

Brilley Neighbourhood Development Plan Update September 2015

Dear Resident,

This letter is being sent to you to give you important information about the current position of the Brilley Neighbourhood Development Plan (NDP). You will remember that last year a member of the NDP Steering Group was in touch with you for the Community Consultations to develop the NDP. The Draft Plan was submitted to the Regulation 14 process last year and various amendments were made in response to the comments received. The Plan was then sent to Herefordshire Council for the next formal consultation.

However, earlier this year Herefordshire Council's Core Strategy (its new local plan) went through the external inspection process. The Inspector decided that Herefordshire could not meet the housing commitment that is required by government and so the Council has had to make major modifications to the Core Strategy. As a result, Brilley's NDP was in conflict with the amended Core Strategy and the Brilley Plan had to be withdrawn.

Under the modifications, the following changes affect Brilley:

- Brilley is advised to draw a Settlement Boundary – this is to define the “built-up areas” so that sites for development can be identified either within the Settlement Boundary or adjacent to it, to agree with national and local planning requirements – See map of the proposed Settlement Boundary overleaf
- Brilley NDP now needs to identify areas for development for a minimum of **16 houses** up to 2031 (instead of 4 houses before the modifications to the Core Strategy) – although the Steering Group and Parish Council would prefer development throughout the parish, to comply with national and local planning regulations the areas for development should mostly be within or adjacent to the Settlement Boundary, though windfall development (eg. barn conversions) throughout the parish can be included
- If Brilley cannot identify areas for development and therefore cannot meet the minimum target of 16 new houses by 2031, then the NDP needs to give **clear evidence** to support this position – otherwise the NDP will be in conflict with the Core Strategy and will fail its own external inspection process.

The Steering Group have recently met with our Herefordshire Council NDP officer and our planning consultant to consider a way forward and have recommended the following steps:

- A Call for Sites process will now be undertaken to allow householders/landowners who live or own land within or adjacent to the 2 main built-up areas within Brilley village to put forward a site for housing development, if they wish to
- A separate letter about the Call for Sites is being sent to the householders/landowners concerned
- It is not being sent to all households as development **must** be steered towards the areas within/adjacent to the Settlement Boundary – but if you think you may want to convert a barn or similar building by 2031, please contact Alison, the Parish Clerk, so that this can be included as a possible windfall site
- If any sites are submitted, they will be independently assessed to see if they meet the criteria and are actually suitable for development – **there is no guarantee that any site submitted will be suitable for allocation as a site for development**
- Once the Call for Sites process is complete, the Steering Group will make proposals for a Settlement Boundary and Allocation of Sites for development if it is possible and redraft the NDP
- A further Community Consultation will take place on these proposals, before a new Regulation 14 formal Consultation is done.

So, if you receive the Call for Sites letter from us please consider carefully if you wish to submit a site for allocation for development for housing. Once the Steering Group have made the proposals and amendments outlined above, **please attend the Community Consultation – this is vital for the future of Brilley Parish!**

Thank you for reading this update. We look forward to seeing you in the autumn at the Community Consultation. Please contact the Parish Clerk (see below) for further details or information or a member of the Steering Group.

For and on behalf of Brilley Parish Council and the Brilley NDP Steering Group

Alison Sutton – Parish Clerk.

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Map of Proposed Settlement Boundary for Brilley

A Settlement Boundary (SB) is a line that is drawn on a plan around a village, which reflects its built form, this is also known historically as an 'envelope'. When defining the proposed SB for Brilley, the NDP Steering Group followed Herefordshire Council's Planning Guidance Note 20 – "Guide to Settlement Boundaries". Therefore the proposed Settlement Boundary is close to the built form of the village, to prevent overdevelopment and protect the character of Brilley. The proposed SB will be part of the forthcoming Community Consultation event, once the Call for Sites process and any allocation of land for housing development has been considered.

