

Brilley

Neighbourhood

Development Plan

To 2031

Submission Version

July 2016



Acknowledgements

Brilley Parish Council

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The preparation of this Neighbourhood Development Plan has been possible due to grants from the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTPi/Planning Aid England and partners and the Groundwork UK Community Rights Programme, both available through the My Community Rights website.

Published: July 2016

www.brilley-ndp.org.uk

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1 The 2031 Vision for Brilley

- 1.1 Our Neighbourhood Development Plan sets out the vision for the area that reflects the thoughts and feelings of local people with a real interest in their community.

In 2031 Brilley will remain a largely unspoilt, natural and scenic part of Herefordshire primarily undertaking agriculture and tourism along with an increased focus on homeworking through internet connectivity

- 1.2 Our Neighbourhood Development Plan sets out positively how we will achieve this Vision and how the parish will change over the plan period (2011-2031) and beyond. To ensure we achieve this, our plan includes policies on housing, community and leisure facilities, employment, improvements to transport, heritage and environment.

2 Introduction and Background

- 2.1 Taking advantage of the new powers available to parish councils, granted through the Localism Act 2011, the Brilley Parish Council applied to be designated as a Neighbourhood Development Planning body for the parish area (see Figure 1). Neighbourhood Development Planning status was approved by Herefordshire Council in May 2014.
- 2.2 Brilley is in northwest Herefordshire, in a remote and sparsely populated area, sharing much of the character of Welsh Radnorshire, which it bounds. Brilley is a small settlement, close to the border with Wales. It lies about 8 km (5 m) north-east of the Welsh border town of Hay-on-Wye.
- 2.3 This civil parish has an area of about 1,550 hectares, bounded on the north by the so-called Roman Road that crosses Brilley Mountain at 270 metres above sea level. The land slopes southwards 200 metres down to the River Wye, between The Rhydspence and Whitney Wood, at 70 metres, and the boundary climbs up again beside the wood, to Little Merthyr. The southern boundary runs along the Brilley Green Dingle, north of Kiln Ground Wood, and then crosses open country to Woods Eaves. The boundary line then turns north and runs up Pentre Coed Dingle, through Cwmma Moors, round Fernhall, and back along Apostles Lane to Brilley Mountain.
- 2.4 The population of the parish is 367 residents living in 120 households (2011 Census). This figure was updated to 130 houses by Herefordshire Council for the Core Strategy document. The density is 0.2 persons per hectare which is low in comparison to Herefordshire generally (at 0.8 persons per hectare).
- 2.5 The Parish includes some areas of ancient woodlands and there are a total of 33 Listed Buildings and Scheduled Monuments within the Parish. A complete list is provided in Appendix 1.
- 2.6 The parochial parishes of Brilley and Michaelchurch-On-Arrow are linked across the English-Welsh border, but the civil parish of Brilley lies wholly on the English side, in Herefordshire, and only this part of our community falls within the scope of the Neighbourhood Development Plan.
- 2.7 Brilley's landscape consists of fields and woods, intersected by brooks and dingles, paths and lanes; it is a managed, rather than a wild countryside. Farmsteads and houses are quite evenly distributed, some loosely grouped in small hamlets. The disposition of the scattered farmsteads, and their ancient names, might indicate that they stem from the Celtic pattern of agriculture, of small fields cleared from the enveloping woodland, but this is not strictly true of Brilley. The area was not properly settled or cultivated until nearly 200 years after The Conquest. The eastern side was farmed by Norman tenants. The western part was, in the main, opened up for sheep grazing by the monks of Abbey Cwm Hir, who owned the western side of Brilley. However, when tenants did take over from the lay brothers, they do seem to have been predominantly Welshmen, and the terrain is best suited to the upland methods of small fields to which they were accustomed. A mixture of arable and pasture husbandry emerged, and generated the need for a labour force and its attendant housing.

- 2.8 As the 19th century turned to the 20th century, roads were re-laid with tarmacadam, mains water was piped to everyone without a spring and eventually the parish was criss-crossed with telephone and electricity supply lines. Only piped gas has not yet reached us. Otherwise, the village looks much the same as it has for centuries. It has grown organically to meet slowly evolving circumstances, until the rapid changes that came after the Second World War. The Church, the Old School, and the Old Forge are at the centre of a very low-density, dispersed population. The only fairly densely built-up area is post-World War II development. The rest of the village is widespread.
- 2.9 The Southern section of the Parish contains a small section of the European designated River Wye Special Area of Conservation (SAC). This is also nationally designated as a Site of Special Scientific Interest (SSSI). The north east of the Parish also contains a section of the Bushy Hazels and Cwmma Moors SSSI.
- 2.10 A National Trail – Offa’s Dyke Path, which follows the English/Welsh border for 177 miles alongside the 8th Century Offa's Dyke – crosses into the Parish on the western side.
- 2.11 The overall proportions of land used for present purposes are approximately 89% farming (arable and grazing), 7.5% woodland, 0.5% public space (mainly Brilley Green Dingle Nature Reserve), and possibly 1% for the curtilages of domestic dwellings. The surfaced roads and the growth of vehicle ownership has rendered Brilley less remote and people have come to live here from elsewhere. There is a greater variety of occupations than before, however agricultural land use still predominates.

3 Why a Neighbourhood Development Plan for Brilley?

Figure 1 – The Brilley Neighbourhood Development Plan Area



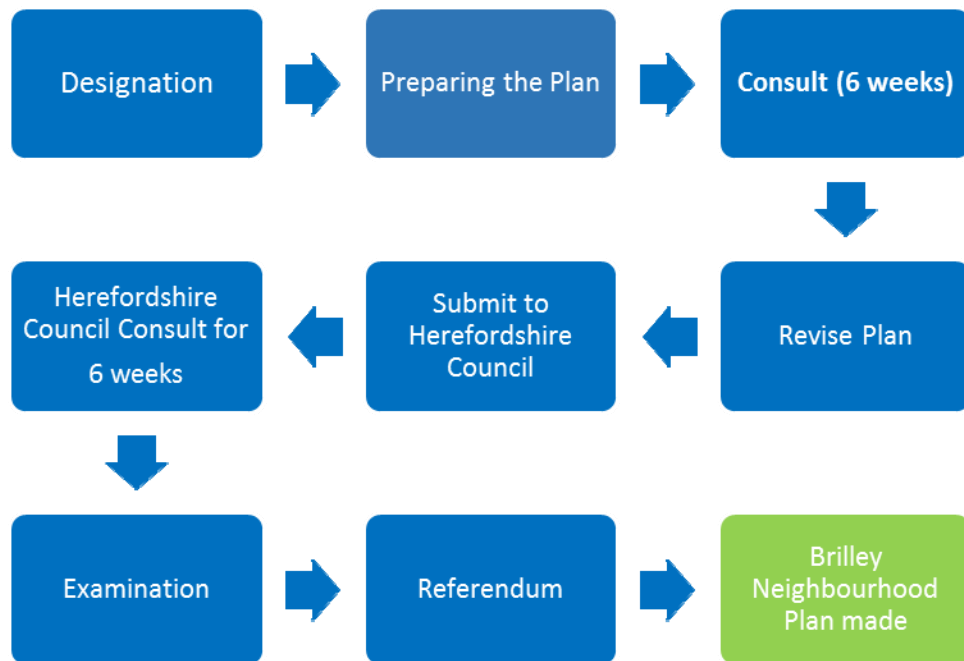
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- 3.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Local authorities such as Herefordshire Council, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. Parish Councils have been enabled to do this, by preparing a Neighbourhood Development Plan.
- 3.2 Neighbourhood Development Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.
- 3.3 Brilley Parish Council decided that this was an important right to exercise, and applied to be designated a Neighbourhood Development Planning body for the whole area covered by the parish (see Figure 1). Herefordshire Council approved this application in May 2014. Since designation the Parish Council's Steering Group have been preparing this Draft Neighbourhood Development Plan. When the Plan is finalised, following consultation with parishioners, the people of Brilley will have played a part in shaping the future of the parish.

4 Process of preparing the Plan

- 4.1 Neighbourhood Development Plans have to be prepared following a procedure set by government, see Figure 2.

Figure 2 – The Neighbourhood Plan Preparation Process



- 4.2 This process includes a six-week period of consultation with Brilley Parish residents and businesses on the Draft Plan undertaken by the Parish Council. The plan has now been revised to take account of responses made during the consultation period. This Plan will now be submitted to Herefordshire Council. Following submission, Herefordshire Council will undertake a further six-week consultation. The Plan will then be submitted for Independent Examination and the process will culminate in a local referendum on whether the Plan should be made part of the statutory development plan for Herefordshire. The full process is shown above in Figure 2.

5 Key issues for Brilley and Themes for the Plan

- 5.1 The Brilley Neighbourhood Development Plan must take account of national planning policy. This is, primarily, contained in one document: The National Planning Policy Framework (NPPF).
- 5.2 This means our Neighbourhood Development Plan must “*plan positively to promote local development*” and must “*support the strategic development needs*” set out in Herefordshire’s Core Strategy. Therefore, our Neighbourhood Development Plan has been prepared to be in “*general conformity*” with Herefordshire’s planning policies.
- 5.3 Herefordshire Council’s strategic planning policy is contained in the Herefordshire Core Strategy. The relevant policies are set out in Appendix 2.

