or more, it is considered that in the case of Bredenbury, the Call for Sites exercise and Characterisation Study revealed that the community wish to see the Neighbourhood Plan take a more detailed approach. It is accepted that while other small windfall sites may come forward for development within the settlement boundary and subject to Policy BW&GB 5, it is appropriate for the Neighbourhood Plan to provide specific guidance on the sites identified in Policy BW&GB 4 due to their prominence and significance in the context of the character of the settlement.

Policy BW&GB 5 – Housing in the countryside

New housing development in areas outside the defined Settlement Boundary will be limited to proposals which satisfy one or more of the following criteria:

1. Where it has been demonstrated that there is a functional and financial requirement for an agricultural or forestry worker's dwelling on an existing or proposed holding subject to Core Strategy Policy RA4; or
2. Where it accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Core Strategy Policy RA4; or
3. Where it involves the replacement of an existing dwelling subject to Core Strategy Policy RA3; or
4. Where it would result in the sustainable re-use of a redundant or disused building(s) subject to Core Strategy Policy RA3; or
5. Where it can assist in meeting a proven local need for affordable housing subject to Core Strategy Policy H2 and is located on the edge of the defined settlement boundary with safe and suitable access to local facilities.
6. In locations where the amenity of occupants of any new dwellings would not be unacceptably compromised by existing agricultural or commercial activity;
7. Where a proposed dwelling is of truly exceptional quality or innovative design helping to raise standards of design more generally in rural areas; reflects the highest standards in architecture; significantly enhances its immediate setting; and is sensitive to the defining characteristics of the local area.

In locations in the countryside (and so outside the defined settlement boundary) where extension or modification of a permitted dwelling is likely to have an adverse impact on its landscape setting, or on visual amenity, permitted development rights relating to extension and modification of that dwelling will be removed.

4.2.15 Why we need this Policy and how to use it

4.2.16 New residential development in the open countryside is now largely precluded in the National Planning Policy Framework and Herefordshire Core Strategy. Both set a very restrictive approach and the Neighbourhood Plan must be in conformity with these policies. In summary, residential development in the countryside is largely limited to the replacement or extension of existing dwellings, provision of homes for those employed in agriculture and forestry and conversion of appropriate redundant or under-used barns and other rural buildings. In addition, and on sites on the edge of settlements only, affordable housing may be permitted subject to Policy BW&GB 10.

Policy BW&GB 6 – Extensions to dwellings

Planning applications will be supported for extensions to dwellings subject to meeting the following criteria:

1. The overall design, size, appearance, scale, height and mass remain visually subservient to the main dwelling; and
2. No significant and adverse impact on the amenity of neighbouring properties.

4.2.17 Why we need this Policy and how to use it

4.2.18 This Policy seeks to ensure that extensions to dwellings are designed to complement and / or enhance the existing property and surrounding area. This is necessary in order to protect the character of the area and to retain variety and choice in the housing stock to meet a range of needs. Extensions which are not subordinate to the original dwelling will not be permitted. 'Original' in this respect is defined as the dwelling as first built or, if it is more than 20 years old, as it was 20 years before any application is made. Twenty years is considered sufficient to take account of the differing needs of households between generations.

Policy BW&GB 7 – Design of new housing

To be supported development proposals must contain a co-ordinated package of design measures which, in addition to regulatory requirements, include the following:

1. Incorporating locally distinctive features and materials - although new innovative design or features will not necessarily be resisted where they fit sensitively within their immediate surroundings and incorporate a number of locally distinctive features to maintain the areas' character.
2. Utilising physical sustainability measures associated with buildings that include, in particular, orientation of buildings, cycle and recycling storage and broadband infrastructure.
3. Including adequate parking and ensuring that movement to, within, around and through the development is acceptable.
4. Retaining important features such as tree cover, ponds, orchards and hedgerows, adding to the natural assets of the Parish where opportunities are available.
5. Hard and soft landscape proposals not resulting in a suburbanised appearance, for example avoiding the planting of boundaries with non-native species, the use of timber board or panel fencing, extensive use of pavers or tarmac, or use of uncharacteristic gravel.
6. Seeking on-site measures that support energy conservation, such as tree planting and other forms of green infrastructure to provide shade and shelter, the inclusion of sustainable drainage systems, the maximum use of permeable surfaces and minimising the use of external lighting to that which is necessary.
7. Provide sufficient garden space to enable residents to enjoy their use with appropriate degrees of privacy.
8. Assisting offsite measures such as supporting infrastructure to promote sustainable travel and enabling a sustainable drainage system to serve a wider range of properties.
9. Minimising construction traffic and reducing waste.

4.2.19 Why we need this Policy and how to use it

4.2.20 The special character of the Neighbourhood Plan area reflects a variety of building materials and designs. Responses to the community survey show that local people would like to see new development to be based on a sound understanding of the character of the area, but acceptance of the value of contemporary designs and materials. Building regulations, set by national Government, set high standards of insulation, renewable energy systems, rain water harvesting and grey water recycling in accordance with para 173 of the NPPF.

Policy BW&GB 8 – Ensuring an appropriate range of tenures, types and sizes of houses

All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and sizes of dwelling in the Group Parish. In order to even out the size range of dwellings available in the Group Parish and meet identified needs, proposals must be for smaller dwellings of two or three bedrooms, unless it can be demonstrated this is not appropriate, for example if the size and shape of the site would make this impractical or where it would be inconsistent with the character of the area.

