

An aerial photograph of a rural landscape. The foreground shows a large field with rows of harvested crops, possibly wheat, and several haystacks. To the right, there are green fields and a few buildings, including a large barn. In the middle ground, there are more fields, some with trees, and a small cluster of houses. The background features a dense residential area with many houses, followed by more fields and distant hills under a clear blue sky.

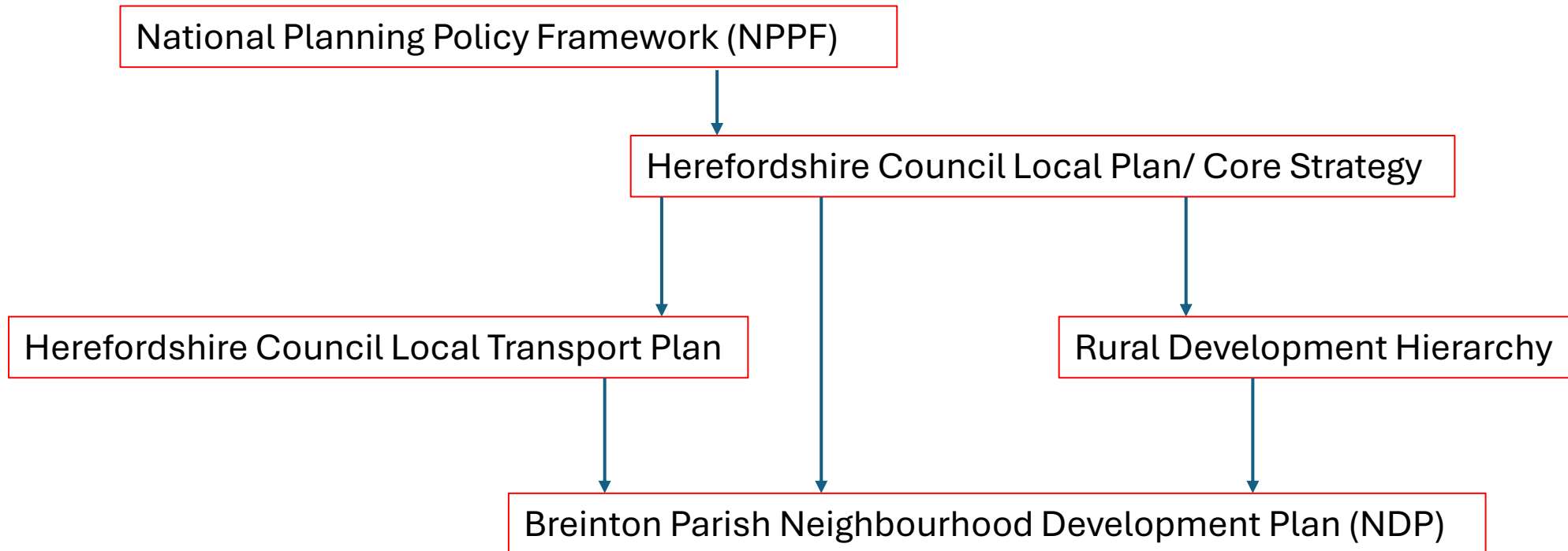