Locally Identified Issues

- 5.4 An initial scoping questionnaire was undertaken by the Steering Group in August 2014 to identify the areas which the community considered should be brought forward into the Brilley Neighbourhood Development Plan. The response rate was 122 returns from questionnaires delivered to 120 properties (due to some households returning more than one response).
- 5.5 From the issues raised in the questionnaire responses, the following themes were identified for the Brilley Neighbourhood Development Plan.
- 5.6 The themes are:
 - Community Facilities and Open Spaces
 - Housing
 - Natural and Built Environment
 - Infrastructure and Transport
 - Economy.
- 5.7 A second community consultation was undertaken in October/November 2014. This consultation was on options related to: a) whether there should be more than the indicative target of 4 houses to be built by 2031, as in Herefordshire Council’s Core Strategy; b) how many houses should there be in a development; c) should houses be built only within the main settlement area or within the parish; and d) whether houses should be one- or two-storey. The response to this consultation was 36% and the results informed the 2014 Submission Draft of the Plan. Respondents identified 4 houses as the number to be built in Brilley up to 2031, with a maximum of 4 houses per development, with a very small majority in both cases. Nearly 90% of respondents supported two storey houses being built. Although almost two thirds wanted new homes built throughout the parish, the Core Strategy states they should be built within the settlement area. A suggestion from a parishioner who attended the Open Event for the community consultation led to additional words for policy BR5.

Post Regulation 14 Modifications to Herefordshire Core Strategy and resulting community consultation and second Regulation 14 consultation for Brilley

- 5.8 Prior to examination of the Herefordshire Core Strategy, Paragraph 4.8.11 indicated that the target percentage growth within the Parish was 12% of the total number of the dwellings in the village core. In Brilley this equated to 4 dwellings.
- 5.9 Within the modifications to the submission Herefordshire Core Strategy, Paragraph 4.68.26 states that for individual settlements the target is based upon the total number of dwellings in the parish. The number of households in the parish, as identified by Herefordshire Council is 130. Applying the housing growth target of 12% for the plan period, the indicative figure for Brilley now amounts to 16 dwellings over the plan period.
- 5.10 The Parish Council consider it important to preserve the much dispersed settlement form in this deeply rural parish. This is also reflected in the fact that due to the isolation of the parish, it is not a chosen location for new residents to live.
- 5.11 A “Call for sites” exercise was carried out 12-28 September 2015. This resulted in three sites being put forward. An independent assessment of the three sites was carried out by Kirkwells.
- 5.12 A consultation was undertaken with the community in relation to the three proposed sites. The consultation resulted in Site 1, off Pentre Lane, being allocated for 4 houses and Site 2, opposite Brunley Close, being allocated for 5 houses. These maximum numbers of houses have been removed from the draft Plan as required by responses to the Regulation 14 consultation. The amended Plan is now submitted for Regulation 16 Consultation.

6 Objectives

- 6.1 In order to achieve our Vision for Brilley in 2031 the Steering Group has identified the following objectives for the Neighbourhood Development Plan.

OBJECTIVE 1 – To ensure that the community facilities and green spaces of Brilley are protected for future generations.

OBJECTIVE 2 – To promote a level of housing growth that is proportionate to the size and scale of Brilley so that it remains a rural village. A suitable range of properties should be provided so that local people of all ages can continue to live in the parish, families are attracted to the area and local housing needs are met.

OBJECTIVE 3 – To ensure that the natural and built environment of the parish is protected and enhanced for future generations through suitably designed and sustainable development and by protecting key environmental and heritage assets.

OBJECTIVE 4 – To vigorously encourage the appropriate improvements in transport & communications infrastructure to support present demand and future growth in Brilley.

OBJECTIVE 5 – To support existing employment in the Parish and encourage new employment and tourism opportunities, including working from home, while ensuring current, new or expanded businesses within the area do not have an adverse impact on the environment or residential amenity.

7 Brilley Neighbourhood Development Plan Policies

- 7.1 This section of the Brilley Neighbourhood Development Plan sets out the policies that will be used to determine planning applications up to 2031, in order to achieve our vision and objectives.

OBJECTIVE 1 – To ensure that the community facilities and green spaces of Brilley are protected for future generations.

Technical evidence

- 7.2 Policy SC1 of the Herefordshire Core Strategy states that *development proposals which protect, retain or enhance existing social and community infrastructure or ensure that new facilities are available as locally as possible will be supported. Such proposals should be in or close to settlements, have considered the potential for co-location of facilities and where possible be safely accessible by foot, by cycle and public transport.*

New development that creates a need for additional social and community facilities that cannot be met through existing social facilities - will be expected to meet the additional requirements through new, or extension of existing, provision or by developer contributions which meet the relevant tests of paragraph 204 of the NPPF.

Proposals involving the provision or expansion of social and community facilities will be expected to provide publicly accessible toilets (including facilities for disabled people and baby changing).

Existing facilities will be retained, unless it can be demonstrated that an appropriate alternative facility is available, or can be provided to meet the needs of the community affected; or it can be shown that the facility is no longer required, viable or is no longer fit for purpose; and where appropriate, it has been vacant and marketed for community use without success. Viable alternative facilities must be equivalent to those they replace, in terms of size, quality and accessibility.

- 7.3 Other relevant policies within the Herefordshire Core Strategy are as follows:
 SS1: Presumption in favour of sustainable development;
 OS1: Requirement for open space, sports and recreation facilities;
 OS2: Meeting open space, sports and recreation needs; and
 OS3: Loss of open space, sports or recreation facilities.

Policy Brilley (BR) 1 - Protection of Local Community Facilities

Existing Community Facilities are identified below and on the map below and in Appendix 3. There will be a presumption in favour of the re-use of local community facilities for other health and community type uses.

The Community Facilities are:

- (1) Village Hall and Green, encompassing the school site and
- (2) St Mary's Church and churchyard

The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should have adequate car parking; or
- b) Satisfactory evidence is produced that there is no longer a need for the facility.

Brilley Parish Council will permit proposals for new, and improvements to, existing community facilities provided that:

- c) The site is readily accessible;
- d) There are opportunities to integrate services;
- e) Detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and
- f) The proposal would not have an adverse effect on neighbouring residential amenity.

The school site (now part of the Village Hall and Green Community Facility) will have an educational component e.g. Recreational sports and play facilities.



Village Hall and Green

- 7.4 The National Planning Policy Framework (NPPF) advises at paragraph 76 that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”.
- 7.5 Paragraph 77 of the NPPF advises that *the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*
- *where the green space is in reasonably close proximity to the community it serves;*
 - *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - *where the green area concerned is local in character and is not an extensive tract of land.*
- 7.6 The table below sets out how each the proposed protected local green spaces meet these criteria.

Name of Site	Distance from Local Community	Special Qualities/Local Significance	Extent of land
Brilley Green Dingle	1000m	Rare example of woodland undergoing natural regeneration. Wildlife is extensive and the area is valued for its tranquility.	Small
Brilley Green Chapel (Lower Chapel) Graveyard	950m	This area has historic significance to the community. It contains 8 graves which represent early Presbyterian influence in Welsh borderlands.	Very small

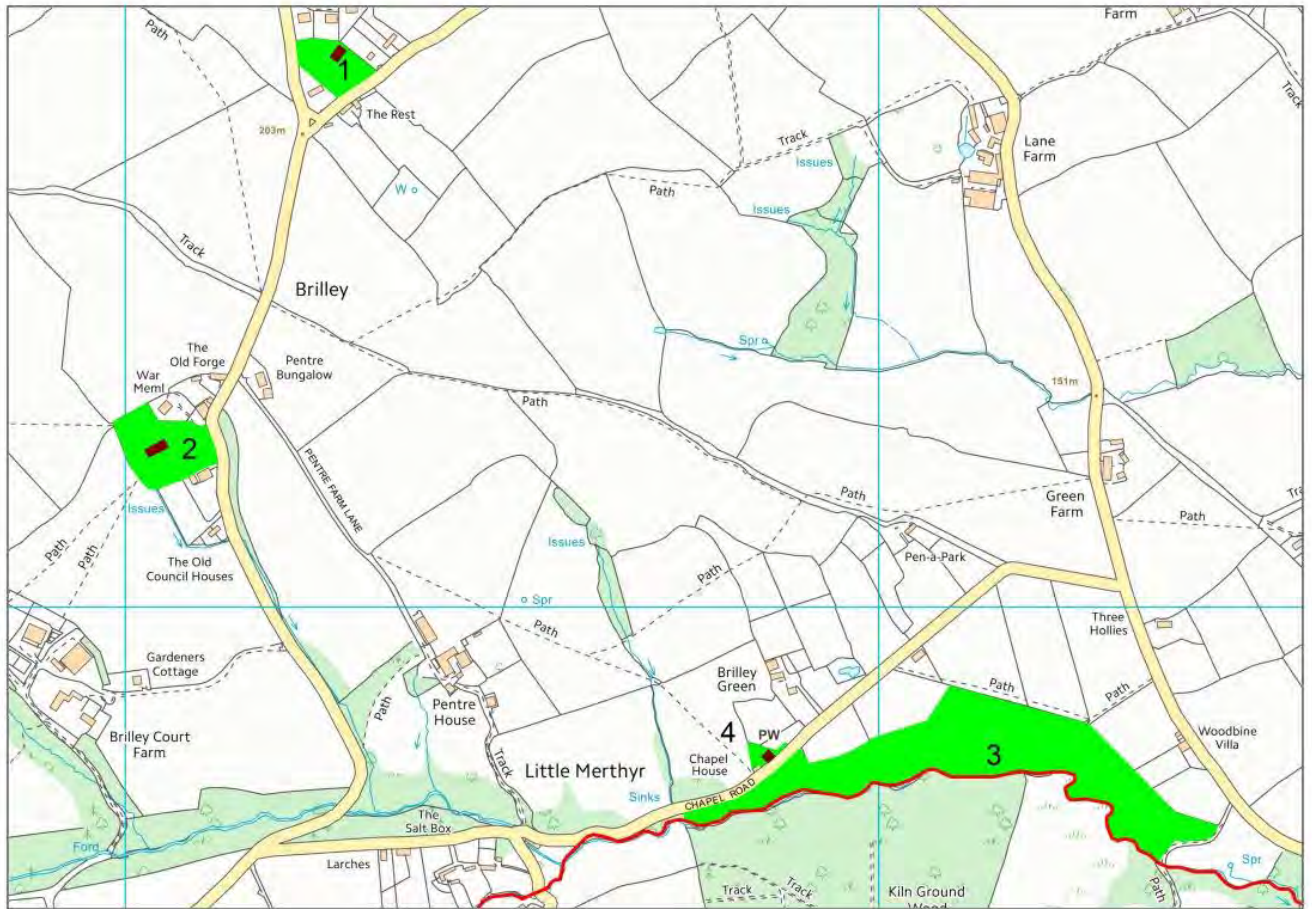
Policy BR2 – Protection of Local Green Spaces

