

## STUDIES OF WORCESTERSHIRE VILLAGES

F o r e w o r d   b y

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A new Planning Act received the Royal Assent on 25 October, 1968. Many alterations to the law and practice of Town and Country Planning have been made, particularly in connection with the preparation of Development Plans by Local Planning Authorities. New techniques will be used; new procedures will be adopted; the form of plans will be new. Public participation will be a feature of this new system.

Major planning schemes will be submitted for the approval of the Minister of Housing and Local Government but others of more local concern, such as village plans, will generally be settled by the County Council. In addition to the new Planning Act, County Councils have also been called upon to implement the provisions of the Civic Amenities Act, 1967 and the Countryside Act, 1968. Much of this new legislation is concerned with problems of both development and conservation in rural areas and the outcome of it may profoundly influence the conditions in which we live.

The present series of village studies is an important part of this new phase of County planning. Reports on the studies will be published to draw attention to existing features, problems and trends of village development and if possible will put forward courses of action for the consideration of the authorities concerned. Publication of the reports will also give other organisations and interested persons an opportunity to express their views. Having taken into account the representations made as a result of consultation and publicity, it will then be for the County Council to define policy and settle proposals.

## BADSEY

### INTRODUCTION

The preparation of a report on the village of Badsey has involved studies of its character, its relationship to nearby villages and towns, services and facilities, communications and its growth potential. This has been done as part of a sub-regional study of a number of villages in the Evesham area, and their relationship to Evesham.

### BACKGROUND

Badsey, in the Vale of Evesham some two miles east of the town centre, is surrounded by highly productive small holdings and market gardens. It is typical of the closely-knit villages to be found in south-east Worcestershire. Badsey has expanded rapidly in recent years, but as a result of the County Council's decision in 1967, to make provision for the growth of Evesham from a population of 13,000 to 21,000 by 1986, there will be less need to allocate land for further housing in nearby villages. But urban development, however well planned, will not entirely divert the pressure or satisfy the demand for housing in the country; some more local outlets may well be necessary.

In 1968 the County Council classified villages according to their character and growth potential. Badsey was classified as a village where some estate development might not be considered inappropriate, and it is the purpose of this study to examine whether this is still valid and, if so, to suggest where such development might be sited.

### LAYOUT AND CHARACTER

The village was originally square and simple in form set around the parish church, but this has been complicated by recent building along several culs-de-sac which provide access to small holdings, and more recently by estate development. The village has few buildings of special architectural or historic interest. Fortunately these are scattered along High Street in such a way as to enhance the street scene.

### POPULATION

The parish population grew rapidly from 1,189 in 1951 to 1,730 in 1966. It is estimated that in December 1969 over 90% of the parish population of 1,850 lived in the village. The village population could exceed 2,000 persons when outstanding permissions for new houses have been implemented and occupied.

## EMPLOYMENT

According to the most recent statistics (1961), 40% of the parish population were employed and almost half of these worked outside the Evesham Rural District in nearby employment centres. One-third of the labour force worked in agriculture, one-quarter in manufacturing trades and over one-third in service industries and professions. More than 80 jobs are provided by local firms.

## HOUSING

There are 560 dwellings in the village. Evesham Rural District Council own 228 (40%) of these, of which 74 are pre-war. The Council also holds land within the village to meet future local needs. In November 1969 plans had been approved for a further 78 dwellings, some of which were in the course of construction.

Since 1948, 70 acres in and around the village have been the subject of planning applications for housing development, but only 40 acres have been approved. If all the applications had been approved and implemented, the village population could have been 40% higher than at present. Pressure for housing in Badsey and other villages near to Evesham is likely to continue. Consequently three sites are shown on the plan from which it is suggested that one should be selected for development between 1975 and 1981, when water supplies have been improved. The remaining two sites will be considered again later.

## ROAD TRAFFIC

The B.4035 Evesham to Weston-Sub-Edge Road and the B.4085 road to the Littletons carries most of the traffic passing through the village. These roads connect Evesham with several villages in the area and it is foreseeable that the volume of traffic on these roads will grow irrespective of whether or not Badsey expands.

High Street, the most important local road in the village, serves to a lesser degree as a through road to Wickhamford and the Evesham to Chipping Norton road A.44, but its primary use is as an access road to most of the village property. This road will also provide access to any future housing in the village to the south of the B.4035.