Breinton Parish Council

Information Meeting 29th March 2025

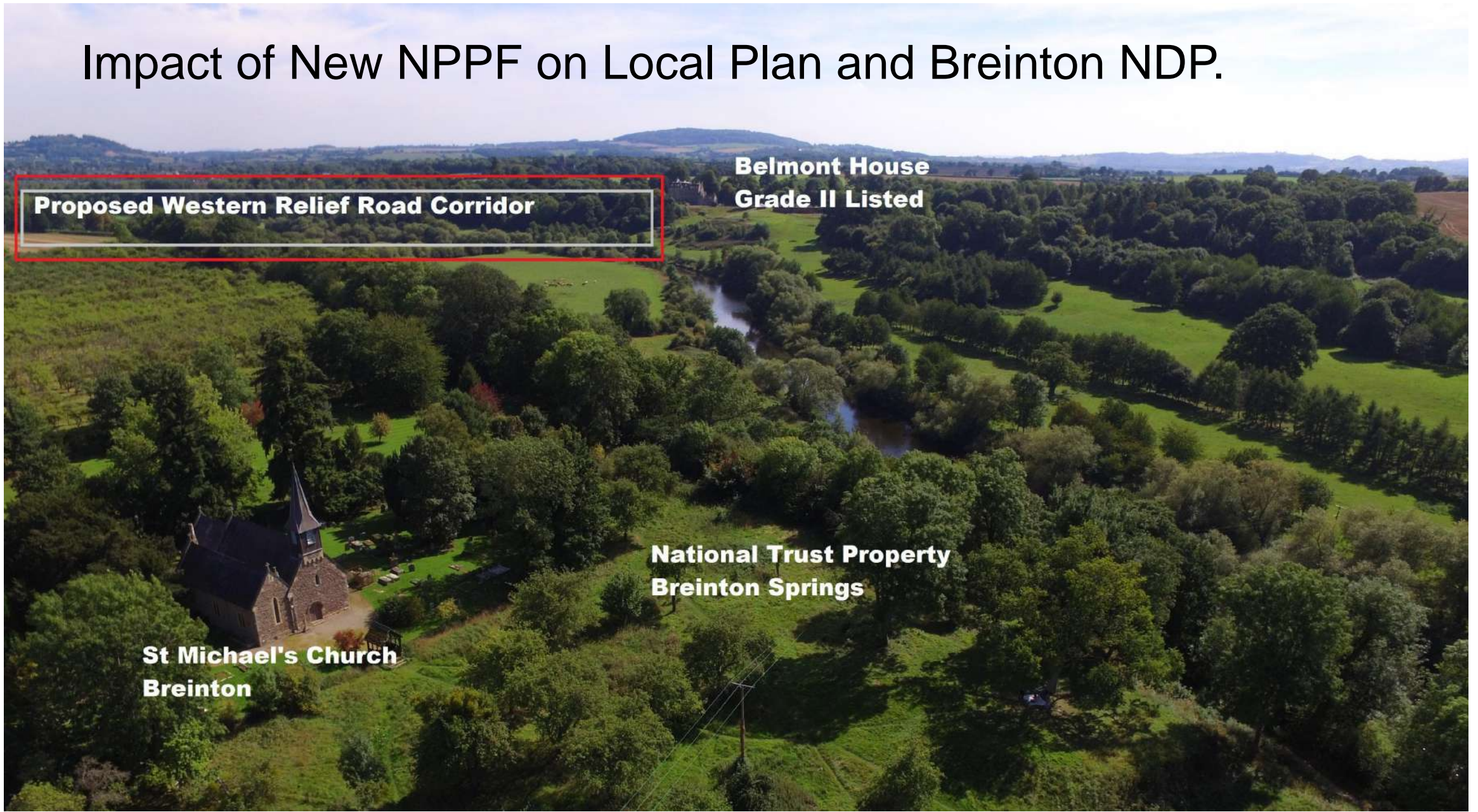
- Agenda:-
 - Planning Document Hierarchy.
 - Impact of New NPPF on Local Plan and Breinton NDP
 - Local Transport Plan.
 - Southern Link Road/Western Bypass.
 - Flooding and Hydrological Survey.
 - Impact on Breinton Parish.
 - Summary.
 - What to do?

- Appendix History of NPPF/Local Plan/NDP.

- Planning Main Document Hierarchy-



Impact of New NPPF on Local Plan and Breinton NDP.