The following local green spaces listed below and shown on the map below and in Appendix 3 are protected from development in accordance with Paragraphs 76 and 77 of the NPPF:

- (3) Brilley Green Dingle;
- (4) Brilley Green Chapel (Lower Chapel) graveyard.

New development which impacts adversely on the openness of these sites will not be permitted except in very special circumstances.

Figure 3 – Map of Community Facilities and Protected Green Spaces



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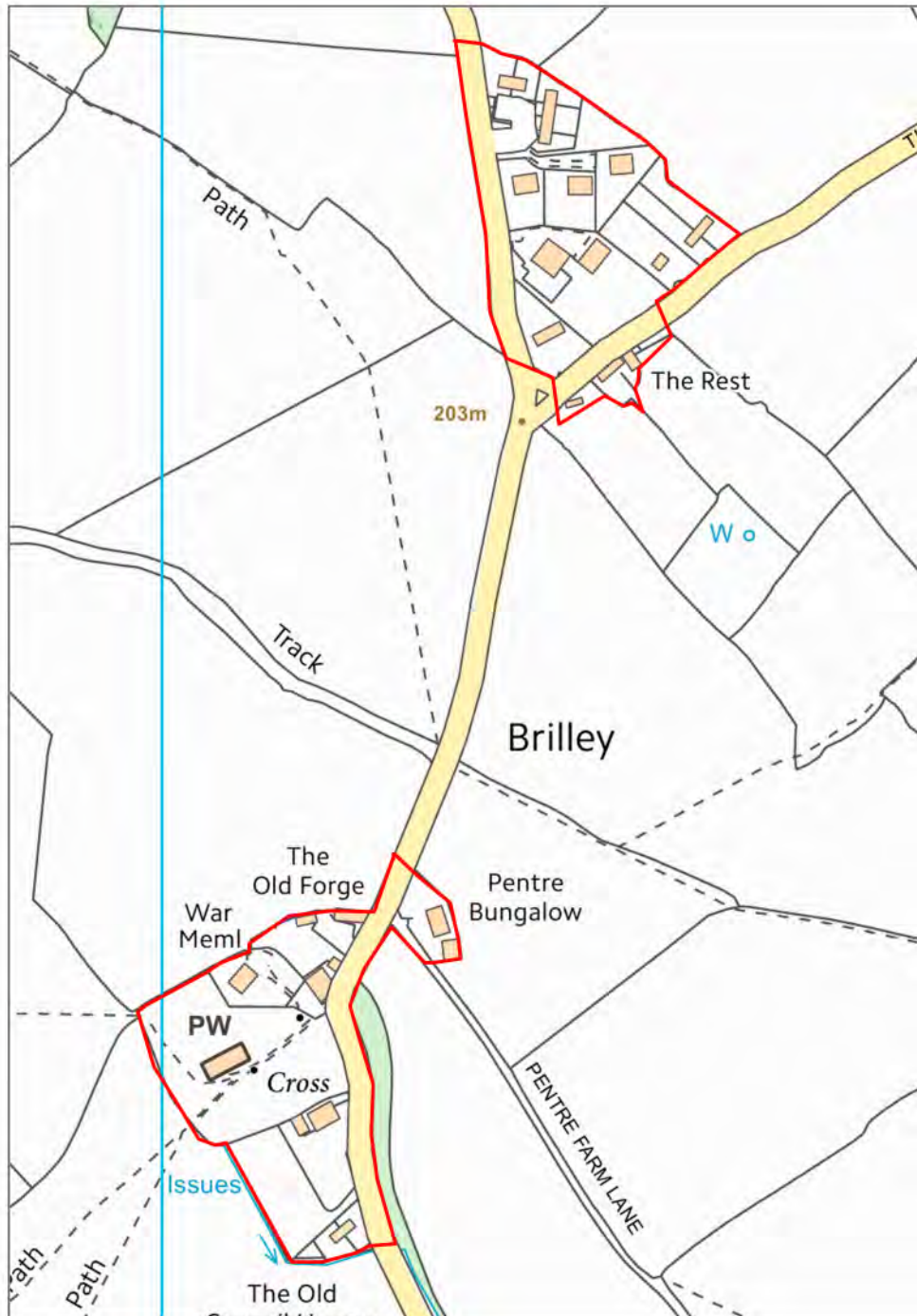
Brilley Green Dingle

OBJECTIVE 2 – To promote a level of housing growth that is proportionate to the size and scale of Brillley so that it remains a rural village. A suitable range of properties should be provided so that local people of all ages can continue to live in the parish, families are attracted to the area and local housing needs are met.

Technical evidence

- 7.7 Policy RA1 of the Herefordshire Core Strategy (2011-2031) identifies the rural housing strategy and states that within the Kington Housing Market Area (HMA) 317 dwellings will be required and identified settlements should have a target of 12% growth. Within Policy RA2, Brillley is identified as a settlement (Fig 4.14 of Herefordshire Core Strategy) which will be the main focus of proportionate housing development. Paragraph 4.8.10 states that the minimum rural HMA target represents a level of growth for parishes, as a percentage and which is proportionate to existing HMA characteristics.
- 7.8 The Core Strategy also states at Paragraph 4.8.12 that by virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive.
- 7.9 Paragraph 4.8.21 states that the proportional growth target within policy RA1 will provide the basis for the minimum level of new housing that will be accommodated in each neighbourhood development plan. The target represents a level of growth for parishes, as a percentage, that is proportionate to existing HMA characteristics. The main focus for development will be within or adjacent to existing settlements.
- 7.10 The number of households in the parish, as identified by Herefordshire Council, is 130. Applying the housing growth target of 12% for the plan period, the indicative figure for Brillley amounts to 16 dwellings over the plan period.
- 7.11 Brillley is an extremely rural parish of Herefordshire on the England/Wales border. There is no obvious settlement, just clusters of dwellings near the village hall and church, with the remainder of dwellings in the parish being widely dispersed. The Parish has a population of 367, and contains 130 households over an area of 1550 hectares giving a population density of 0.2 persons per hectare compared to the average in Herefordshire of 0.8 persons per hectare.
- 7.12 The population is dispersed throughout the parish with only 24 households being within the arbitrary settlement area of Brillley itself, which is split in 2 clusters, as shown in Figure 4 below of the Settlement Boundary. The predominant industry in the area is agriculture, with 17.6% of the population (aged 16-74) employed in agriculture, forestry and fishing compared to the Herefordshire figure of 5.4%. This again reflects the rural nature of the parish.

Figure 4 – Map of the Settlement Boundary for Brilley, showing the 2 clusters of dwellings of the built form



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- 7.13 Brilley, whilst being identified as a main settlement, has very little in the way of services and is accessed and serviced by narrow rural roads. Whilst there is a village hall and village green (football pitch with moveable football goals) and a public house, there is no shop.
- 7.14 Future housing is directly related to need, the number of accessible services and an aspiration to live in a specific area.

7.15 Having researched Herefordshire's online database of planning applications submitted since October 1997, it becomes apparent that there has been very little development in the parish as a whole in the 18-year period. In total there have been 89 applications submitted in the last 18 years which equates to approximately 5 per year.

