



Bredenbury, Wact
& Grendon Bish

Community Meeting
27th September 2025

Neighbourhood Pla



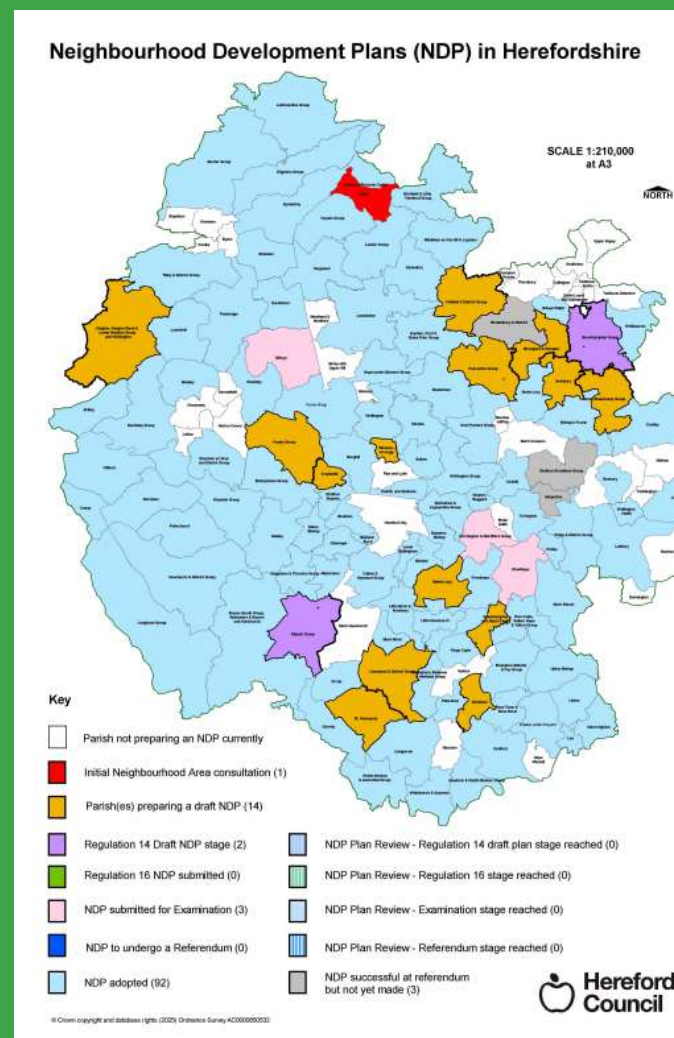
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- To provide a background to Neighbourhood Planning and what a Plan can do and the benefits of a Plan.
- To explain the status of our existing Neighbourhood Plan and why we need to produce a new Plan.
- To give you feedback on what you told us in the community survey
- To seek your views on the approach that the new Plan should take on the key planning issues
- To describe the process we must go through and next steps.

Purpose of the Meetin

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- Part of the 2010 Coalition Government Localism Agenda and legal basis in the Localism Act 2011.
- Enables local people to take a more active role in the development of statutory planning policies at the neighbourhood level and the preparation of development proposals.
- The starting point for determining planning applications and appeals.
- Herefordshire Council has a legal duty to support the local community. Most of the County has coverage.
- The Neighbourhood Plan must conform to the Core Strategy for Herefordshire and the National Planning Policy Framework for England. These set the 'ground rules'.
- The Plan must be based on objective evidence.