Whilst increased use of the junction of High Street with the B.4035 is open to some objection from a highway standpoint, it would be unreasonable to prohibit further limited development in the village for this reason. The accident record along the B.4035, especially at its junctions with the road to Aldington, High Street and

B.4085, is above average compared to the County as a whole. The traffic flow along the B.4035 is high for a Class II road. The spread of the village up to and beyond the B.4035 conflicts with the road's primary use as a through road, due mainly to the numerous individual accesses.

## SERVICES AND FACILITIES

Electricity and gas are available in the village but the limited availability of water from the Stanway supply could inhibit future development. Badsey was included in the recent Blackminster sewage scheme covering several villages in this area. This works has a spare capacity to cater for the further growth likely to be permitted in each of the villages served by the scheme, according to their classification and their sub-regional context.

The local primary school, which has an annual intake of 60 children, not only serves Badsey but also Aldington and Wickhamford. Under the proposed reorganisation for comprehensive education the school will cater for 5 to 9 year olds which will indirectly create further spare capacity for additional children over that which exists at present.

The school is capable of accommodating the demands of any further development which will be permitted in the three villages, up to 1981.

Secondary school facilities exist at nearby Blackminster and Evesham. Further education facilities will be available shortly in Evesham.

Facilities include seven shops, a hairdresser and three banks, scattered throughout the village. The village has many social facilities and organisations including extensive playing fields and a private cricket ground. The village relies on Evesham for all but day to day needs. There is a frequent bus service to and from Evesham. The local railway station in Littleton Road is closed, the nearest now being at Evesham.

## PROBLEMS AND COURSE OF ACTION

1. The village's outward growth is limited by the intensive cultivation of surrounding agricultural land and by the situation of Badsey Brook, which is liable to seasonal flooding. These restrictive factors influence the allocation of future housing sites in Badsey. The provision of land at Four Pools, Evesham for large scale residential development also influences this allocation.

It is therefore desirable to fix a boundary round the village within which some appropriate building development could be permitted. The boundary is shown on the plan in two ways; part as a permanent boundary

beyond which development would not generally be permitted and the remainder as a provisional boundary which might be reviewed at some future date.

2. At the present time water supplies are limited. Building should therefore not take place until these are adequate to meet the new demand.

3. Tree planting schemes are recommended to improve and enhance the village and its note-worthy buildings.

4. The village's road system is one of the factors which dictates the pattern and scale of its future development, in that neither additional accesses nor junctions will normally be recommended on to either of the B class roads. The vehicular capacity of the High Street/Evesham Road junction is a further decisive factor.

The adoption of a policy restricting development along the B.4035 and B.4085 is suggested in the interests of their primary function as through routes.

5. Taking into account the development potential of the Evesham sub-region as a whole, it is recommended that future housing in Badsey should be limited to not more than 50 dwellings over the period 1975 - 1981. There is sufficient land within the village to cater for further limited growth after this period.