7.16 Of these, 12 were applications for new residential development at 6 different locations as follows:

Welshwood Farm, Whitney – Conversion of farm buildings to dwellings (3 dwellings NW061503 - Refused, Appeal upheld, 4 dwellings DCN073653 – Refused)

The Buildings, Brilley – Agricultural workers dwelling (DCN062380, DCN080397 – Refused, DCN083204 – Approved with conditions)

Penceste (Pen Y Castell), Brilley – Conversion of redundant barn to dwelling (DCN062254 – withdrawn, DCN070135 – Approved with conditions)

Old Methodist Chapel – Certificate of Lawfulness for use as residential (DCN083080 – Granted)

Rhydspence Inn, Brilley – Conversion to residential (N103369 – withdrawn, N1112511 – Refused)

Land at Cefn Farm, Whitney - New agricultural workers dwelling (N123488 – Refused, P142612 – Refused, Appeal upheld).

7.17 The figures above indicate that in the last 18 years 8 dwellings have been approved, 6 were conversions and 2 were agricultural workers dwelling. Following the introduction of the National Planning Policy Framework in 2012, where there has been significant developer interest across Herefordshire, there has been no developer interest and nothing has come forward in Brilley, due to its rural nature and remote location.

Local evidence

7.18 The community consultation in November 2014 identified that 66% of residents would prefer development to be throughout the parish, as the community feels that there is not a defined settlement area. However, Herefordshire Council's Core Strategy states that the new houses must be built in the settlement area defined in the document or on allocated sites.

7.19 The Parish Council considers it important to preserve the much dispersed settlement form in this deeply rural parish. This is also reflected in the fact that due to the isolation of the parish, it is not a chosen location for new residents to live.

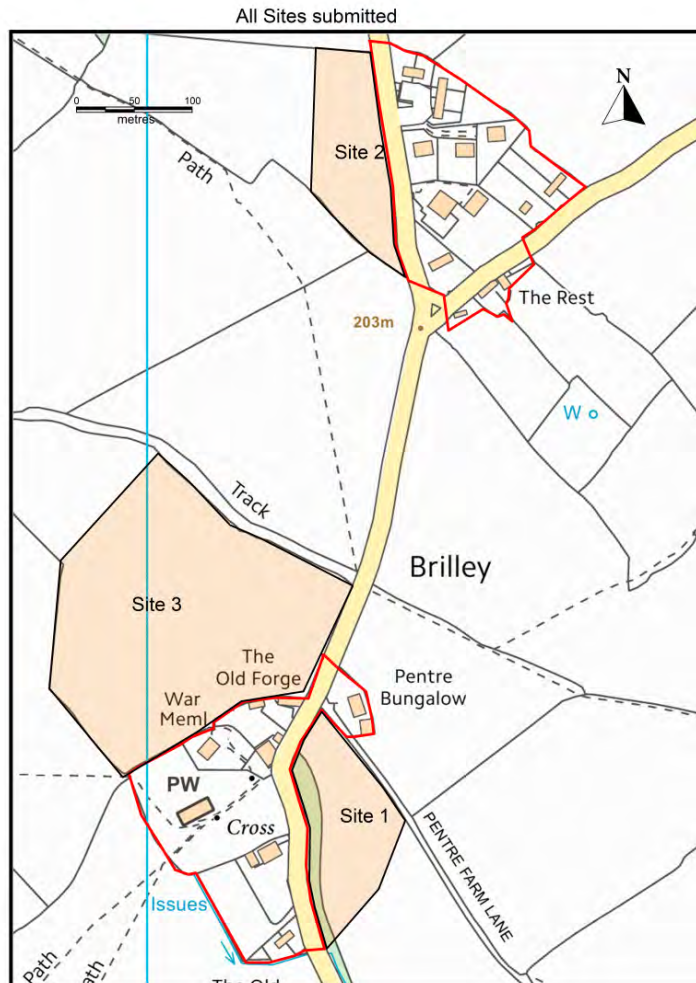
7.20 Following a discussion with the Herefordshire Council Neighbourhood Planning Officer, a "Call for sites" exercise was carried out 12-28 September 2015. This resulted in three sites being put forward, Figure 5 below. An independent assessment of the three sites was carried out by Kirkwells, which concluded that only part of each site was suitable for development and all sites had major constraints.

7.21 A consultation was undertaken with the community in relation to the three proposed sites for allocation – part of each site – as shown in Figure 6 on page 19. The community consultation gave 4 options for allocation. Site 3, Forge Field, was minimally supported for allocation and was therefore disregarded. Support for Site 1, off Pentre Lane and Site 2, opposite Brunley Close, was

fairly equal, both as a single site for 9 new dwellings and as a split allocation with 4-5 new dwellings on either site. Therefore, Site 1 was allocated for 4 houses and Site 2 was allocated for 5 houses (though these figures have been deleted from the draft Plan following responses to the Regulation 14 consultation). Given the very low density of the built form and rural character of scattered farmsteads and hamlets in the parish, sites for only 9 of the required minimum of 16 new dwellings have been allocated. The Parish Council believe that to allocate sites for 16 dwellings adjacent to the 2 clusters of the Settlement Boundary would lead to disproportionate, unsustainable development.

- 7.22 Herefordshire Council consider it important to facilitate growth in the villages identified in Tables 4.14 and 4.15 of the Core Strategy. Brilley has a band of Grade 2 agricultural land running across the identified village. The site assessment process included the criteria of loss of agricultural land. Site 1 is classified as Grade 2, Site 2 as part Grade 2/Grade 4, Site 3 also as Grade 2.
- 7.23 The National Planning Policy Framework looks at significant loss of agricultural land. In this instance the losses involved are not considered to be significant. Whilst the allocation of sites 1 and 2 will involve the loss of 0.5 Ha, and 0.73 Ha of Grade 2 land respectively, the wider benefits through the creation of new homes in a sustainable village outweigh the loss of a small part of the best and most versatile agricultural land.

Figure 5 – Map of all sites submitted to the Call for Sites

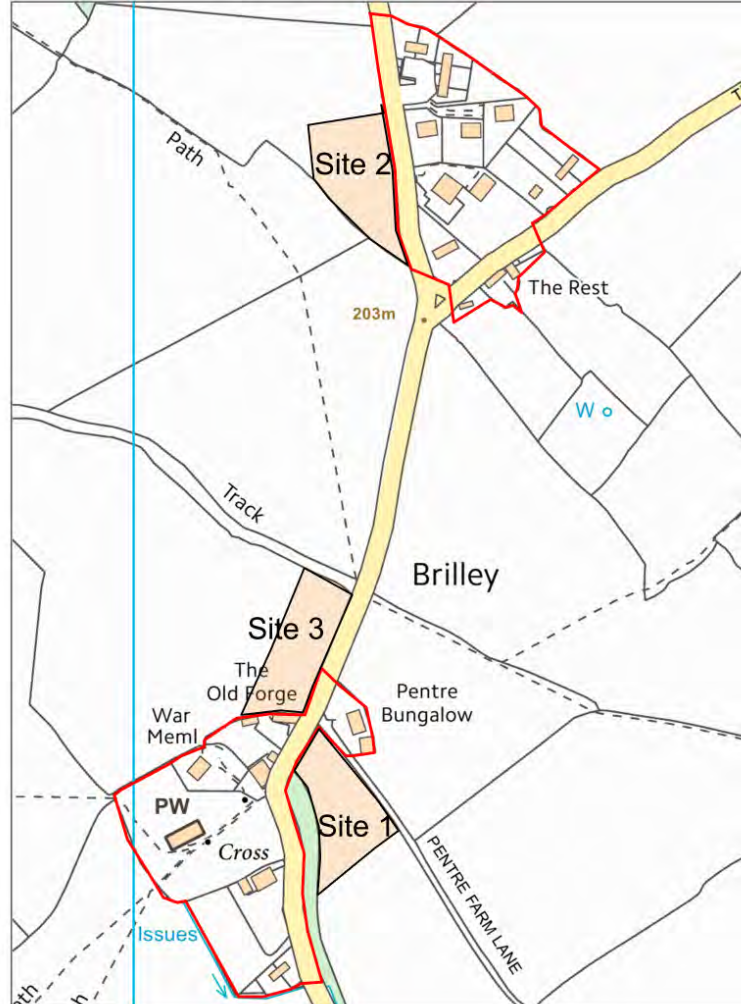


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- 7.24 Historically windfall development has provided new dwellings in Brilley, as shown in 7.16 above and sites for 7 new dwellings were identified during the 'Call for Sites' process. Windfall development is expected to make up the remaining requirement for new dwellings.

Figure 6 – Sites considered for allocation in the community consultation



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Policy BR3 – Scale and Type of New Housing Development in the Parish of Brilley

Proposals for new housing development within the Settlement Boundary of Brilley or on an allocated site as defined on the Brilley Village proposals map will be permitted where:

- It is proportionate to the size and function of the immediate surrounding area;
- Is generally one or two-storey construction;
- It is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;

- d) It has an appropriate density in context with the immediate surrounding area; and
- e) It can achieve appropriate and safe access to the highway network.

Due to the low density of the existing built form, development on Site 1 and Site 2 should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed so that the rural feel is retained.

Housing development outside the Settlement Boundary will only be permitted in accordance with the relevant Herefordshire Core Strategy policies (presently Policy RA3).

- 7.25 A Housing Needs Survey was conducted in 2012. This concluded as follows:
- Questionnaires were mailed out to all households in the parish of Brillley, a total of 128, who were requested to return them if they foresaw a need for affordable housing within their own household in the next three years.
 - The survey found 8 households that would need affordable accommodation in Brillley parish in the next 3 years – the need is for 4 × one-bed, 2 × two-bed dwellings and 2 × three-bed dwellings.
 - 2 households were excluded from the reported total, as they were not considered to be eligible for affordable accommodation.