4.2.21 Why we need this Policy and how to use it

4.2.22 Policy H1 of the Herefordshire Core Strategy states that residential developments should provide a range and mix of housing which can contribute to the creation of balanced and inclusive communities. Policy RA2 of the Core Strategy also requires that within the settlements identified in the Policy (Bredenbury settlement), new housing development should result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

4.2.23 The 2013 update of the 2012 Herefordshire Local Housing Assessment shows that within the Bromyard Housing Market Area, the priority for new market housing in the area is for three-bedroom and to a lesser extent two-bedroom houses, and for affordable housing a broadly equal requirement for two and three-bedroom homes. The Housing Needs Assessment predicts a requirement for a net reduction in larger 4+ bedroom homes to meet market needs and less than a 5% increase in 4+ bedroom affordable tenures.

Policy BW&GB 9 – Affordable Housing

The need for affordable housing will be met by:

1. Rural exception sites consistent with Neighbourhood Plan Policy BW&GB 5; or
2. On windfall developments providing ten homes or more which have a combined floorspace of more than 1,000sq metres, a minimum of 40% of properties are made available to meet local affordable housing needs.

All affordable homes will be subject to Section 106 Agreements ensuring that priority for allocation, on the first and subsequent lettings, is first given to those with a local need within the Group Parish.

A 'cascade' arrangement will be in place to ensure that where nobody with a local connection is forthcoming then properties will be offered at a second stage to those from

the neighbouring Herefordshire Parishes of Bromyard & Winslow, Thornbury (Group), Hatfield (Group), Humber, Ford & Stoke Prior (Group) and Pencombe (Group).

For the purposes of identifying a local need these shall be:

- a) Those who live within the Group Parish.
- b) Those not living within the Group Parish but who had done so within the past ten years.
- c) Those who work or are coming to work within the Group Parish.
- d) Those with an essential need to support or be supported by a current resident within the Group Parish.

Covenants will be required which ensure that all properties will be re-sold or let to occupiers who demonstrate a local housing need, and will be subject to the same cascade arrangements described above.

4.2.24 Why we need this Policy and how to use it

4.2.25 There is a very limited need for new affordable housing in the Parish, at least in the early years of the Neighbourhood Plan period. The need for further affordable housing to meet the needs of the Parish will be subject to early review and the Parish Council will work with Herefordshire Council to commission a review of the 2012 Study.

4.2.26 It is important to ensure that any new houses under Policy BW&GB 9 remain affordable to meet the needs of future generations. This will be achieved by the provision of Section 106 Agreements and associated covenants.

Evidence

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Community Surveys (2018)
Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Character Assessment (2019)
Local Affordable Housing Needs Survey for Bredenbury Group Parish (2012)

4.3 Protecting and Enhancing Local Character

Relevant Objectives:

2. To ensure that the natural and built environment of the area is protected and enhanced for future generations by promoting high quality design in new development and protecting key environmental assets including the network of fields and hedgerows, wildlife habitats, key views and our historic buildings.

Relevant Core Strategy Policies:

Policy LD1 – Landscape and townscape

Policy LD2 – Biodiversity and Geodiversity

Policy LD3 – Green Infrastructure

Policy LD4 – Historic environment and heritage assets

Neighbourhood Plan Policies

Policy BW&GB 10 – Protecting and Enhancing Local Character

All development proposals will be expected to respect, reinforce and promote the special qualities, historic character and local distinctiveness of the area in order to help maintain its cultural identity and strong sense of place.

Development proposals should sustain and, where appropriate, enhance local character and those designated and non-designated aspects of the historic and natural environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or biodiversity value in accordance with the following principles:

1. Within and on the edge of the settlement of Bredenbury, development proposals should be sensitively designed to:
 - i. Respect and protect the setting of the settlement within the wider landscape as defined in the Neighbourhood Plan Character Assessment.
 - ii. Protect the open character of the areas of countryside which form the 'gaps' between the built-up parts of the settlement as defined by the settlement boundary.
 - iii. Be compatible with the prevailing density of that part of the settlement adjacent to the site.

- iv. Be well related to existing frontages and not result in inappropriate 'back land' development.
 - v. Be consistent with the height, size and massing of buildings and plot width.
 - vi. Use materials, architectural detailing and building form that respects the surrounding land and buildings.
 - vii. Minimise street furniture and ensure that any necessary is appropriate to the character of the village.
2. Outside the settlement of Bredenbury, retain the development form of farmsteads including historic farmsteads within the wider setting of the area.
 3. Protect key views as identified in the Neighbourhood Plan Character Assessment, including long-distance views and the skyline provided by the surrounding hills.
 4. Retain existing field patterns and boundaries. When constructing new boundaries, and in addition to stock-fencing where this is required, native tree species should be used in preference to timber fence panels or the planting of "Leylandii / conifer". Walls in keeping with existing boundary walls will be acceptable. Existing hedgerows should be retained and the establishment of new native hedges encouraged.
 5. Provide for the protection and enhancement of local habitats and wildlife corridors.
 6. Mature and established trees of amenity value should be protected and incorporated into landscaping schemes wherever possible. The planting of local species will be encouraged. Species should be appropriate to the location and setting in terms of type, height, density and the need for ongoing management.
 7. Protect and enhance areas of woodland including traditional orchards.

Development that would have an impact on any of the above distinctive elements should be supported by a statement which demonstrates that all aspects of character and distinctiveness have been fully assessed and used to inform proposals, having regard to the detailed analysis set out in the Neighbourhood Plan Character Assessment Report.

4.3.1 Why we need this Policy and how to use it

4.3.2 The Group Parish is a deeply tranquil area which retains much of its traditional historic character and has largely escaped the impact of modern development. This character is evident in the survival of individual historic assets such as scheduled ancient monuments and listed buildings and in the local character and distinctiveness of the broader landscape.