APPENDIX 1

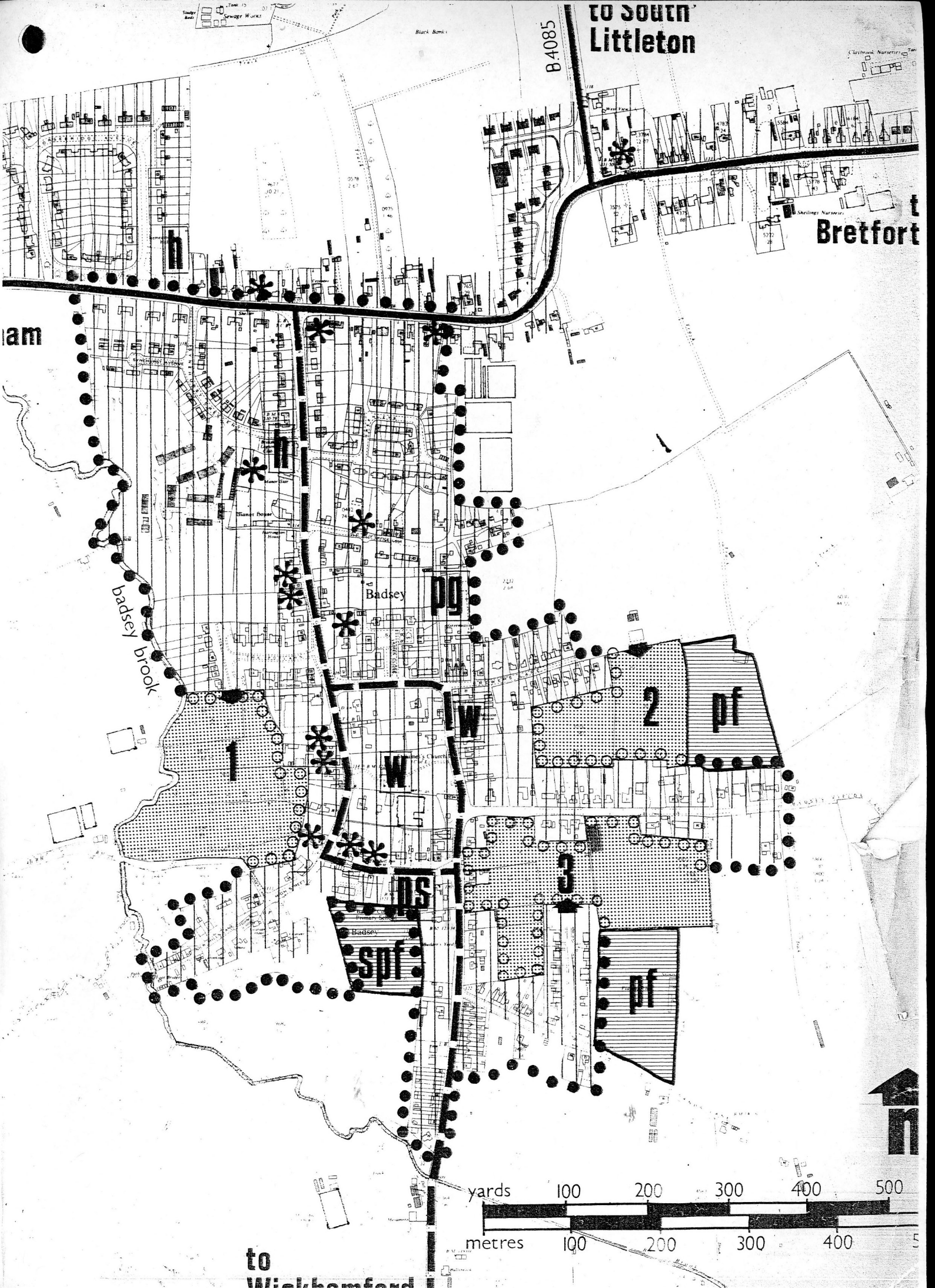
LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTEREST COMPILED UNDER SECTION  
32 OF THE TOWN AND COUNTRY PLANNING ACT, 1962

Min. Ref.

|      |                     |
|------|---------------------|
| 3/1  | Church of St. James |
|      | <u>High Street</u>  |
| 3/2  | Manor House         |
| 3/3  | Oakleigh House      |
| 3/4  | Harrington House    |
| 3/5  | The Sumach Bakery   |
| 3/8  | Seward House        |
| 3/9  | The Laurels         |
| 3/11 | Malvern House       |
| 3/14 | Stone House         |
| 3/16 | Vicarage Cottage    |
| 3/17 | Silk Mill Cottage   |

The following buildings are not included in the statutory list but have been noted by the Ministry of Housing and Local Government as having some architectural or historic merit:-

|      |  |
|------|--|
|      | <u>High Street</u>                                 |
| 3/6  | The Poplars  |
| 3/7  | Dovecot (opposite the Poplars)                     |
| 3/10 | Blakesmere   |
| 3/12 | Cottage to south of and<br>adjoining Malvern House |
| 3/13 | Wheatsheaf Inn                                     |
| 3/15 | The Vicarage                                       |
|      | <u>Silk Mills</u>                                  |
| 3/18 | Nos. 1, 2 and 3                                    |



TO SOUTH  
Littleton

B.4085

TO  
Bretfort

TO  
Wickhamford

Badsey  
brook

Badsey

1

2

pf

3

spf

pf

yards 100 200 300 400 500

metres 100 200 300 400 500

TO  
Wickhamford