Policy BR4 – Ensuring an appropriate range of tenures, types and sizes of houses.

All proposals for new housing development will have to demonstrate how they contribute to maintaining a mix of tenures, types and size of dwelling in the Parish as highlighted in the recent Neighbourhood Development Plan questionnaire and the previous Parish Housing Needs survey.

Proposals for affordable housing may be considered acceptable provided they will maintain or enhance the vitality of the local community by clearly addressing a genuine local need for affordable housing.

Sites including affordable housing should integrate both affordable housing and market housing across a site. Development that leads to concentrations of different types and tenures of homes in separate groups on a site will not be permitted.

OBJECTIVE 3 –To ensure that the natural and built environment of the parish is protected and enhanced for future generations through suitably designed and sustainable development and by protecting key environmental and heritage assets.

Technical evidence

- 7.26 Policy LD1 of the Core Strategy states that *development proposals should demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas; in addition to conserving and enhancing the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;*

The policy further states that development proposals should maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

- 7.27 Other relevant policies of the Herefordshire Core Strategy are as follows: SS1: Presumption in favour of sustainable development; LD1: Landscape and townscape; LD2: Biodiversity and geodiversity; LD3: Green infrastructure; and LD4: Historic environment and heritage assets.

Policy BR5 – General Design Principles

All new development proposals will be required to demonstrate how they have taken account of the following criteria:

- a) Makes efficient use of land and buildings (i.e. gives priority to brownfield sites/retention of buildings);
- b) Exploits existing services and facilities, including using local tradespeople wherever possible;
- c) Does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- d) Does not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure;
- e) Provides appropriate and safe access to the development site;
- f) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function;
- g) Suitability of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene;
- h) Use, and where appropriate re-use, of local and traditional materials

or suitable artificial alternatives;

- i) Includes adequate parking;
- j) Inclusion of energy efficiency and conservation measures
- k) Use of Sustainable Drainage Systems; and
- l) Ensures that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated.

Policy BR6 – Landscape Character

All development proposals will have to show regard to the distinctive landscape character of the Clun and North West Herefordshire Hills Character Area (defined in Appendix 4) by (where appropriate):

- a) Protecting and managing the ancient semi-natural woodlands and associated habitats occurring across the area;
- b) Conserving ancient and veteran trees within former wood pasture, in field boundaries, and in the wider landscape for the benefit of fauna and flora that depend upon them and for their heritage value;
- c) Retaining, restoring, managing and planting new hedgerows, replacing hedgerow trees where necessary and managing field boundaries in traditional local styles, to enhance landscape character and improve habitat connectivity;
- d) Protecting and conserving the high open moorland areas with their sense of remoteness and panoramic views. Managing access to minimise impacts on the most sensitive sites and habitats, and develop interpretation to allow people to enjoy the tranquility and general accessibility of the area;
- e) Expanding opportunities for recreation and enjoyment of nature, and managing the existing access network of rights of ways and cycle routes and planning new links;
- f) Protecting, enhancing and improving interpretation of the historic features in the landscape ranging from the buried archaeology of the prehistoric to Roman periods, the medieval settlements, structures and field systems and later examples of agrarian land use and industry for their educational, cultural and historic significance; and
- g) Protecting the area's strong rural character, lack of intrusion and high levels of tranquility.

Policy BR7 – Dark Skies

To reduce light pollution and to improve the views of our night time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate the following:

- a) They have undertaken an appropriate assessment of the need for lighting and can demonstrate any need; and
- b) The nature of the proposed lighting is appropriate for its use and location.

OBJECTIVE 4 – To vigorously encourage the appropriate improvements in transport & communications infrastructure to support present demand and future growth in Brilley.

Technical evidence

- 7.28 Policy ID1 of the Herefordshire Core Strategy states that *provision for new and/or the enhancement of existing infrastructure, services and facilities to support development and sustainable communities, will be achieved through a co-ordinated approach.*

Where necessary, in addition to planning conditions for essential on-site design requirements and critical infrastructure, developer contributions towards strategic infrastructure through s106 agreements and/or a future Community Infrastructure Levy (CIL), will be secured in accordance with national planning policies and other relevant legislation.

- 7.29 Other relevant Herefordshire Core Strategy policies are as follows:
 SS1: Presumption in favour of sustainable development, SS4: Movement and Transportation, and MT1: Traffic management, highway safety and promoting active travel.

Policy BR8 – Supporting Development of Communications Infrastructure

The development of new, high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed.

All new development will be required to facilitate provision of high speed broadband and other communication networks.

Policy BR9 – Traffic management

Proposals for improvements in road safety and traffic management and the provision of/improvements to public transport will be fully supported by the Brilley Neighbourhood Development Plan.



Brilley village entry sign

Policy BR10 – Transport Improvements

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

- a) Highway improvement schemes to promote the safety of all users;
- b) Traffic calming measures and the reduction in traffic speeds on routes through the village centre; and
- c) Increasing public and community transport to and from the parish.
- d) Infrastructure to promote active travel modes (walking and cycling routes).

The Parish Council will encourage providers of public transport to provide a service to support future development in the Parish.

Policy BR11 – Public Rights of Way/Connectivity

Proposals for the enhancement and improvement of the existing Public Rights of Way network within the Parish will be supported.

Proposals for improved linkages and accessibility within Brilley Parish and to the areas beyond will be supported, including walking and cycling routes.

All new proposals should include the following enhancements to maximise accessibility for residents and to support local biodiversity:

- a) New Public Rights of Way linking to existing and new networks; and
- b) Linkages to wildlife corridors and provision of landscaping and planting

along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.



Footpath through Brilley Green Dingle

OBJECTIVE 5 - To support existing employment in the Parish and encourage new employment and tourism opportunities including working from home while ensuring current, new or expanded businesses within the area do not have an adverse impact on the environment or residential amenity.

Technical evidence

- 7.30 Policy E1 of the Herefordshire Core Strategy states that development proposals which enhance employment provision and help diversify the economy of Herefordshire will be encouraged where:
- the proposal is appropriate in terms of its connectivity, scale, design and size;
 - the proposal makes better use of previously developed land or buildings;
 - the proposal is an appropriate extension to strengthen or diversify an existing business operation;
 - the proposal provides for opportunities for new office development in appropriate locations.

The provision of viable live/work units as part of mixed use developments will

also be encouraged.

- 7.31 Other relevant Herefordshire Core Strategy policies are as follows:
 SS1: Presumption in favour of sustainable development; SS4: Movement and Transportation; RA5: Re-use of rural buildings; RA6: Rural economy; E1: Employment provision; E2: Redevelopment of existing employment land and buildings; E3: Homeworking, and E4: Tourism.

Policy BR12 – Supporting and enhancing existing local employment

Existing sources of local employment will be supported. Development that would lead to the expansion or improvement of existing business premises will be permitted when it meets all the following criteria:

- a) Is suitable in terms of size, layout, access, parking, design and landscaping;
- b) Does not harm the amenity of nearby occupiers;
- c) Does not harm the character, appearance or environment of the site and its surroundings;
- d) Has adequate access;
- e) Retains and enhances any built and natural features/areas that contribute to the amenity or biodiversity of the area; and
- f) Includes mechanisms to improve environmental performance to that of current best practice standards.
- g) Is in accordance with Policy E2 of the Herefordshire Core Strategy.

Redevelopment or change of use of existing employment premises will only be permitted when:

- h) The employment premises have been empty for 12 months or more and during that time actively marketed without securing a viable alternative employment use; or
- i) Equivalent, or better, provision is made, elsewhere within the parish, to replace the proposed loss of local employment space.

Policy BR13 – New local employment opportunities

The development of new local employment opportunities will be permitted within the Neighbourhood Development Plan area providing that they:

- a) Do not have a detrimental impact on surrounding residential amenity;
- b) Do not lead to the loss of open space or green infrastructure;
- c) Are located close to existing highways and do not have an unacceptable impact on traffic
- d) Are sustainable; and
- e) Ensures that any likely significant effect on the River Wye Special

Area of Conservation (SAC) is avoided or adequately mitigated.

Policy BR14 – Tourism development

Proposals that contribute to the visitor economy and new visitor accommodation will be encouraged by the Neighbourhood Development Plan subject to the following criteria:

- a) There is a need for the accommodation;
- b) Potentially involve the conversion of an existing building where possible;
- c) No detrimental impact on surrounding residential amenity;
- d) No loss of open space or green infrastructure;
- e) Located close to existing highways and do not have an unacceptable impact on traffic;
- f) Display a high standard of design appropriate to the area; and
- g) Does not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses);
- h) Ensures that any likely significant effect on the River Wye Special Area of Conservation (SAC) is avoided or adequately mitigated; and
- i) Is in accordance with Policy BR5 of this Neighbourhood Plan.

Proposals to change the use of existing holiday accommodation to residential will be resisted unless the development satisfies the following criteria:

- j) It involves the change of use to a dwelling for identified local need; and
- k) The building is capable of being permanently occupied without the need for any major reconstruction, extension or alteration that could be harmful to the character of the building or the amenity of neighbouring properties; and
- l) Sufficient curtilage space can be provided without harming the setting of the building or the character of the surrounding landscape.



