

# 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 provides for 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.

# Vision and Objectives

**Vision and Objectives - Questions:**

Do you think any of the objectives are more important than others?

# Theme 1 - The Strategy

## What are the Issues?

The Strategy is the overall approach that the Plan takes to new development across the area.

The Strategy must follow the Herefordshire Core Strategy which identifies the settlement of Bredenbury as a location where new housing will be supported.

The Core Strategy requires that new housing should be located within or adjacent to the main built-up area. New housing outside the settlement boundary will only be allowed in very limited circumstances, including that needed as part of an agricultural business.

Outside of the settlement of Bredenbury, the Core Strategy tells us that 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.

## What is the existing approach?

1. The 2021 Plan follows the Core Strategy approach.
2. It gives the highest priority 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.
3. The Plan includes a settlement boundary around the built-up part of the settlement of Bredenbury, and a number of sites on its edge which are currently not developed but which could be brought forward for new housing.
4. Outside the settlement boundary, the Plan supports development 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.

# Theme 1 - The Strategy

**Strategy theme - Questions:**

Does the existing approach reflect your Vision and Objectives for the area?

Do you think the settlement boundary should be amended?

# Theme 2 - Housing

## What are the Issues?

The Plan needs to say how much new housing should be built in the area, where it should be located and what type (size) and tenure (ownership).

### How much housing?

The Herefordshire Core Strategy gives us a maximum target of 24 new homes between 2011 and 2031 across the Group Parish. Our minimum requirement is set by Government and this is 15 new homes between 2025 and 2031.

5 homes have either been built (4 homes) or have planning permission (1 home), reducing the figure to 19 new homes required against the Herefordshire maximum, or 14 new homes required against the Government minimum. Planning applications have been submitted for 17 homes, and if these are granted, the Plan needs to find sites for a further two homes to meet the Herefordshire maximum target.

The existing sites in the 2021 Plan which don't have planning permission or a planning application could provide a further seven homes, which is higher than the maximum figure.

### What type of housing?

The Plan should provide for a mix of housing tenures, types and sizes to meet local needs.

The highest level of need in the area is for small family housing rather than small apartments or large 5 bed homes. There is also an increasing need for housing to be more adaptable to meet the needs of older people to 'future proof' our living accommodation in the event of us becoming less mobile.

There is also a high level of need for affordable housing – housing which is rented from a housing association, discounted price owner occupier housing, and homes which are part-owned (shared equity).

## What is the existing approach?

1. The existing Plan identifies four sites for housing development to meet the target, but if all of these sites were developed, then we would exceed the maximum housing target.
2. The existing Plan gives priority to small family housing. But in the new Plan we can also refer to the need for housing to be designed to meet the needs of older people.
3. The current Plan requires that some affordable housing must be provided as a proportion of developments of ten homes or more. But new Government policies allow us to reduce this to five homes.

# Theme 2 - Housing

**Housing theme - questions:**

If we need to reduce the number of sites for development in the new Plan, which of the existing sites do you think are most suitable to be included?

Are there any new sites that you think we should consider?

Do you agree that we should continue to prioritise small family homes to meet local needs?

Should we also require than new homes meet minimum national standards to make sure they are adaptable to meet the needs of older people?

Should we increase affordable housing delivery in the area by reducing the requirement for affordable homes for new development from 10 homes to five homes?



# Theme 3 - Protecting and enhancing Local Character

## What are the Issues?

The Group Parish is a deeply tranquil area which retains much of its historic character. The Plan has an important role in protecting this character.

We surveyed the area as part of the preparation of the existing Plan. The Report of this work – the Characterisation Study identifies the key elements which make up this character as:

- The rural setting of the settlement of Bredenbury
- The open areas which forms the 'gaps' between the built-up parts of the settlement
- The development form of farmsteads within the wider countryside
- Long and short distance views and the skyline provided by surrounding hills
- The network of field patterns and boundaries including hedgerows
- Mature and established trees
- Areas of woodland including traditional orchards

There are 13 listed buildings and 2 ancient monuments in the area. But the majority of buildings that make up the special quality of the area are not listed, including unregistered parks and gardens, historic farmsteads and other key local buildings.

The Characterisation Study identifies these 'heritage' assets and the Government encourages Plans to identify these assets as 'local listed' buildings and features.

Since the existing Plan was prepared, Government have introduced 'Biodiversity Net gain' which requires that all new development to provide for improved biodiversity habitats either on-site, or through financial contributions to other locations

## What is the existing approach?

1. The existing Plan gives strong protection to the features which make up the character of the area, as identified in the Characterisation Study. We think that these features are still the defining characteristics of the area, but we could also recognise the importance of 'dark skies' as contributing to the tranquil rural character, and restrict development that would cause unnecessary light pollution.
2. It requires that the design of new development respects these characteristics.
3. The Plan also lists the key heritage assets in the Study and protects them from unsympathetic development.