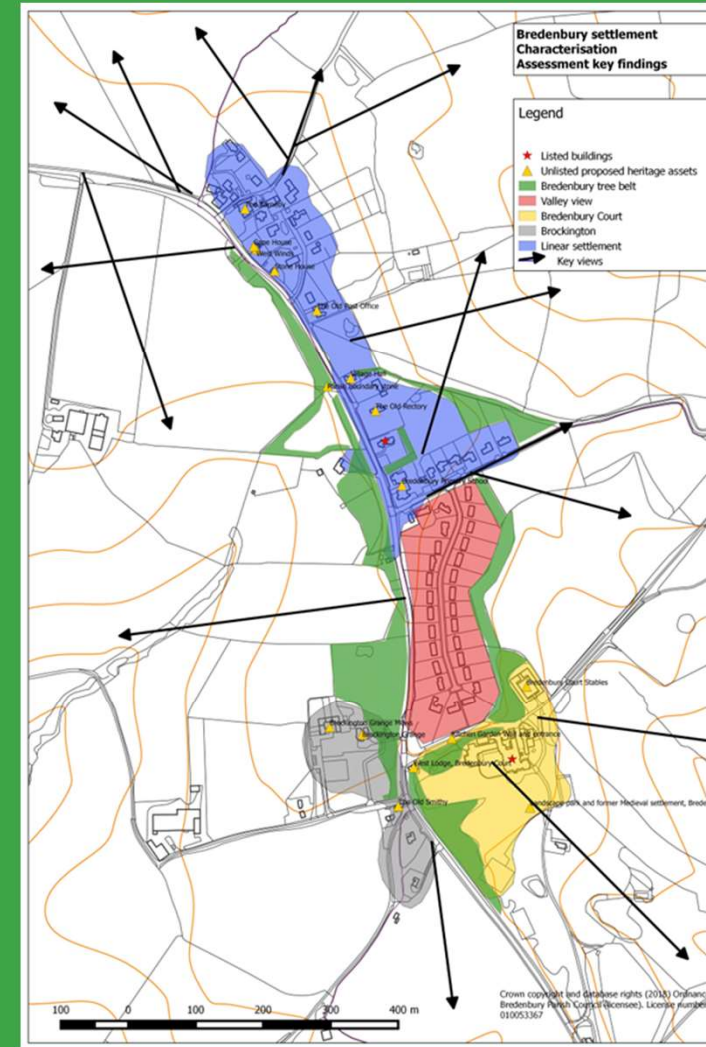
About Neighbourhood Plannin

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- First and foremost a statutory and robust tool for decision making at the local level which is produced by the local community. It has teeth and is upheld by the Secretary of State at appeal.
 - A single document expressing an agreed set of local priorities
 - Plans carry full legal weight for five years and must be reviewed and updated according to strict legal guidelines.
 - Without an up to date Neighbourhood Plan, development proposals will be considered against County-wide policies – other people will decide how much and what type of development will take place in this area which may not reflect local wishes and priorities.

Benefits of a Neighbourhood Plan

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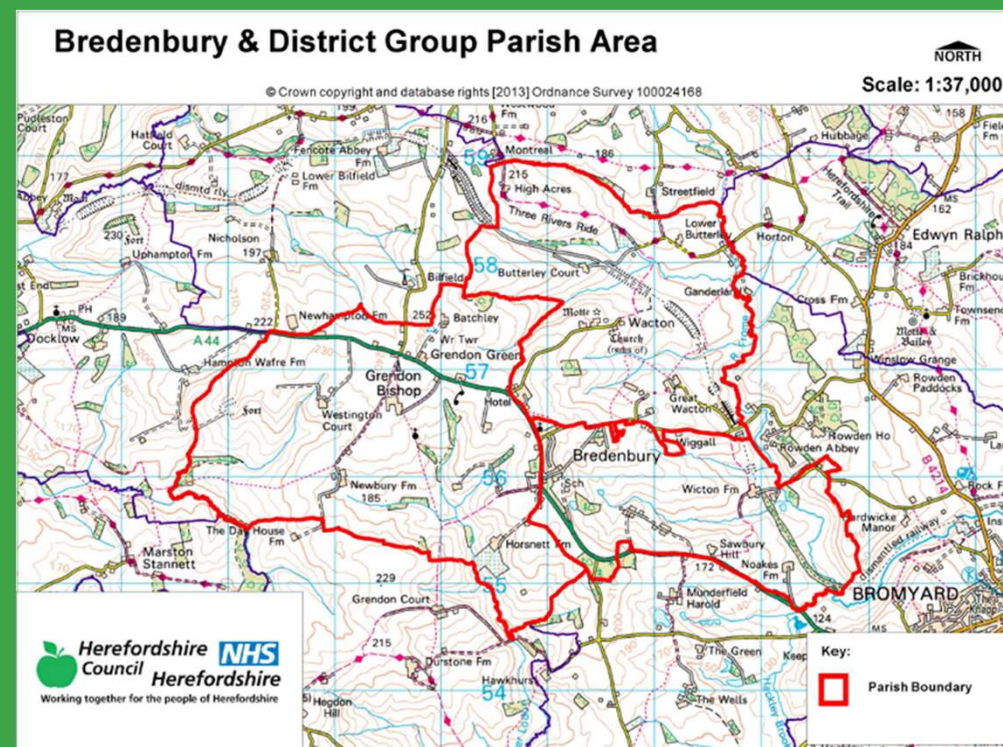
- Helps to understand and protect local character and distinctiveness
- Opportunity to bring forward new homes and their number, location and type
- Is an opportunity to improve key open spaces and create new ones
- Can identify a package of local transport improvements
- Can help to protect important community facilities such as village halls, pubs and shops
- Can help to provide access to funding including section 106 contributions from developers
- Can protect sites from being developed