4.3.3 This character is under constant threat of erosion from modern development, often small scale, incremental and homogenising in nature. Whilst a legislative framework supported by national guidance exists to provide for the protection of statutorily designated assets the key challenge for the Neighbourhood Plan is to manage

change in a way that protects this special character of the area as a whole, including non-designated assets.

- 4.3.4 The Community Survey found that the beautiful countryside and peace and quiet are very highly valued by local people. Views, trees and the network of fields and hedgerows are cited as the most important elements which make up the character of the area.
- 4.3.5 A Characterisation Study has been prepared to support the Neighbourhood Plan to understand in more detail the components of this character and how planning policies can protect and enhance it. Policy BW&GB 10 provides the strategy to promote the protection and enhancement of this special character based on those key features identified in the Characterisation Study. Policy BW&GB 11 provides a more detailed Policy approach to the protection and enhancement of heritage assets.

Policy BW&GB 11 – Heritage Assets

All applications affecting heritage assets will be required to demonstrate consideration of the significance of any heritage asset affected including any contribution made by their setting.

Great weight will be given to the conservation and enhancement of a designated heritage asset and any harm or loss will require clear and convincing justification in accordance with national policy.

Non-designated assets including those listed in Appendix 1 will be conserved and enhanced and their character protected. A balanced judgement will be required about the effects of any development proposal on or close to such assets having regard to the scale of any harm or loss and the significance of the heritage asset.

Development proposals must demonstrate they have taken full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

4.3.6 Why we need this Policy and how to use it

- 4.3.7 The Parish has 13 listed buildings two Scheduled Ancient Monuments.

- 4.3.8 However, the majority of the buildings and heritage assets which contribute to the special character of the area including the unregistered parks and gardens, most historic farmsteads and other key local buildings are not subject to Statutory Listing. The Characterisation Study recommends the preparation of a 'local list' based on its findings. A 'locally listed building', is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the local authority to be of local importance due to its architectural, historical or environmental significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list. The purpose of the local list is to ensure that care is taken over decisions affecting the future of these buildings, and that their special status is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.
- 4.3.9 Local listing is supported by Historic England in Advice Note 7 and is recognised in the Governments Planning Practise Guidance (PPG). Locally listing a building or structure does not change or bring additional consent requirements over and above those required for planning permission and would not result in any additional legal requirements for property owners. It is intended, however, to play an important role in helping to influence planning decisions. The list of heritage assets is set out in Appendix 1, based on the findings of the Characterisation Assessment. The Parish Council will maintain the list which will be subject to review and addition where considered appropriate and in consultation with Herefordshire Council and the local community.

Evidence

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Community Surveys (2018)
Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Character Assessment (2019)

4.4 Providing New Infrastructure

Relevant Objectives:

3. To ensure that appropriate sewage treatment, water supply, energy and telecommunications infrastructure is provided to support development and the well-being of residents and offer more opportunity for business growth and home working.

Relevant Core Strategy Policies:

Policy ID1 – Infrastructure Delivery

Policy SD1 – Sustainable design and energy efficiency

Policy SD2 – Renewable and low carbon energy generation

Neighbourhood Plan Policies:

Policy BW&GB 12 – Broadband and mobile telephone infrastructure
<p>Proposals to provide broadband infrastructure and mobile telephone equipment infrastructure will be supported through:</p> <ol style="list-style-type: none">a) Seeking well-designed, unobtrusive and appropriately located development associated with the introduction of appropriate super-fast broadband and mobile-telephone equipment that provide high quality internet connectivity and reliable mobile phone reception especially for business and also for residential users.b) Encouraging new development proposals to connect to high-speed broadband as a minimum by means of providing suitable ducting for fibre connectivity within development sites, linked to the local / national network, as appropriate.

4.4.1 Why we need this Policy and how to use it

- 4.4.2 The Community Survey identified improvements to the speed and reliability of broadband and mobile telephone services as important, and Policy BW&GB 12 is intended to urge Herefordshire Council and Internet providers with the support and encouragement of the Parish Council, to bring forward proposals for faster Internet and mobile phone connection at the earliest opportunity.

- 4.4.3 New development should enable all potential occupants to have easy connection to faster broadband services.

Policy BW&GB 13 – Renewable Energy

Renewable energy proposals that will benefit the community and other measures aimed at carbon reduction will be supported and encouraged where they respect the rural and/or settlement character of the locality.

Proposals should not substantially increase traffic volumes or have a significant detrimental impact on visual or aural amenity or the landscape and rural character of the surrounding environment.

4.4.4 Why we need this Policy and how to use it

- 4.4.5 The Neighbourhood Plan supports opportunities to reduce the carbon footprint of the area, including exploring the potential of renewable energy. This includes schemes with communal or individual benefit. Safeguards are however considered necessary to ensure proposals are brought forward in a sensitive manner.

Evidence

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Community Surveys (2018)
Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Character Assessment (2019)

4.5 Accommodating traffic and improving accessibility

Relevant Objectives:

4. To ensure the highways, car parking and pavements meet the existing and evolving requirements of residents and local businesses.
5. To identify and implement a package of measures which establish safe environments for pedestrians, cyclists and motorists in the settlement of Bredenbury.