# Theme 3 - Protecting and enhancing Local Character

## Protecting and enhancing local character theme - questions:

Do you think that we should continue to give great importance to the need to protect the tranquil rural character of the area, and that new development should respect and support this character?

Do you agree with the list of the key features which make up the overall character of the area?

Do you agree that we should also recognise the importance of dark skies and the need to reduce unnecessary light pollution?

Should the Plan prioritise the enhancement of wildlife habitats within the area through any funding secured through Biodiversity Net Gain (BNG), rather than being spent elsewhere. Are there any existing habitats that should be prioritised for enhancement?



# Theme 4 - Infrastructure

## What are the Issues?

This theme is about ensuring that appropriate sewage treatment, water supply, energy and telecommunications infrastructure is provided to support development and the wellbeing of residents and offer more opportunity for business growth and home working.

We need to be mindful that the Plan is mainly about new development, so we have limited influence on existing issues – for example sewage treatment facilities for Valley View.

Government requires all Plan to support the decarbonisation agenda and to support the provision of renewable energy and improved energy conservation measures.

## What is the existing approach?

1. The existing Plan supports proposals for broadband infrastructure and mobile telephone equipment where this is well-designed and unobtrusive in order to provide for faster, higher quality and reliable mobile phone connectivity.
2. The Plan also encourages new development to connect to high-speed broadband and fibre.
3. The Plan supports Renewable energy proposals that will benefit the community and other measures aimed at carbon reduction where they respect the rural and/or settlement character of the locality. Since the existing Plan was prepared, Government have given us the opportunity to increase some environmental standards, for example in terms of water consumption and the need to provide electric vehicle charging points in all new development.

# Theme 4 - Infrastructure

**Infrastructure theme - questions:**

Do you think that the existing Plan strikes the right balance between providing for infrastructure and protecting the special qualities of the area?

Do you think we should raise environmental standards in new development – for example in terms of carbon reduction and future-proofing for climate change?

# Theme 5 - Traffic and accessibility

## What are the Issues?

We know that the impact of traffic, road safety and accessibility is a massive issue for the community.

Through the new Plan, we can identify the key priorities to help to address these issues, including what additional road safety, car parking and accessibility improvements are needed.

## What is the existing approach?

1. The existing Plan requires that all new development provides safe access onto adjacent roads and that adequate provision is made for off-street car parking within new residential development.
2. The Plan also requires the use of permeable surfaces for parking facilities in order to reduce surface water flooding.
3. The Plan identifies additional car parking to serve the Church and Village Hall. The Church car parking proposal has already been implemented, and car parking to serve the Village Hall is a part of the planning application proposals on the land opposite the Village Hall on the other side of the main road (A44).
4. The Plan includes a Traffic Management and Road Safety Action Plan which includes a package of proposals for the settlement of Bredenbury including reducing the speed limit to 30 mph, installing 'gateways' to mark the entrances at either end of the settlement, and a commitment to work with Herefordshire Council to improve public transport. Some of these measures are already implemented.

# Theme 5 - Traffic and accessibility

**Traffic and accessibility theme - questions:**

Do you think that the existing Plan identifies the right traffic and accessibility priorities?

Are there any additional measures that should be introduced to reduce the impact of traffic, improve safety for all users and improve accessibility across the area?

# Theme 6 - Employment, Business and Agriculture

## What are the Issues?

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.

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.

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.

## What is the existing approach?

1. The existing Plan takes a positive approach to attracting new businesses into the area and encouraging the growth of existing businesses so long as this respects the tranquil rural character and doesn't impact on the living conditions of nearby housing through additional traffic, noise and pollution.

# Theme 6 - Employment, Business and Agriculture

**Employment, business and agriculture theme - questions:**

Do you think that the existing Plan strikes the right balance between supporting the growth of the economy of the area, while at the same time protecting its special character?

Are there any particular types of business that you think should either be particularly supported, or are not suitable for the area?



# Theme 7 - Community Facilities

## What are the Issues?

Community facilities are a big issue for local people.

The Plan has an important role to play in helping to protect the facilities that are most valued by the community, but also highlighting where we would like to see enhanced facilities.

When we talk about Community facilities it is mainly about Pubs, local shops, Village Halls, Schools and Play areas.

## What is the existing approach?

1. The existing Plan identifies the Primary School (and its sports field), the Village Hall and Barneby Inn as really important facilities for the community, and protects them from redevelopment to other types of uses.
2. The Plan also includes proposals for the enhancement of the Village hall, dedicated car parking for the Church, School and Village Hall, and improved school drop-off facilities. Some of these projects have already been implemented – the new toilets in the Village Hall and car parking for the Church.

# Theme 7 - Community Facilities

**Community facilities theme - questions:**

Have we identified the most important community facilities in the area in the Plan, and have we missed anything?

The existing Plan proposes some projects that will improve these facilities. Are they still the most important improvements and should we look at further projects?

Are there any other community facilities that you would like to see in the area?