The Cwmmau, a National Trust property

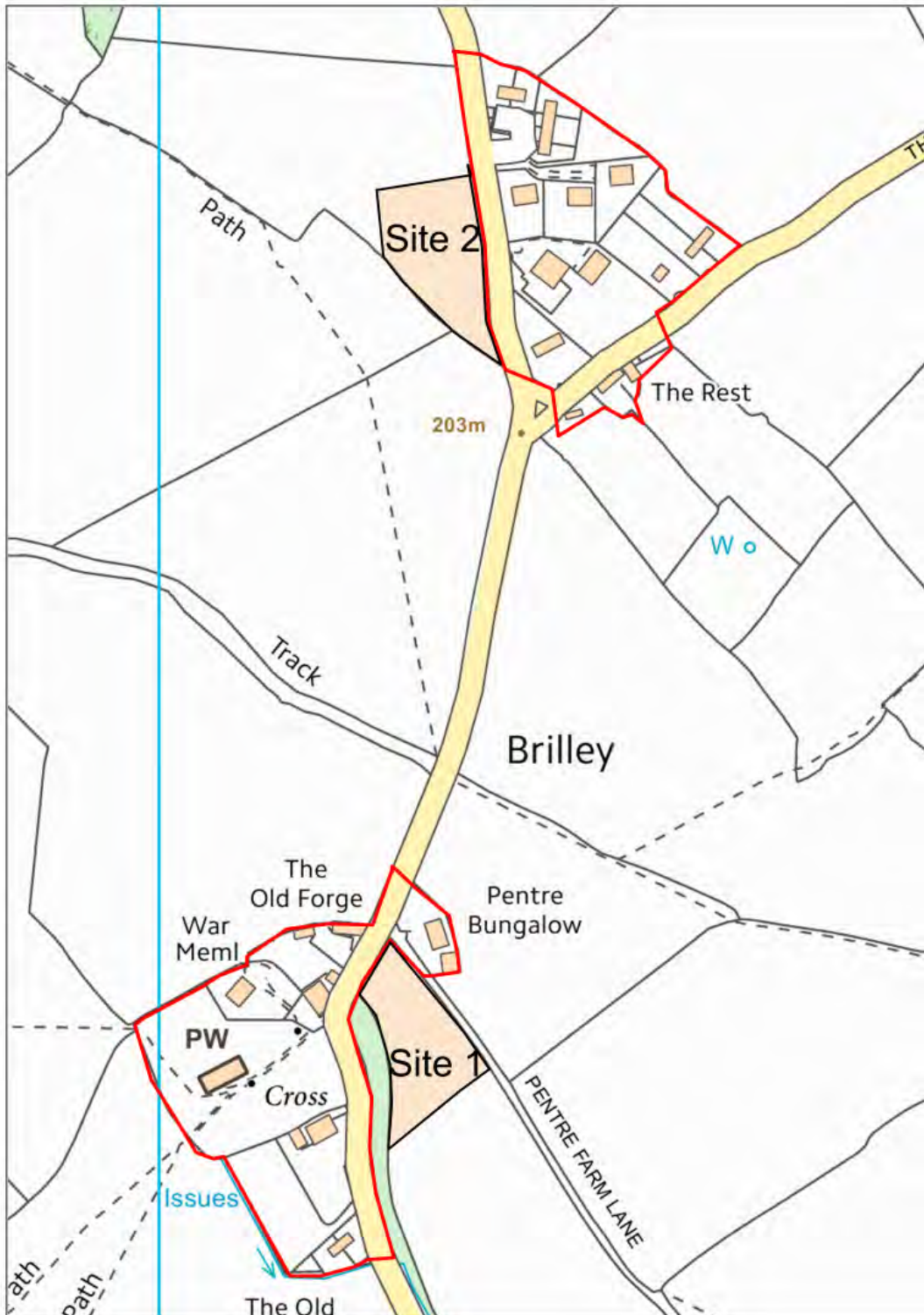


St Mary's Church

8 Next Steps and Monitoring

- 9.1 This is the Submission version of the Brilley Neighbourhood Development Plan.
- 9.2 A further six-week consultation by Herefordshire Council will take place, following submission,.
- 9.3 The Plan will then be submitted for Independent Examination and the process will culminate in a local referendum on whether the Plan should be made part of the statutory development plan for Herefordshire.
- 9.4 Once finally made (adopted) Brilley NDP will be reviewed every five years to ensure continuing conformity to local and national planning requirements.

Brilley Village Proposals Map



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Appendix 1

Listed Buildings and Scheduled Monuments

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Title	Type	Location	Grade
BARN AND STABLE ABOUT 10 YARDS NORTH-WEST OF FERNHALL FARMHOUSE AND ADJOINING COWHOUSE	Listing	BARN AND STABLE ABOUT 10 YARDS NORTH-WEST OF FERNHALL FARMHOUSE AND ADJOINING COWHOUSE, Brilley.	II
STABLE AND GRANARY ABOUT 10 YARDS SOUTH-EAST OF KINTLEY FARMHOUSE	Listing	STABLE AND GRANARY ABOUT 10 YARDS SOUTH-EAST OF KINTLEY FARMHOUSE, Brilley.	II
LANE FARMHOUSE	Listing	LANE FARMHOUSE, Brilley.	II
BARN ABOUT 20 YARDS NORTH OF LANE FARMHOUSE	Listing	BARN ABOUT 20 YARDS NORTH OF LANE FARMHOUSE, Brilley.	II
BARN AND STABLE ABOUT 20 YARDS NORTH-AEST OF LITTLE PENTRE-COED AND ADJOINING BUILDING	Listing	BARN AND STABLE ABOUT 20 YARDS NORTH-AEST OF LITTLE PENTRE-COED AND ADJOINING BUILDING, Brilley.	II
LOWER BRIDGE COURT	Listing	LOWER BRIDGE COURT, Brilley.	II
BARN ABOUT 12 YARDS SOUTH-WEST OF PENTRE-COED	Listing	BARN ABOUT 12 YARDS SOUTH-WEST OF PENTRE-COED, Brilley.	II
BARN AND STABLES ABOUT 10 YARDS NORTH-EAST OF TAN HOUSE FARMHOUSE	Listing	BARN AND STABLES ABOUT 10 YARDS NORTH-EAST OF TAN HOUSE FARMHOUSE, Brilley.	II
BARN AND STABLE ABOUT 30 YARDS NORTH-EAST OF UPPER BRIDGE	Listing	BARN AND STABLE ABOUT 30 YARDS NORTH-EAST OF UPPER BRIDGE, Brilley.	II
BARN ADJOINING THE WERN FARMHOUSE TO THE SOUTH-WEST	Listing	BARN ADJOINING THE WERN FARMHOUSE TO THE SOUTH-WEST, Brilley.	II
CHURCH OF ST.MARY	Listing	CHURCH OF ST.MARY, BRILLEY, Brilley.	II*
BRILLEY COURT FARMHOUSE	Listing	BRILLEY COURT FARMHOUSE, BRILLEY, Brilley.	II
CROSSWAY FARMHOUSE AND ADJOINING HAYBARN	Listing	CROSSWAY FARMHOUSE AND ADJOINING HAYBARN, Brilley.	II
GRANARY ABOUT 5 YARDS NORTH OF CWMMAU FARMHOUSE AND ADJOINING COWHOUSE	Listing	GRANARY ABOUT 5 YARDS NORTH OF CWMMAU FARMHOUSE AND ADJOINING COWHOUSE, Brilley, County of Herefordshire	II

BARN AND GRANARY ADJOINING THE WERN FARMHOUSE TO THE SOUTH-EAST	Listing	BARN AND GRANARY ADJOINING THE WERN FARMHOUSE TO THE SOUTH-EAST, Brilley.	II
CHURCHYARD CROSS ABOUT 15 YARDS SOUTH OF THE CHANCEL OF THE CHURCH OF ST MARY	Listing	CHURCHYARD CROSS ABOUT 15 YARDS SOUTH OF THE CHANCEL OF THE CHURCH OF ST MARY, BRILLEY, Brilley.	II
RHYDSPENCE INN	Listing	RHYDSPENCE INN, RHYDSPENCE, Brilley.	II
BARN ABOUT 15 YARDS NORTH OF LOWER BRIDGE COURT	Listing	BARN ABOUT 15 YARDS NORTH OF LOWER BRIDGE COURT, Brilley.	II
SUNNY BANK	Listing	SUNNY BANK, Brilley.	II
TAN HOUSE FARMHOUSE	Listing	TAN HOUSE FARMHOUSE, Brilley.	II
UPPER BRIDGE	Listing	UPPER BRIDGE, Brilley.	II
THE WERN FARMHOUSE	Listing	THE WERN FARMHOUSE, Brilley.	II
LLANHEDRY FARMHOUSE	Listing	LLANHEDRY FARMHOUSE, Brilley.	II
KINTLEY FARMHOUSE	Listing	KINTLEY FARMHOUSE, Brilley.	II
BARN ABOUT 20 YARDS EAST OF LANE FARMHOUSE	Listing	BARN ABOUT 20 YARDS EAST OF LANE FARMHOUSE, Brilley.	II
LITTLE PENTRE-COED AND ADJOINING OUTBUILDING	Listing	LITTLE PENTRE-COED AND ADJOINING OUTBUILDING, Brilley.	II
PENTRE-COED	Listing	PENTRE-COED, Brilley.	II
BARN ABOUT 15 YARDS SOUTH-WEST OF SUNNY BANK	Listing	BARN ABOUT 15 YARDS SOUTH-WEST OF SUNNY BANK, Brilley.	II
CWMMAU FARMHOUSE AND ADJOINING COWHOUSE	Listing	CWMMAU FARMHOUSE AND ADJOINING COWHOUSE, Brilley.	II*
FERNHALL FARMHOUSE AND ADJOINING COWHOUSE	Listing	FERNHALL FARMHOUSE AND ADJOINING COWHOUSE, Brilley.	II
Mound N of Cwmma Farm	Scheduling	Brilley.	
Pen-twyn camp	Scheduling	Brilley.	
Churchyard cross in St Mary's churchyard	Scheduling	Brilley.	