Relevant Core Strategy Policies:

Policy SS4 – Movement and transportation

Policy MT1 – Traffic management, highway safety and promoting active travel

Neighbourhood Plan Policies:

Policy BW&GB 14 – Transport and Connectivity
<p>Proposals for new development will need to show:</p> <ol style="list-style-type: none">1. Safe access onto adjacent roads.2. Satisfactory provision for off-street parking within residential development including parking for visitors, based on the characteristics of the site and amount of development having regard for parking standards in the Local Transport Plan in accordance with Core Strategy Policy MT1.3. Permeable surface construction for parking facilities to reduce surface water run-off and contribute to local flood reduction.4. That they take every available opportunity to ensure that the site is linked to village facilities by a footway/cycleway.5. No provision is made for any additional street lighting within or beyond new developments, unless this is essential for public safety. <p>Development proposals should not detract from the public rights of way network and where possible should include measures to improve and add to the network</p>

4.5.6 Why we need this Policy and how to use it

- 4.5.7 Traffic and Transport has been a major issue throughout the preparation of the Neighbourhood Plan. The Community Survey has formed the basis of the development of a comprehensive package of measures to address existing and anticipated road safety issues and the main elements have been carried forward into this Neighbourhood Plan, included as part of the implementation and monitoring section in part 5.
- 4.5.8 Policy BW&GB 16 relates to transport and connectivity issues associated with new development. The Policy SS4 of the Herefordshire Core Strategy states that new developments should be designed and located to minimise the impacts on the transportation network; ensuring that journey times and the efficient and safe operation of the network are not detrimentally impacted. Furthermore, where practicable, development proposals should be accessible by and facilitate a genuine choice of modes of travel including walking, cycling and public transport.
- 4.5.9 The approach to car parking standards is set out in Core Strategy Policy MT1 which requires development proposals to have regard to both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices. Car parking standards for the Group Parish are set out in the Herefordshire Local Transport Plan.
- 4.5.10 The protection and enhancement of the public rights of way will support tourism, encourage an active lifestyle and improve their utility as a local service. It is important that the network is maintained and developers should connect to this network where possible. Support should be given to create circular walks and links to longer trails

Evidence

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Community Surveys (2018)

4.6 Supporting Employment and Business

Relevant Objectives:

6. To support agriculture and local businesses and encourage new employment generating opportunities including diversification whilst ensuring that they fit in sympathetically with the environment and respect the amenity of residential properties.

Relevant Local Plan Policies:

Policy RA5 – Re-use of rural buildings

Policy RA6 – Rural economy

Policy E1 - Employment provision

Policy E2 – Redevelopment of existing employment land and buildings

Policy E3 – Home working

Policy E4 - Tourism

Neighbourhood Plan Policies:

Policy BW&GB 15 – Business development

Development proposals that support the retention and development of local businesses will be supported. A range of economic activities will be supported in particular proposals which:

1. Support, strengthen and diversify the rural economy.
2. Support and/or protect the vitality and viability of existing commercial facilities of an appropriate type and scale.
3. Provide for the day to day shopping and service needs of the local community.
4. Involve the extension of existing businesses.
5. Promote tourism proposals of an appropriate scale and in accordance with Core Strategy Policy E4.
6. Promote the sustainable use of the historic and natural environment as an asset to be valued, conserved and enhanced.
7. Enhance homeworking capabilities
8. Create new jobs within the Parishes

All development proposals must:

1. Retain, or preferably enhance, the character of the rural parts of the Parish or settlement in which the site is located.
2. Not have a significant adverse effect upon the Group Parish's ecological network.
3. Not adversely affect the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell.
4. Be undertaken within the capacity of local infrastructure including the local highway network.

4.6.1 Why we need this Policy and how to use it

4.6.2 The Parish Council is keen to support the retention and growth of business enterprises to help ensure opportunities for local employment and training are provided, to meet the shopping and service needs of local people and to help minimise the risk that the area becomes a dormitory for surrounding towns. As is the case across much of rural Herefordshire, the challenge is to invest in activity that supports the diversification of the economy towards higher waged, knowledge intensive employment whilst continuing to develop the traditional aspects of the existing economy of food and farming, tourism and creative industries.

4.6.3 The area is associated with significant levels of economic activity and low unemployment, with a high proportion of self-employed and people who work from home. Self-employment helps the viability of the local economy and home working reduces outward commuting and unnecessary private car journeys.

4.6.4 Historically farming has been the key industry in the area and it remains the second most significant employer of local people. As the number of farmers and agricultural employees has declined, a number of farm buildings have been converted to other uses including those associated with diversification projects.

4.6.5 There are a number of tourism businesses in the area taking advantage of the beautiful countryside and access to a wide range of things to do in the surrounding area.

Policy BW&GB 16 – Protection of existing commercial business premises

Redevelopment or change of use of existing commercial business premises will only be permitted when:

1. The premises have been empty for a significant period of time (for a minimum of six months) and during that time actively marketed without securing a viable alternative commercial business use; or
2. Equivalent, or better, provision is made, to replace the proposed loss of local commercial business space; or
3. In exceptional circumstances where the existing permitted operation is causing clear and demonstrable environmental problems for the residents of nearby properties by virtue of noise, smell, dust and traffic generation.

4.6.7 Why we need this Policy and how to use it

4.6.8 In addition to promoting new employment generating development it is important that the Plan protects existing viable commercial business premises from being lost to other, more profitable uses.