Proposed Western Relief Road Corridor

**Belmont House
Grade II Listed**

**National Trust Property
Breinton Springs**

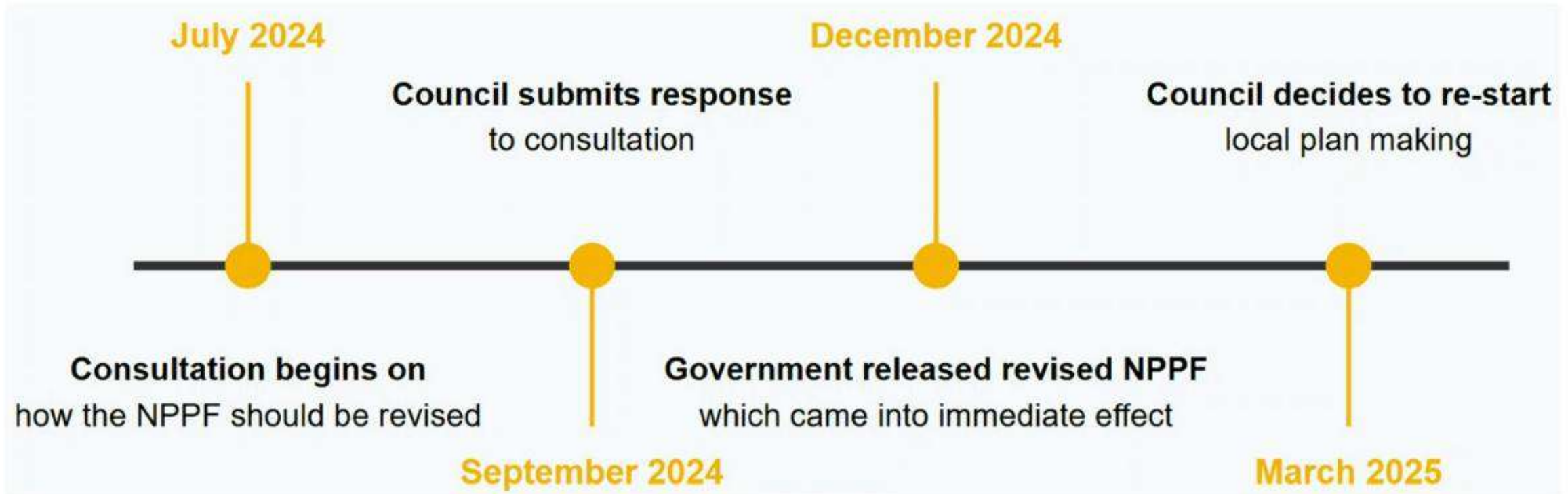
**St Michael's Church
Breinton**

Major New Housing Development Targeted

- Representative of Breinton Parish council attended an online meeting with Herefordshire Council on 24th March 2025 to be debriefed on the new NPPF impact on the Local Plan and parish NDP's.
- The number of homes appropriated to Herefordshire has increased from 16,100 to 27,260, a 69.3% increase.
- This leaves approximately 20,768 homes after committed and built (April 2023).
- The substantial revision to housing requirements leaves the existing draft 2011-2041 Local Plan in need of a complete rewrite.
- Herefordshire Council are in a very challenging position with respect to its 5-year housing land supply. Reduced from 5.79 to 3.06 years.

How Did We Get Here?

- Herefordshire Council Local Plan Overview



Impact of New NPPF on Local Plan and Breinton NDP.

Mandatory Housing Targets:

- The Draft Local Plan 2024 provided for 16,100 homes
- Government target: **27,260** homes over 20-year plan period
- Additional 11,160 homes required (nearly 70% increase)

New Standard Method:

- Uses a % of existing housing stock as baseline
- Applies affordability uplift factor
- Results in significantly higher annual housing need figure

Five-Year Housing Land Supply (5YHLS):

- Council no longer has a 5YHLS
- Previous position: 5.79 years supply
- New position: **3.06 years** supply
- Change took **immediate effect** upon NPPF publication

Back to Square One in the Planning Process

Decision now made to re-start plan making process

Will need to recommission all evidence and new call for sites

Explore new spatial strategy, considering how revised growth figures will be apportioned across county

Will need to be accompanied by sufficient employment land, community facilities and infrastructure provision across county

A new Local Plan will need to be produced under a different regime set out in Levelling Up and Regeneration Act 2023 (LURA)

Key Dates to Submit Opinions in Consultations

Stages	Dates
Preparatory Work and evidence gathering	To be completed by October 25
Gateway 1 Plan Visioning and Strategy Development 8-week consultation	March 26
Gateway 2 Draft Plan 6-week consultation	February / March 27
Gateway 3 Submit	January 28

Impact of New NPPF on Local Plan and Breinton NDP.

