

Brilley Parish Council

Brilley Neighbourhood Development Call for Sites process

Dear Householder or Landowner,

This letter is being sent to you to give you important information about the Call for Sites process that is now being undertaken for the Brilley Neighbourhood Development Plan (NDP). Following a lot of work, various Community Consultations and the Regulation 14 Consultation, the Brilley Plan was submitted to Herefordshire Council in late 2014 for the second 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 As a result, Brilley's NDP was in conflict with the amended Core Strategy and the Brilley Plan had to be withdrawn.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) – the areas should mostly be within or adjacent to the Settlement Boundary, though windfall development (eg. barn conversions) 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.

Therefore a Call for Sites process is now being undertaken as follows:

- Household/landowners who live or own land within or adjacent to the 2 main built-up areas within Brilley village may put forward a site for housing development, if they wish to
- 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, please consider carefully if you wish to submit a site for allocation for housing development. The Site Submission Form is available to download on the Brilley NDP website – www.brilley-ndp.org.uk – or email the Parish Clerk on brilleypc@gmail.com or ring 07789 322771 to be sent a form. The Assessment Scoring and Site Assessment Forms that will be used by our independent planning consultants are also available for your reference by the same means.

All Site Submission Forms, with accompanying map, must be received by the Parish Clerk by 5.00 pm on Monday 28 September. You will be contacted when the date of the Community Consultation is known so that you can see the proposals for a Settlement Boundary and any Allocation of Sites within the amended NDP.

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.