Policy BW&GB 17 – Agriculture and forestry enterprises

New development proposals which require planning permission for agricultural, forestry or rural enterprises will be supported where:

1. They do not generate an unacceptable increase in traffic volumes and HGV movements through settlements or along lanes unsuitable for larger vehicles.
2. In the case of new buildings, proposals should be well related to existing development and the landscape in terms of scale, design, colour and materials. Development should be sited with existing groups of buildings where practicable. Where new buildings cannot be located with existing buildings, new development should not be sited in isolated or skyline locations but should take advantage of natural landform.
3. There is no significant adverse effect arising from the cumulative effects of too many developments of a similar nature.
4. There is no unacceptable adverse effect from noise, smell, traffic movements on the amenity of occupiers and users of buildings within proximity of the proposed site.
5. There is no detrimental effect upon watercourses.
6. All reasonable measures are taken to reduce any negative impact upon the carbon footprint of the Parish.

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| <ol style="list-style-type: none">7. Any additional requirements for transport, accommodation and amenities for workers, particularly seasonal workers, is fully and appropriately catered for and any potential negative impact upon the Group Parish is mitigated.8. With regard to agricultural development requiring planning permission, in addition to the general criteria in this policy, particular regard will be given to ensuring the potential polluting effects are fully mitigated, and where they cannot, permission should be refused. |
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4.6.9 Why we need this Policy and how to use it

4.6.10 The Plan recognises the importance of a vibrant and viable agricultural sector to the sustainability of the area. In spite of changes in farming practices in recent years, the key elements and overall structure of the rural landscape have largely survived, and the preservation and enhancement of this character is central to this Plan. The Plan supports further growth and diversification of agricultural businesses, but recognises that some agricultural activity can have a significant impact on the character and amenity of the area by virtue of the size and siting of new buildings, the impact of processes undertaken and associated levels and types of vehicle movements.

Evidence

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Community Surveys (2018)
Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Character Assessment (2019)

4.7 Enhancing Facilities for the Community

Relevant Objectives:

7. To provide for the needs of our community as locally as possible through the retention and where appropriate improvement of our existing facilities including the Village Primary School, Village Hall, Public House and Churches.

Relevant Local Plan Policies:

Policy SC1: Social and community facilities

Policy OS1: Requirement for open space, sports and recreation facilities

Policy OS2: Meeting open space, sports and recreation needs

Policy OS3: Loss of open space, sports or recreation facilities

Neighbourhood Plan Policies

Policy BW&GB 18 - Enhanced Services and Facilities for the Community

The enhancement of key services and facilities to meet the needs of the community will be supported, with priority given to the following proposals:

1. The refurbishment and modernisation of the Village Hall
2. Parking facilities to serve the Village Hall, School and St Andrews Church. Two sites are allocated for car parks to meet this need as shown on the Bredenbury settlement policies map:
 - a) Within Policy BWGB 4 Housing Allocation site 1 (around 16 spaces).
 - b) On land next to the St Andrews Church (around 12spaces).

To deliver these facilities the Parish Council may use any monies received through the Community Infrastructure Levy, s106 agreements and any other sources that may become available during the period of the Plan.

4.7.1 Why we need this Policy and how to use it

- 4.7.2 The Community Surveys sought views on community facility priorities for the Neighbourhood Plan to consider. The highest priorities for improvement and enhancement were:

- Dedicated car parking for the Church, School and Village Hall
- Modernisation of the Village Hall facilities
- Improved school drop-off facilities

4.7.3 The Village School is a key asset for the Group Parish and is protected by Policy BW&GB19. The School has a wide catchment and is a significant generator of vehicle movements which impact on the amenity of residents living around it, especially Valley View and Harp Lane. The Parish Council will continue to work with Herefordshire Council and the School to develop a package of measures to mitigate these impacts as set out in the Traffic Management and Road Safety Action Plan.

4.7.4 The Village Hall is an important focal point for the community and forms part of the cluster of late 19th century buildings in the heart of the settlement. However, the building would benefit from sensitive refurbishment and modernisation including the provision of dedicated car parking, kitchen and disabled WC facilities. The existing car parking arrangements are informal and fall far short of the standards required by the Herefordshire Council parking guidelines. St Andrews Church also has no dedicated car parking resulting in the dangerous situation where users of the Church and Village Hall park on the carriageway of the A44. The PCC has submitted a planning application for a small community car park but this will not provide sufficient capacity for all uses especially if all are in use at the same time. The Call for Sites submission for Housing Allocation Site 1 included the provision of community car parking. This site is well located to serve the needs of the community and has the potential to provide around 16 spaces.

Policy BW&GB 19 - Protection and enhancement of community facilities

The redevelopment or re-use for other purposes of the Primary School (including the sports field), the Village Hall, The Barneby Inn and any other assets which are provided over the lifetime of the Neighbourhood Plan will only be permitted where this is for other community uses or where either of the following criteria are satisfied:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. or
2. Satisfactory evidence is provided that there is no longer a need for the facility or it is no longer economically viable and that it has been marketed for a reasonable period of time for that particular use.

4.7.5 Why we need this Policy and how to use it

4.7.6 The area has a limited number of community facilities, which are highly valued by local residents.

4.7.7 The Localism Act provides communities with the opportunity to nominate Assets of Community Value for Herefordshire Council to list them as part of the Community Right to Bid process. Only eligible community groups, local Town and Parish councils, local neighbourhood planning forums, voluntary organisations and charities can nominate a building or land to be placed on the list. The local authority considers buildings and land nominated by the community before a decision is made on whether or not the asset meets the eligibility criteria and should be placed on the list of assets of community value. For a building/land to be eligible its current main use must further the social interests or social wellbeing of the local community and it must be realistic to think that such a use can continue, or a use in the recent past must have furthered the social interests or social wellbeing of the local community and it must be realistic to think it could be brought back into such use within the next five years. Examples of assets that would be eligible include:

- Community centres
- The last pub or shop in an area
- Post offices

4.7.8 School premises are currently exempt from nomination.

4.7.9 It should be noted that the Right to Bid only becomes effective should the owner wish to sell the property in the future. Registering a Right to Bid means that the owner will have to give the Parish Council, or community group, a six-month period in which to consider the purchase of the site and prepare a bid. The owner is not obliged to accept the community's bid.