Implications for Neighbourhood plan making

Protection against speculative development from Lack of 5YHLS (Paragraph, 14):

Five years or less

Contains policies and housing allocations which meet identified housing need

Transitional Arrangement (Annex 1):

NPPF policies apply to NDPs from 12 March 2025

Exception for NDPs submitted under Regulation 15 by this date **(only applies to Dormington & Mordiford, and Woolhope)**

Impact of New NPPF on Local Plan and Breinton NDP.

- ❑ All plans seeking to review or make an NDP must be in line with new NPPF
- ❑ New housing requirements for the county must be factored into plans
- ❑ Any new housing requirements will be calculated using new standard method formula based on parish housing stock
- ❑ Difficulty in providing a Proportional Growth target due to increased mandatory housing target. Any figure provided could be subject to significant increase at this stage.

Impact of New NPPF on Local Plan and Breinton NDP.

Apportionment of growth across county first need to set out in a new Local Plan. Recommend to pause on formal stages of NDP making.

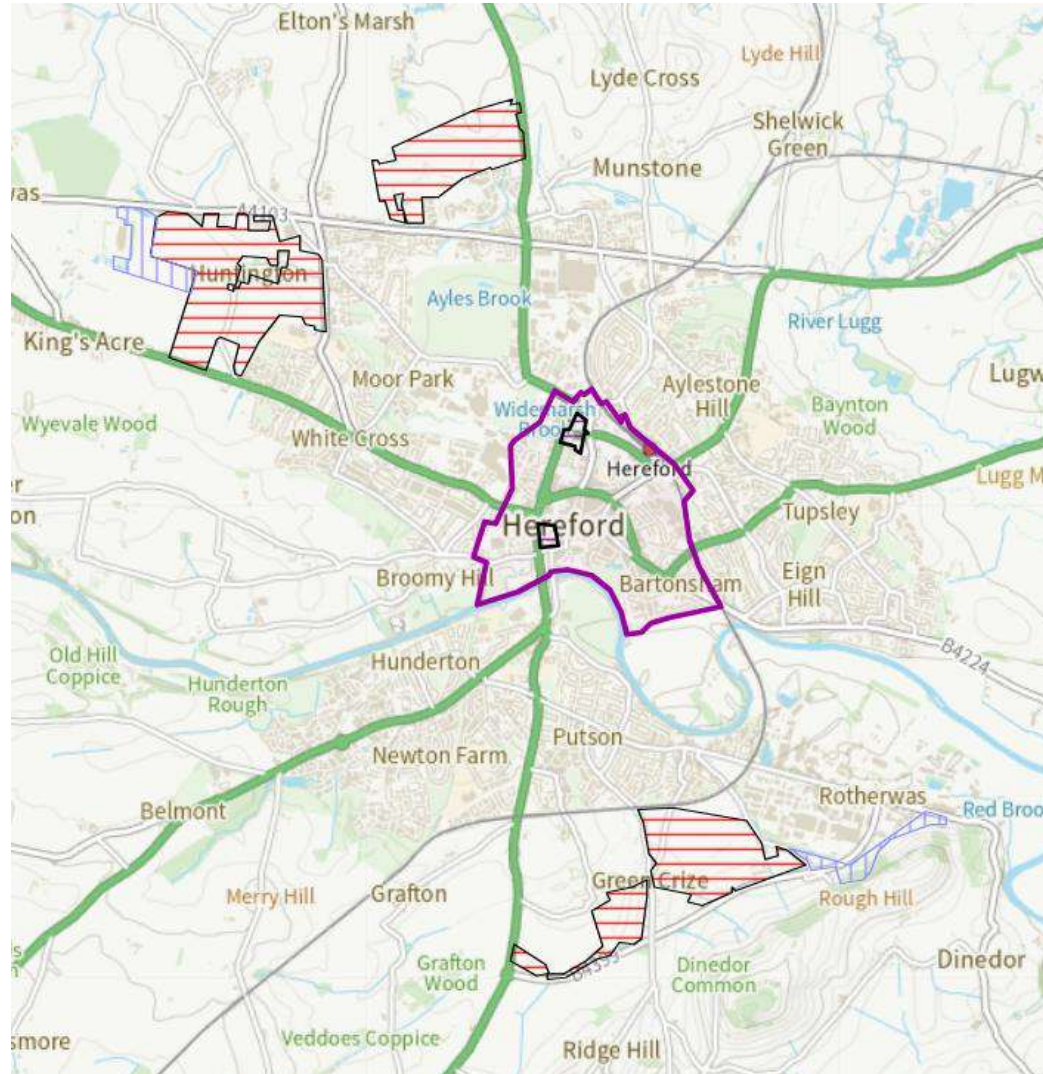
Parishes still wishing to progress:

- Will need to request a new housing requirement figure from council based on new standard method formula.
- NDPs moving forward in advance of a new Local Plan will expire in 2031 as Core Strategy provides the policy context.
- Service Level Agreement (SLA) will need to be revised as more resources will be directed towards new local plan. The Council can no longer undertake HRA/SEAs. Likely that NDP groups will need to commission consultants to do so.

Detail of revised housing targets

- The previous NPPF and 2011-2031 Core Plan had a requirement for 5,600 applied to Hereford which was 4491 after committed and built homes as of April 2023.
- The revised number will not be final until the new Local Plan is drafted.
- However, it can reasonably be expected to grow by around 69.3% to 9,480 which would be approximately 8,370 homes after committed and built homes as of April 2023.
- This is an 86.3% increase in new homes for Hereford due to the new NPPF.
- This will lead to a call for new sites by Herefordshire Council.

- Existing Development Sites Are Insufficient By a Factor of Four



Three major suburban sites:-

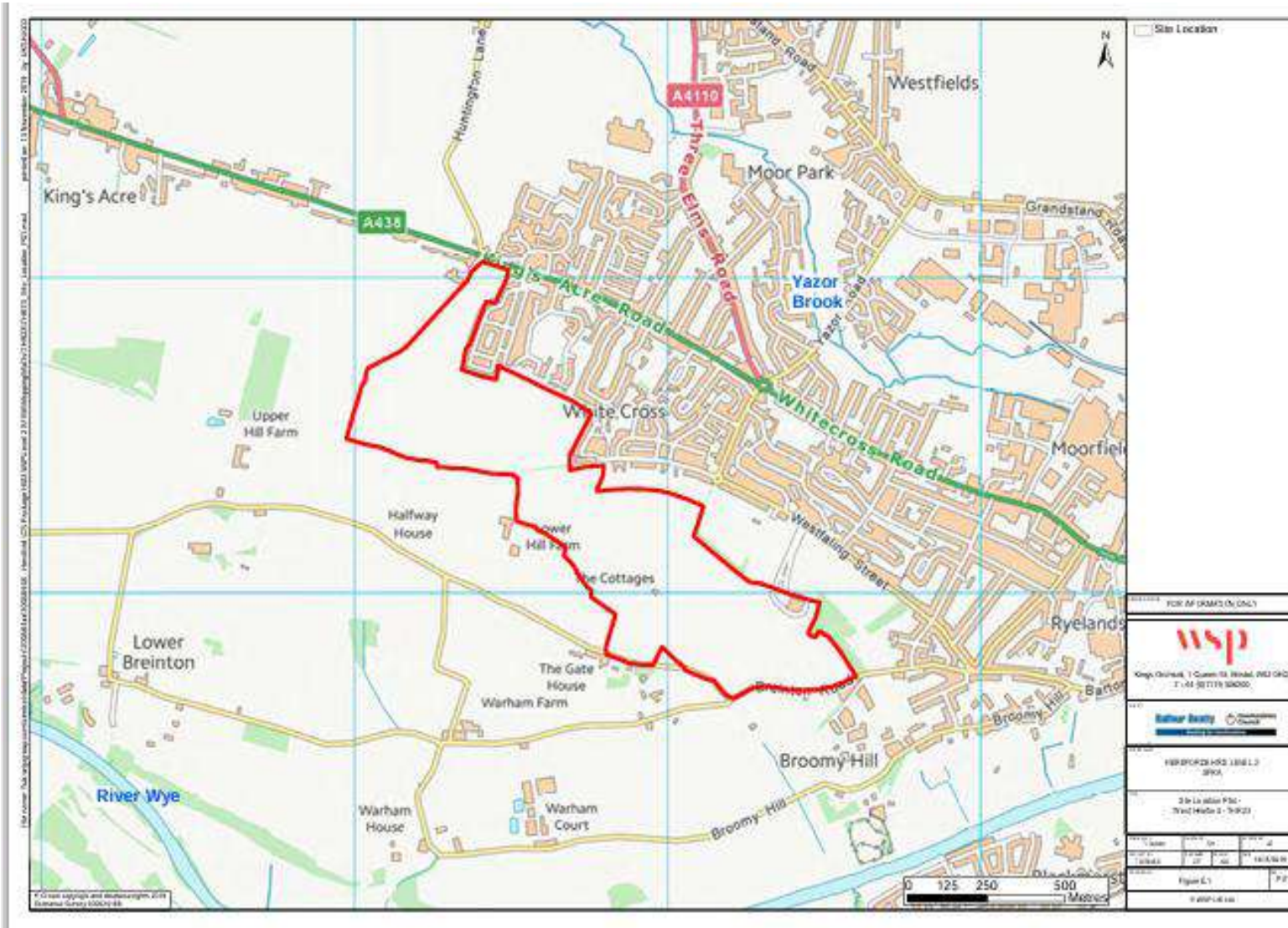
Holmer 900

**Lower Bullingham
1,000**

**Three Elms
950 houses reduced to
350 houses due to
flood retention and
aquifer issues**

2,250 allocated

Potential Targeted Site for New Housing, Clearly Not Enough



- 8730+ Homes required compared to 2250 homes to be delivered by currently allocates sites.
- Nearly 4 times the land required compared to sites in Previous Core Plan.
- Can Breinton Parish retain its Open Countryside status or will land be grabbed?

Impact of New NPPF on Local Plan and Breinton NDP.

- Accepting the number of homes to be built in Hereford as of today as approximately 8,370+ it raises the question as to who is going to buy them?
- Developers prefer the higher profit margins of larger homes and often request permission to not build the allocated affordable housing.
 - Local affordability?
- Herefordshire has a birth replacement rate of 1.5 compared to the rate of 2.15 to maintain stable population.
- Without increasing high paying jobs, the houses will be bought by retirees fleeing larger cities/southeast looking to retire to a market town.
 - Major impact on County Hospital.
- Hereford will no longer be a market town but a traffic congested nightmare with strained facilities.