Appendix 2

Relevant National and Local Policy

National Planning Policy Framework

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring Good Design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Plan-making: Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and

- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

Herefordshire Core Strategy Adopted October 2015

The Brilley Neighbourhood Development Plan will need to be in “general” conformity with the following Core Strategy Policies:

- SS1 – Presumption in favour of sustainable development
- SS2 – Delivering new homes
- SS3 – Releasing land for residential development
- SS4 – Movement and transportation
- SS6 – Environmental quality and local distinctiveness
- SS7 – Addressing climate change

Place Shaping: Rural Areas

Housing Strategy

- RA1 – Rural housing strategy
- RA2 – Herefordshire’s villages
- RA3 – Herefordshire’s countryside
- RA4 – Agricultural Forestry and rural enterprise dwellings
- RA5 – Re-use of rural buildings

General Policies

- H1 – Affordable housing – threshold and targets
- H2 – Rural exception sites
- H3 – Ensuring an appropriate range and mix of housing
- H4 – Traveller sites

- E1 – Employment provision
- E2 – Redevelopment of existing employment sites
- E3 – Homeworking
- E4 – Tourism

SC1 – Social and Community Facilities

OS1 – Requirement for open space, sports and recreation facilities

OS2 – Meeting open space, sports and recreation needs

OS3 – Loss of open space, sports or recreation facilities

MT1 – Traffic management, highway safety and promoting active travel

E1 – Employment provision

E2 – Redevelopment of existing employment land and buildings

E3 – Homeworking

E4 – Tourism

LD1 – Landscape and townscape

LD2 – Biodiversity and geodiversity

LD3 – Green infrastructure

LD4 – Historic environment and heritage assets

SD1 – Sustainable design and energy efficiency

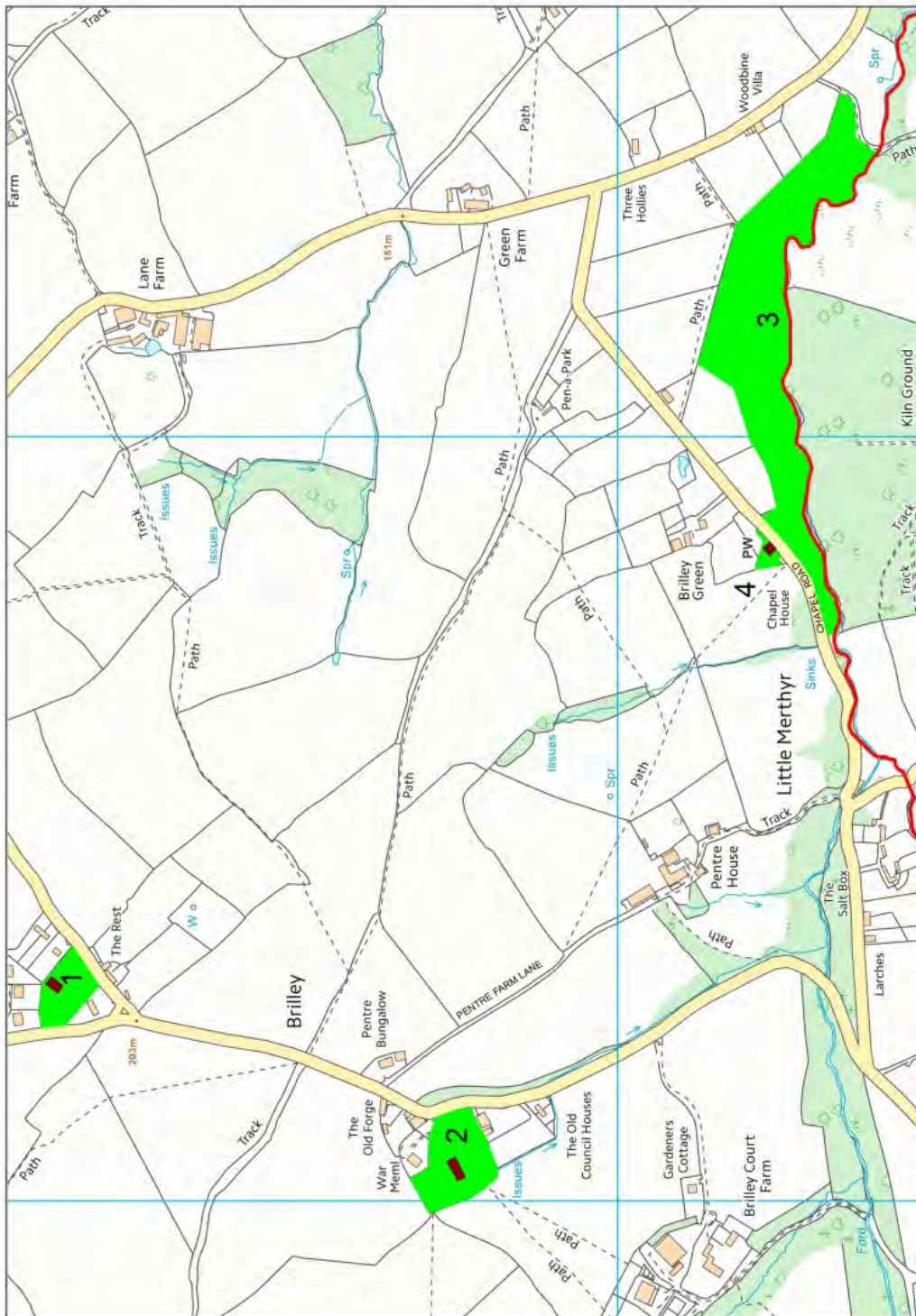
SD3 – Sustainable water management and water resources

SD4 – Wastewater treatment and river water quality

Appendix 3

Map of Community Facilities and Green Spaces in Brilley Parish:

1. Village Hall and Green
2. St Mary's Church and churchyard
3. Brilley Green Dingle
4. Brilley Green Chapel (Lower Chapel) and graveyard



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Appendix 4

Clun and North West Herefordshire Hills National Landscape Character Area No. 98

<http://publications.naturalengland.org.uk/publication/5932924754984960?category=587130>

Description

Physical and functional links to other National Character Areas

Located within the counties of Shropshire and Herefordshire, Clun and North West Herefordshire Hills National Character Area (NCA) is bounded to the north and west by the Welsh border, marked by the impressive Offa's Dyke which runs north–south along the boundary. The Shropshire Hills NCA lies to the north-east and Herefordshire Lowlands NCA to the south. A significant proportion of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) lies within the northern tip of the area, creating a continuity of character with the Shropshire Hills NCA.

At their eastern edge, the hills are divided by the rivers Clun and Teme: to the east, the Shropshire Hills have far more irregular and diverse landforms. The River Clun rises near the hamlet of Anchor, close to the Welsh border, discharging into the River Teme at Leintwardine, Herefordshire. The River Teme is the second largest tributary of the River Severn, rising in the Kerry Hills in Wales and flowing south-easterly through the towns of Knighton and Ludlow.

In the centre of the area, the steep-sided, shallow-domed hills of Clun Forest are similar in character to the Welsh hills. On the western border they rise to high moorland, sweeping westwards into Powys. Ridgetops offer panoramic views, with long views down narrow, twisting valleys widening eastwards to the adjacent Shropshire Hills. An undulating, rural area where many water courses are unimproved and noted for their high water quality and associated riparian habitat. There has long been an important transport corridor via the A488 from Wales to the more settled landscape of the Shropshire and Staffordshire Plain NCA.