4.7.10 The Village Hall has already been listed as an asset of community value.

4.7.11 In the case of the Primary School, the Regulations currently exempt it from being listed. However, this does not preclude the Neighbourhood Plan from giving it protection from redevelopment or change of use under the Planning Acts using the criteria set out in Policy BW&GB 19.

Policy BW&GB 20: Open Spaces
New development proposals should include the provision of new open space and recreational facilities to meet the needs of those living/working within their developments in accordance with Herefordshire Core Strategy policies OS1 and OS2.

Where provision cannot be met on site, developers should look to enhance or extend current provision, including assisting with obtaining land for such purposes. Measures that will increase accessibility to recreational facilities such as the public rights of way network may be advanced as an alternative.

Where appropriate, any possible development proposals should ensure such space and the public rights of way network are as accessible as possible, including through a choice of sustainable means, such as cycleways and footways.

4.7.12 Why we need this Policy and how to use it

4.7.13 Core Strategy Policies OS1 and OS2 require consideration of the provision of appropriate open space, sports and recreation facilities in relation to all new residential development. Needs will be considered on a site by site basis and it is expected that facilities will be provided on-site. Off-site contributions will be sought, where appropriate, on an equally beneficial basis for the local community and will include provision for appropriate maintenance.

Evidence

Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Community Surveys (2018)
Bredenbury, Wacton and Grendon Bishop Neighbourhood Plan Character Assessment (2019)

5.0 Implementation and Monitoring

5.1 Implementation and Monitoring Framework

- 5.1.1 The Bredenbury, Wacton and Grendon Bishop Neighbourhood Development Plan will be implemented primarily through the decisions made by Herefordshire Council, who should make decisions in accordance with this Plan and the Core Strategy unless there are significant material considerations for departing from its policies and proposals. This Plan will be used to steer public and private investment in infrastructure by Herefordshire Council and other agencies.
- 5.1.2 The Parish Council will use the Plan as the basis for responding to planning applications and for using any funding that may come to it through planning obligations or the Community Infrastructure Levy.
- 5.1.3 The Neighbourhood Plan will be monitored over the period to 2031 by the Parish Council, working with statutory partners, local residents, businesses and community groups. A group of Parish Councillors and residents will be established to manage and monitor the implementation of each objective and Policy area of the Plan and progress and difficulties will be reported and discussed regularly at Parish Council meetings so that the delivery of different elements of the Plan are coordinated well. Each year, the Parish Council will prepare an Annual Monitoring Report on the progress of the Plan, based on the monitoring framework set out in Table 2 below which will form part of the Agenda for the Annual Parish Meeting each Spring.

Table 2 – Implementation and Monitoring framework

Policy	Implementation Lead	Monitoring Indicator
BW&GB 1 - Promoting a Sustainable Community	Herefordshire Council Planning	Proportion of planning decisions made in accordance with Neighbourhood Plan Policies.
BW&GB 2 - Development Strategy	Herefordshire Council Planning	Proportion and type of new development permitted in the settlement of Bredenbury and the rural areas.
BW&GB 3 - The scale of new housing	Herefordshire Council Planning, housing developers.	The allowed amount of new housing built by location.

Policy	Implementation Lead	Monitoring Indicator
BW&GB 4 - Housing allocations	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
BW&GB 5 - Housing in the countryside	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
BW&GB 6 - Extensions to dwellings	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
BW&GB 7 - Design of new housing	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
BW&GB 8 - Ensuring an appropriate range of tenures, types and sizes of houses	Herefordshire Council Planning	Mix of dwelling types by tenure and number of bedrooms.
BW&GB 9 - Affordable housing	Developers	Quantum of new affordable housing provided in line with identified needs.
BW&GB 10 - Protecting and Enhancing Local Character	Herefordshire Council Planning	Proportion of planning applications shown to have considered the Character Assessment
BW&GB 11 - Heritage Assets	Herefordshire Council	Production of Local Heritage List
BW&GB 12 - Broadband and mobile telephone infrastructure	Broadband providers, Herefordshire Council, Parish Council	Proportion of households with super-fast broadband
BW&GB 13 - Renewable Energy	Herefordshire Council Planning	Number and type of planning applications for renewable energy generation
BW&GB 14 - Transport and Connectivity	Parish Council, Herefordshire Council Planning, Herefordshire Council Transportation, Public transport providers.	Implementation of key measures identified in Policy
BW&GB 15 - Business development	Herefordshire Council Planning.	Numbers of businesses located in the area.

Policy	Implementation Lead	Monitoring Indicator
BW&GB 16 - Protection of existing commercial employment premises	Herefordshire Council Planning.	Floorspace of light industrial, industrial or warehousing employment (Use Classes B1, B2 and B8 uses) redeveloped for alternative uses.
BW&GB 17 - Agriculture and forestry enterprises	Herefordshire Council Planning	Planning permissions granted in accordance with the requirements of the Policy.
BW&GB 18 - Enhanced Services and Facilities for the Community	Parish Council	Delivery of priority measures identified in the Policy.
BW&GB 19 - Protection and enhancement of community facilities	Parish Council	Nomination of assets of Community Value.
BW&GB 20 - Open Spaces	Parish Council	Planning applications for the development of listed open spaces. Monitor ongoing need for play facilities and implement as required.