What can the Plan achieve?

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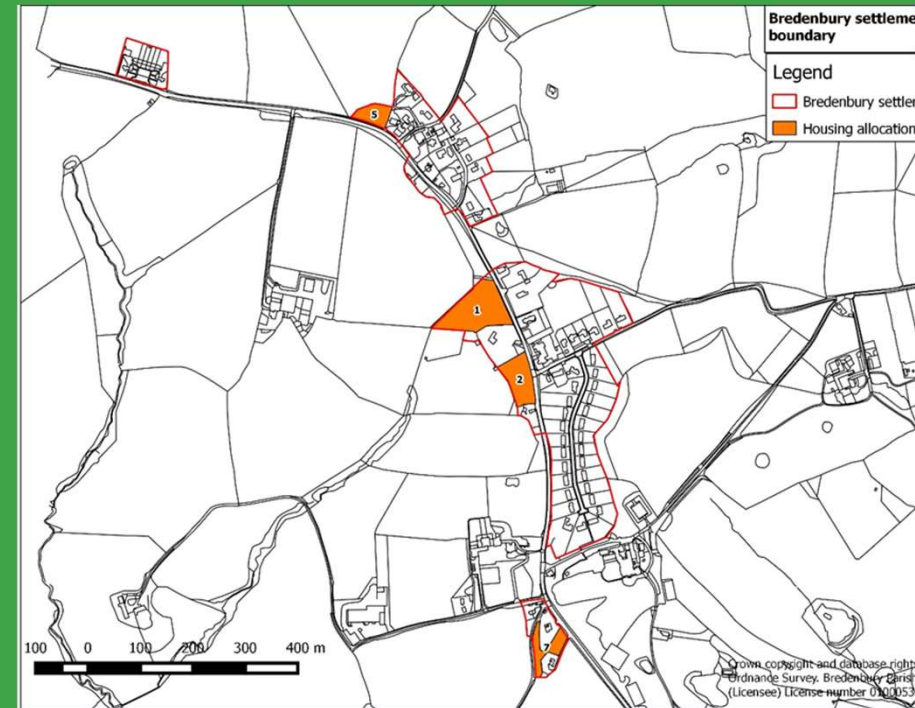
- The Group Parish has an existing Plan prepared between 2017 and 2021.
- The Plan was based on extensive engagement with the community and supported by an independent Examination and community Referendum.
- To make sure we have an up to date Plan, we need to update the 2021 Plan as it will soon be five years old.