Key characteristics

- This is an undulating, tranquil, rural area, divided by the narrow valleys of the River Clun and River Teme. The steep-sided, shallow-domed hills of Clun Forest are similar in character to the Welsh hills. Small, wooded, enclosed upper valleys broaden to flat-bottomed, farmed lower valleys.
- The area is composed of two distinctive geological regions as a result of earth movements along the Church Stretton Fault, which runs diagonally south-westwards through the NCA. To the north-west, the deep water deposits of the Silurian Period give rise to a dissected plateau with glacially deepened valleys running eastwards out of Wales. To the southeast, the shallow water deposits are characterised by a continuation of the dip-and-scarp topography of the adjacent Shropshire Hills NCA. The landscape expression of these geological differences epitomises the transition eastwards from upland to lowland Britain.
- Cool climate, high rainfall and acidic brown earth soils give rise to moorland vegetation in the uplands, while arable cultivation is carried out on lower slopes, where the soils are silty but free-draining.
- The main rivers in the NCA are the east-flowing rivers Teme and Lugg, The rivers Redlake, Clun, Unk and Kemp flow south-eastwards, meeting to form flood plains of alluvial sands and silts. Many watercourses are 'unimproved', retaining a great deal of physical and biological diversity, and are noted for their high water quality and associated riparian habitat. They provide important habitats for species such as Atlantic salmon, freshwater pearl mussel and dipper.
- Well wooded area with semi-natural woodland, upland oak and wet woodland, especially on steep valley slopes. Ancient woodland and Plantations on Ancient Woodland Sites are important features. Woodland habitats hold important assemblages of nationally declining bird species, including wood warbler, pied

flycatcher, redstart and tree pipit. The straight edges of large, conifer plantations contrast with the remnant, ancient, semi-natural woodland.

- Ancient wood pasture and parkland is extensive and an important habitat, with fine specimens of veteran trees in unimproved pasture supporting nationally rare lichens and insects such as scarlet longhorn beetle and high brown fritillary.
- Moorland, extensive areas of unimproved semi-natural grassland, purple moor-grass, rush pasture and lowland flood plain grazing marsh can be found across the area.
- Irregular field patterns in valleys and around settlements contrast with large, rectilinear fields on higher ground.
- A Welsh settlement pattern of isolated farmsteads, small fields and Welsh farm names in the uplands contrasts with nucleated villages, castles, and English and anglicised names in the valleys.
- The area holds a large number of heritage features from Offa's Dyke to iron-age hill forts, castles and the conical mounds of mottes and planned boroughs on the eastern edge.
- The NCA offers an extensive network of rights of way and open access land, as well as the Offa's Dyke National Trail. There are a number of other local trails such as the Herefordshire Trail, Mortimer Trail, Shropshire Way and Jack Mytton Way.

Clun and North West Herefordshire Hills today

The rounded North West Herefordshire Hills join the Clun Hills to extend north-westwards in a uniform pattern to the Welsh border and the Shropshire Hills NCA, and slope down to join the Herefordshire Lowlands NCA in the south-east. The Welsh border forms the westerly boundary of the NCA, with the rolling hills contiguous with similar countryside in central Wales, contrasting with the Welsh Marches. There is no distinct boundary between the NCAs, which grade into one another. The area is rural and sparsely populated, with the upland nature being divided by narrow, wooded upper valleys that broaden to flat-bottomed, farmed lower valleys to the east. A significant proportion of the northern part of the NCA lies within the Shropshire Hills AONB, which mirrors the NCA boundary and stretches across significant sections of the neighbouring Shropshire Hills NCA.

The geological structure of the NCA is dominated by the southern extension of the Church Stretton Fault, which runs diagonally across from the north-east to the south-west. Though broadly contemporary in age, the rocks either side of the fault are significantly different in nature and landscape expression. The rolling blocks of rounded hills separated by ice-enlarged valleys of the Clun Forest area in the north-west contrast with the dip-and-scarp topography to the south-east. The relatively cool and wet climate, with underlying acidic brown earths, give rise to moorland vegetation on higher land, while elsewhere it is predominantly pasture, with some arable cultivation on lower slopes where there are good quality silty and free-draining soils.

The extent of semi-natural habitats is limited but there are areas of major importance for nature conservation, including river systems and their associated habitats, ancient woodlands, species-rich grasslands and heathland. The area's three main rivers are the River Teme and its tributary the Clun, both part of the Severn catchment, and the River Lugg, which flows into the Wye. All flow west-east and are noted for their high water quality and associated habitats, such as wet meadows, flushes, carr woodlands and riparian areas. The River Teme is designated a Site of Special Scientific Interest (SSSI) for its important flora, fish and invertebrate fauna, including priority species such as twaite shad, sea lamprey, Atlantic salmon, otter and white-clawed freshwater crayfish. The River Clun Special Area of Conservation (SAC) forms part of the River Teme SSSI and is designated for freshwater pearl mussel, supporting one of the last populations in England and Wales. The River Lugg is designated an SSSI for its important flora and invertebrate fauna, such as white-clawed freshwater crayfish and otter. There are a few areas of standing open water, and those of most importance are Flintsham and Titley Pools, which provide habitat for wildfowl such as wigeon, teal and water rail.

Woodland is one of the most important habitats, holding nationally important assemblages of woodland bird species such as wood warbler, pied flycatcher, redstart and tree pipit. Woodland is at its densest on the steep slopes of the narrow valley heads where upland oak

woods and mixed broadleaved woodland persist. From Clun eastwards, there are substantial conifer plantations, often extending over the hill tops.

The plantations are sometimes on ancient woodland sites and where ancient features survive this provides valuable areas of biodiversity, supporting species from both the coniferous and original broadleaved woodland. Downton Gorge SAC lies within the River Teme SSSI: a ravine forest supporting small-leaved and largeleaved lime, together with ash, elm and a wide range of ferns, considered to be one of the best examples of its type in the UK. It is a National Nature Reserve and is the 'type site' for Payne Knight's 'picturesque' landscapes.

Wood pasture and parklands are scattered throughout the area, with the mature trees supporting important assemblages of epiphytic lichens, mosses and invertebrates. Brampton Bryan Park SSSI is designated for its rare lichens and rich invertebrate fauna as well as for its areas of heathland dominated by heather and gorse, an uncommon habitat in Herefordshire. The combination of dense woodland on valley sides, coniferous plantations and the hedgerows and hedgerow trees gives the area a well-wooded, tranquil feel, especially in the Clun valley.

The landscape is predominately pastoral with improved or rough grazing on the hill tops to the west and a higher proportion of arable land in the lower-lying areas around Bishop's Castle and Leintwardine. In places, arable farming and improved pasture have crept up to the high slopes giving the land a patchwork quilt effect. Much of the moorland has been reclaimed for agriculture and Rhos Fiddle SSSI is the most extensive remaining moorland area. Smaller areas of seminatural upland habitats persist, often within common land, and hold regionally important populations of upland birds such as curlew and snipe, along with other priority species such as the small pearl-bordered fritillary.

Field patterns are irregular in the narrow valleys and around settlements, typically bounded by hedgerows, contrasting with the large, rectilinear fields resulting from enclosure of the 18th and 19th centuries on the higher ground. On the flood plains, where typically there is intensive permanent pasture, tree cover is sparse and hedgerows intermittent. The lower slopes have a regular pattern of large fields, often cut through by small streams and drifts of bankside woodland. The deeply rural area and mosaic of habitats mean that this is one of the most tranquil places in England.

It is a sparsely populated landscape to the west, with villages and hamlets concentrated in upper valleys linked by narrow lanes and tracks. To the east, settlements become more frequent, located on lower ground and often sited close to river crossings. Buildings are often constructed in stone with occasional brick and timber-frame structures. The building materials used provide a link to the differences in geology on either side of the Church Stretton Fault, with more resistant grey shales and sandstone in the Clun area, and limestones such as Aymestrey Limestone in the south-east.

The area holds a large number of historic environment interests, including stone castles, the conical mounds of mottes (conspicuous on the lower edges of the river valleys), Roman forts and camps, Offa's Dyke (an outstanding monument to this period) and iron-age hill forts (of which Bury Ditches is considered one of the finest in Britain). Senses of inspiration and escapism are associated with the panoramic views across the plateau and long vistas along valleys, attracting visitors who are well served by Offa's Dyke National Trail and other walking routes. The historic intermixture of Welsh and English settlement provides cultural interest along with the area's literary associations with Sir Walter Scott and A.E. Housman's cycle of poems 'A Shropshire Lad'.

Glossary of Terms

(from Herefordshire Core Strategy, October 2015)

Not all terms are used in the Plan, some are included for reference

Term	Meaning
A	
Affordable Housing	Social Rented, Affordable Rented and Intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
Affordable Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
B	
Backland Development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
C	
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (CIL)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.
Conservation Objectives	Conservation objectives in relation to Special Areas of Conservation are those referred to in the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) and Article 6(3) of the European Union Habitats Directive 1992. They are used when either the appropriate nature conservation body (here Natural England) or competent authority (e.g. Herefordshire Council; the Environment Agency) is required to make an Appropriate Assessment under the relevant parts of the respective legislation. Conservation objectives for relevant sites can be viewed on the Natural England website.

Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
D	
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (CIL)
E	
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. NPPF paragraph 102 outlines the elements that have to be passed for development to be allocated or permitted.
F	
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
G	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.
Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
H	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated assets and assets identified by the local planning authority.
Historic Landscape Characterisation	Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.
Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
L	
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
M	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
N	
National Nature Reserve	Designated by Natural England these are sites for wildlife and/or geology national importance with legal protection.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.

Neighbourhood (Development) Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
O	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.
P	
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
R	
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
S	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Sites of Special Scientific Interest (SSSI)	These are legally protected sites, designated by Natural England in view of their wildlife and geological value.
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Special Areas of Conservation (SAC)	SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.

Strategic Housing Market Assessment	Sub regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.
W	
Windfalls	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Z	
Zero Carbon Development	Development that achieves zero net carbon

Brilley
Neighbourhood
Development Plan