5.2 Traffic management and Road Safety Action Plan

- 5.2.1 Throughout the preparation of the Neighbourhood Plan, concerns about the speed, volume and impact of traffic on the A44 through the settlement of Bredenbury and the safety of pedestrians and cyclists have been major issues for the local community.
- 5.2.2 The A44 is both an asset and a problem. On the one hand it provides easy and convenient access to the market towns of Bromyard and Leominster, but it also brings significant disadvantages associated with the speed and volume of traffic which travels along it. Traffic calming and speed enforcement, and the impact of HGVs and through-traffic in Bredenbury were identified as priority issues in the Neighbourhood Plan Forum and Community Survey. The Community Survey identified a range of potential measures to address these concerns with the priorities being better maintained and wider pavements, the introduction of a 'gradual' speed limit and traffic calming. The survey also highlighted the need for a 30-mph zone through the centre of the settlement along the A44 and that part

of Harp Lane which provides access to the Primary School and Valley View development.

5.2.3 The lack of drop off facilities to serve the Primary School and inadequate car parking for St Andrews Church and the Village Hall exacerbate community concerns over road safety problems associated with the A44.

5.2.4 These issues and views have led the Parish Council to develop a package of measures as listed below. The Parish Council will work with Herefordshire Council, West Mercia Police, the Road Safety Partnership, developers and landowners to implement these measures. This will include bringing together funding from a variety of sources including contributions secured through s106 Agreements, s278 Agreements under the Highways Act 1980 and through the Community Infrastructure Levy as appropriate.

Traffic management and road safety Action Plan

The key traffic management and road safety priorities for the settlement of Bredenbury are

1. Measures to help to reduce traffic speeds and improve safety for pedestrians, cyclists and horse riders. Key elements include:
 - i. A clear physical 'gateway' feature to mark the entrances at either end of the settlement, for example in the form of a timber fence or gate in the highway verge.
 - ii. Improving existing footpaths with a focus on selective widening and safety enhancements in order to foster active travel and improve connectivity to village services.
2. Improved dropping off facilities for the Primary School and traffic management measures to reduce on-street parking in the local area.
3. Community car-parking to serve St Andrews Church and the Village Hall as proposed in Policy BW&GB18.
4. The Parish Council will work with Herefordshire Council to improve public transport services serving the local community.

Developer contributions, from legal agreements or the Community Infrastructure Levy will be sought from new development where appropriate to contribute to the funding of these measures. The design of the above measures should seek to minimise street furniture and ensure that any necessary is appropriate to the character of the settlement.

Glossary

Not all terms are used in this document, some are included for reference.

Affordable Housing

Currently defined in the NPPF as Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Backland Development

Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity

The variety of plants and animal life on Earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.

Biodiversity Action Plan (BAP)

Local BAPs identify national and local targets for species and habitats conservation and actions.

Brownfield Land

Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.

Community facilities

Land and buildings used to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.

Community Infrastructure Levy (CIL)

A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.

Conservation Areas

An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.

Curtilage

The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.

Developer Contributions

This includes Section 106 Agreements and the Community Infrastructure Levy (CIL).

Development

Town and Country Planning Act 1990: S.336 and S.55 (1), (1A) are the relevant sections. The Meaning of “development”; is S.1 - The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. S.1A – Defines “Building Operations”, with reference to S.1.

Energy efficiency

Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

Environmental assets

Features in the physical environment that are valued for a variety of cultural and scientific reasons.

Evidence base

The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.

Exception sites

A location where development would not otherwise be granted planning permission under normal circumstances.

Floodplain

This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.

Flood zone

An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms. Greenfield land that has not been previously developed, often in agricultural use.

Green infrastructure

A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental

and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Habitats Regulations Assessment

A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.

Historic Landscape Characterisation

Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.

Housing affordability

The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.

Housing Market Area

Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as: tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.

Informal open space.

Areas for unsupervised and unstructured outdoor play.

These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.

Landscape Character Assessment (LCA)

Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.

Listed Buildings

Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.

Market housing

Housing sold or rented at full market value.

National Planning Policy Framework

This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.

Neighbourhood (Development) Plan

The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.

Open space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

Permitted development rights

Rights to carry out certain limited forms of development without the need to make an application for planning permission.

Perpetuity

Meaning 'forever' regardless of changes in circumstances including land ownership.

Planning obligations

See section 106 Agreements.

Previously developed land (PDL)

See Brownfield land.

Registered social housing providers

Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by Homes England.

Renewable energy

Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

Rural housing market area (HMA)

A term used in rural housing section to describe the rural element of each housing market area.

Scheduled Ancient Monument

A nationally important archaeological site or monument given legal protection.

Section 106 Agreements

An Agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).

Self-build homes and co-housing schemes.

Self-build is the practice of creating an individual home for yourself through a variety of different methods. The term self-build is specifically used in the UK and Ireland when an individual obtains a building plot and then builds his own home on that plot. Co-housing schemes comprise intentional communities. They are created and run by their residents.

Sites of Special Scientific Interest (SSSI)

These are legally protected sites, designated by Natural England in view of their wildlife and geological value.

Special Areas of Conservation (SAC)

SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.

Stakeholders

Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Strategic Environmental Assessment (SEA)

A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local Authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.

Strategic Housing Land Availability Assessment (SHLAA)

A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.

Strategic Housing Market Assessment

Sub-regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.

Sustainable development

In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable drainage systems (SUDS)

Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.

Sustainability Appraisal (SA)

The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

Unitary Development Plan

Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.