Our existing Pla

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- The structure of the Plan follows Government guidance - Vision & Objectives, a set of planning policies (rules) and detailed proposals for sites and projects.
- Overall objective (Vision) is to protect the tranquil rural character of the area and bringing forward new development including enhanced facilities for the community.
- Plan crucial to the delivery of key community projects - car park for the Church, improvements to the Village Hall & traffic safety measures.
- Guided the delivery of sensitively designed new housing to attract young families & car parking for the village hall.



Our existing Plan – key proposal



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- To produce an up to date Plan to 'replace' the existing Plan we need to follow strict legal requirements and Government guidance. We are at very early stages of this process.
- The new Plan will cover the period to 2031.
- We have reviewed the existing Plan against new Government guidance to understand if any parts of the existing Plan are out of date.
- This review tells us that in the main, the policies in the existing Plan remain fit for purpose, but some areas need updating including the approach to affordable housing, the need for a stronger approach to climate change and we can further strengthen the approach to protect local character including Dark Skies.
- The area's housing requirement up to 2031 is 14-19 homes. Planning applications have been submitted for 17 homes. If these are granted the Plan only needs to find sites for a further two homes to hit the maximum. The two sites in the existing Plan which don't have planning permission, a planning application could provide a further 7 homes. This is higher than the maximum figure, so we may not need all of the sites.

Reviewing the Plan

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- The preparation of the Plan is subject to legislation and detailed regulations. Four main stages which means it should be adopted by mid 2027:
 - Raise awareness & gather evidence - June-December 2025
 - Vision & Objectives survey
 - Community Meeting
 - Detailed community survey
 - Call for sites
 - Writing the Plan and consultation - December 2025-October 2026
 - Write the first draft Plan and consult
 - Consider comments, amend the Plan and submit to the Council
 - Statutory consultation on the submitted Plan
 - Examination - December 2026 / January 2027
 - Referendum and adoption - May 2027

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2011-31



Reviewing the Plan - timetable

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- The Vision is the critical starting point for the review. It establishes what kind of place we want the Parish to be by 2031.
 - The Vision is supported by a number of Objectives. These provide more detail about what we want to see happen and provide the 'cue' for the detailed proposals in the Plan.
 - We think the Vision & Objectives in the existing Plan provide a sound starting point as they remain in line with Government planning guidance and the emerging new County-Plan.
 - We asked you what you thought about them over the Summer. We had 63 responses to the survey
 - The vast majority (60) supported the Vision and the Objectives (59).

Vision and Objectives Survey (1

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- While the vast majority of local residents supported the Vision and Objectives, some detailed comments were put forward:
 - The need to reduce the speed limit through Bredenbury village, and concerns over the effectiveness of the traffic calming measures.
 - Public transport should be improved with a regular bus service serving the village.
 - The need for a local shop and / or community hub to serve the needs of the community.
 - Any new development should not take place until there is adequate infrastructure, including sewage treatment facilities.
 - Development should take into account climate change and new properties should be fitted with energy and water saving technologies.

- It's your day:

- The Vision and Objectives provide a sound starting point, but we'd like to know what you think about the more detailed issues to help us shape the next stage of the Plan.
- Around the room are tables, each table contains information of a particular theme for the Plan to address, based on the Vision and Objectives.
- For each theme, the information tells us what are the main issues, what the existing Plan says and how we might change the Plan to ensure it supports your priorities.
- Using the maps and post it notes share your ideas and tell us what you think about these issues?
- We will use your feedback to develop a follow up survey that will go to all households in the Group Parish.

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Tell us what you thin

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Theme	Issues
Vision & Objectives	Are some objectives more important than others?
The Strategy	The settlement boundary & development in the countryside
Housing	How much housing / what type of housing is most needed? Are the existing housing sites suitable and are there new ones?
Local Character	What are the key characteristics of the area - are some more important than others?
Infrastructure	Water, sewage, energy and telecommunications capacity.
Traffic & accessibility	What are the priorities and are there additional measures we should look at?
Business & agriculture	Should support the growth of some business sectors that are more suited to the area?
Community facilities	What are the key existing facilities that should be protected? And are there any new facilities that you would like to see?

Tell us what you think



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