

This is an updated statement following our previous one in July 2018.

Herefordshire Council Neighbourhood Planning Team produced a guidance note in January for those parishes producing a neighbourhood development plan and for those whose plans have been adopted for more than 2 years – we fall into the latter category.

The National Planning Policy Framework(NPPF), Core Strategy – local development plan and our neighbourhood plan are all taken into account when determining planning applications. Recently, the NPPF has been updated which will have an effect on our neighbourhood plan.

Cllr Sandall and the Clerk met with the Neighbourhood Planning Manager at Hereford recently to discuss our concerns.

The changes relate to the housing policies within our plan (BLH1 & BLH5), no other policies are affected at present. These policies will be considered 'out of date' for the provision of housing where:

- i) the local planning authority cannot demonstrate a five year land supply or
- ii) where the housing delivery test indicates that the delivery of housing was substantially below the requirement for the last three years (proportionate growth).

Herefordshire Council do not have a five year land supply (currently 4.55 years), this will apply to the Core Strategy (since April 2016) and to our plan.

Case law has demonstrated that 'significant weight' should be given to general public interest even if policies are deemed out of date. This means that the Core Strategy and neighbourhood plans of more than two years old will still have significant weight.

The weight of the neighbourhood development plan will be determined by a number of elements including the contribution already met to achieve proportional growth and site allocations. We have been advised that our NDP has met its proportional growth target to date.

The 'out of date' housing issue can be addressed by Herefordshire Council achieving a 5 year land supply and a review of our NDP. There is ongoing uncertainty as to whether a 5 year land supply can be identified in the near future.

The Core Strategy is due to be reviewed later this year. This emerging Core Strategy will have material weight from early 2021, in order to be adopted it will need to have a 5 year land supply.

Given the changes to the NPPF and the affect this has on our plan, it may be worth considering a review later in the year. A similar regulatory process would need to be undertaken, but timescales and costs would be significantly reduced.

We have discussed the current situation regarding the Tenbury Road site with the landowner. Disappointingly for him as well as us, the site remains to be developed, but talks are currently ongoing with an interested developer and we hope to hear more by the end of May.

It is important to note that although policies BLH1 and BLH5 are deemed 'out of date' due to the reasons outlined above:

- our neighbourhood plan has a defined site allocation for housing;
- it has met its proportional growth target to date
- it still carries significant weight in the planning process.