Windfalls

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

Appendix 1 – Local Heritage List

Rural Area

Bredenbury Parish

Asset name	Type	Significance	Source
Noakes Farm	Historic farmstead based on a 16th or 17th century house.	Historical – historic farmstead.	Historic Farmsteads Characterisation Project. Herefordshire Historic Environment Record (SMR number 46591). Characterisation Assessment
Redhill Farm	Historic farmstead which may have been rebuilt by William Henry Barneby, and has many of the features of the village 'style' of his architect T.H. Wyatt.	Historical – historic farmstead and association with the Barneby family.	Historic Farmsteads Characterisation Project. Herefordshire Historic Environment Record (SMR number 48337). Characterisation Assessment
Manor Farm	Extensive old farmstead from the 16th century, with a large barn and outbuildings. The house has been remodelled in the estate style.	Historical – historic farmstead.	Historic Farmsteads Characterisation Project.

			Herefordshire Historic Environment Record (SMR number 24871). Characterisation Assessment
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This in addition to the following statutorily listed buildings:

- Sawbury Hill Farmhouse (Grade II)
- Wicton Farmhouse (Grade II)

Grendon Bishop Parish

Asset name	Type	Significance	Source
Batchley	Hilltop farm house and buildings round three sides of yard.	Historical – historic farmstead.	Historic Farmsteads Characterisation Project. Herefordshire Historic Environment Record (SMR number 31473). Characterisation Assessment

This in addition to the following statutorily listed buildings:

- Grendon Manor (Grade II)
- Church of St John the Baptist (Grade II)
- Lower Brockington Farmhouse (Grade II)
- The Old Forge (Grade II)
- Westington Court (Grade II)

Wacton Parish

Asset name	Type	Significance	Source
Butterley Mill	Weir and mill race running south to Butterley Mill.	Historical Evidential.	Herefordshire Historic Environment Record (SMR number 11212) Characterisation Assessment
Rowden Mill Station	Former station on the disused Worcester to Leominster railway line. Restored and received British Rail Heritage Award in 1989.	Historical Aesthetic	Herefordshire Historic Environment Record (SMR number 30874) Characterisation Assessment

This in addition to the following statutorily listed buildings:

- Wacton Court (Grade II)
- Great Wacton (Grade II)
- Butterley Court (Grade II)
- Outbuilding adjoining south-east of Butterley Court (Grade II)

Bredenbury settlement

Area A – Bredenbury Court Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
Bredenbury Court Stables	Early 20 th century large ornate Stable block associated with Bredenbury Court	Aesthetic Historical – association with Bredenbury Court	Characterisation Assessment
West Lodge, Bredenbury Court	Thomas Wyatt lodge building associated with the late 19 th century remodelling of Bredenbury Court	Aesthetic Historical – association with Bredenbury Court	Characterisation Assessment

Bredenbury Court Parkland	Parkland associated with Bredenbury Court containing site of medieval village including Church.	Aesthetic Historical – association with Bredenbury Court Evidential – site of medieval settlement.	Herefordshire Historic Environment Record (SMR number 31140)
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This in addition to the following statutorily listed buildings:

- Bredenbury Court (Grade II)

Area B – Valley View Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
Bredenbury Court Kitchen Garden wall and entrance.	Remains of walled kitchen garden associated with Bredenbury Court.	Historical – association with Bredenbury Court	Characterisation Assessment

Area C – St Andrews Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
Village Hall	Early 20 th century Civic timber building provided by the Barneby Estate to the community.	Historical – link to the Barneby family.	Characterisation Assessment
The Old Rectory	Late 19 th century Thomas Wyatt designed building provided by the Barneby Estate.	Aesthetic Historical – association with Bredenbury Court	Characterisation Assessment. Herefordshire Historic Environment Record (SMR number 35381)
Bredenbury Primary School	Late 19 th century Thomas Wyatt designed building provided by the Barneby Estate.	Aesthetic Historical – association with	Characterisation Assessment

		Bredenbury Court Communal – village primary school	
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This in addition to the following statutorily listed building:

- Church of St Andrew (Grade II) including war memorial

Area D – Brockington House Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
Boundary stone	One of few remaining Historic boundary stones marking the convergence of the Parish boundaries.	Historical Communal	Characterisation assessment.

Area E – Brockington Grange Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
Brockington Grange	Imposing 19 th century dwelling former rectory.	Aesthetic	Characterisation Assessment
Brockington Grange Mews	Purpose built former stable block in similar design and materials to the late 19 th century buildings associated with the Barneby family.	Aesthetic	Characterisation Assessment
The Smithy	Historic Smithy	Historical	Characterisation Assessment

Area F – New Wacton Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
The Barneby Inn	Historic Public House	Historical – association with the Barneby family	Characterisation Assessment

		Communal – village pub.	
Westwinds	One of a pair of early 20 th century semi-detached dwellings with strong Arts and Crafts influences.	Aesthetic	Characterisation Assessment
Cape House	One of a pair of early 20 th century semi-detached dwellings with strong Arts and Crafts influences.	Aesthetic	Characterisation Assessment
Stone House	Visually prominent Early 20 th century detached house with distinctive detailing.	Aesthetic	Characterisation assessment.
The Old Post Office	Stone cottage and adjoining former Carpenter’s shop. Cottage likely to be a legacy from pre-19 th century settlement.	Historical – legacy of pre-19 th century settlement.	Characterisation Assessment

Area G – Western fringes Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
No assets			

Area H – Grendon Firs Character Area, Bredenbury settlement

Asset name	Type	Significance	Source
No assets			