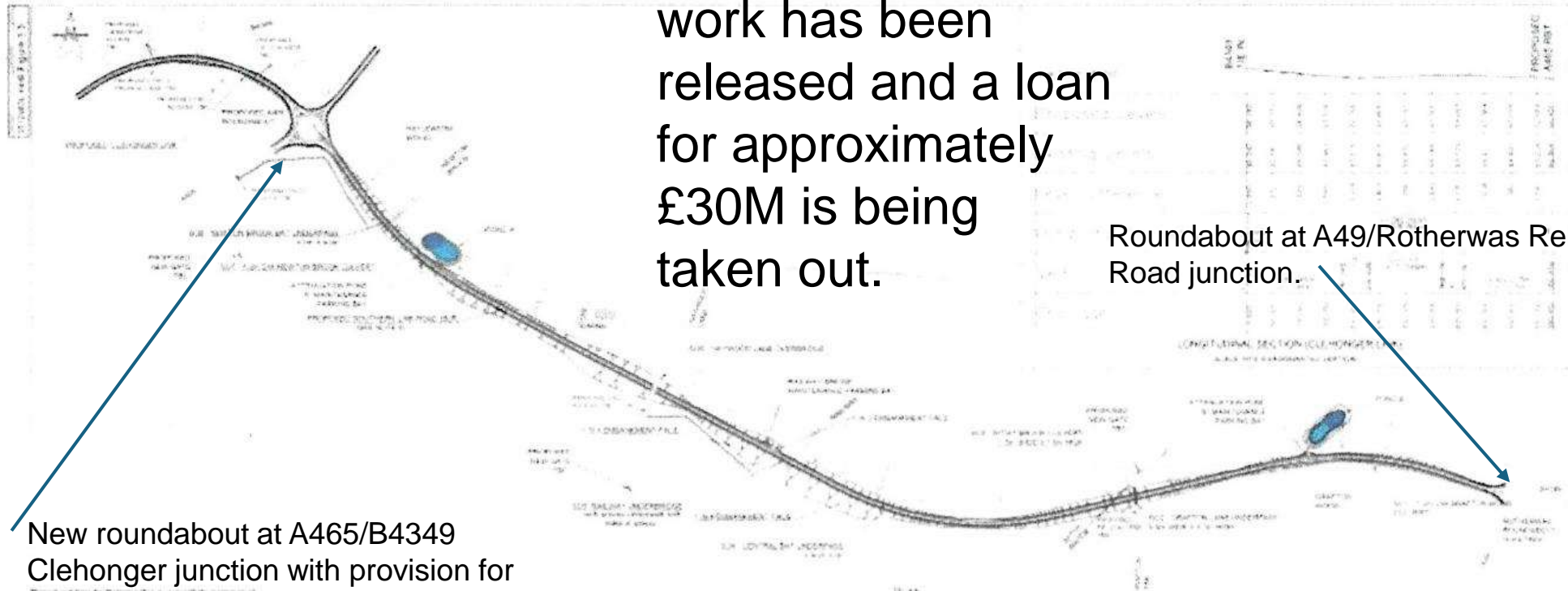
Why Hereford City?

- The alternative to building around Hereford City by building a new settlement/market town in the south of the county had been proposed by our previous ward councillor.
 - No building in flood plains
 - No added traffic congestion to city.
 - Access to rail or M50 motorway
 - Local industrial sites.
- This issue was raised by another parish councillor at the recent debrief meeting.
- The response was that Herefordshire Council did not support the creation of a new settlement/market town as the new Western Bypass requires housing growth for government support.
- This is the proof, as was always suspected, that the city housing growth and the Western Bypass are mutually dependent.

New Local Transport Plan - Cart Before Horse?

- The new NPPF and Local Plan will likely have a significant impact on the Local Transport Plan as was last proposed.
- Herefordshire Council are planning to progress this report without a current Core Plan to drive it. It will not be synchronized with the new Core Plan.
- Intended to go for consultation in November 2025.
- Is this being driven prematurely by the desire to progress the Western Bypass?

- Proposed Southern Link Road 2.2 miles long
- Funding for initial work has been released and a loan for approximately £30M is being taken out.



New roundabout at A465/B4349
Clehonger junction with provision for
Western Bypass junction.

Roundabout at A49/Rotherwas Relief
Road junction.

Southern Link road Route Through Belmont House Park



Proposed Western Bypass



New roundabout at A4103 Roman Road by new cattle market.

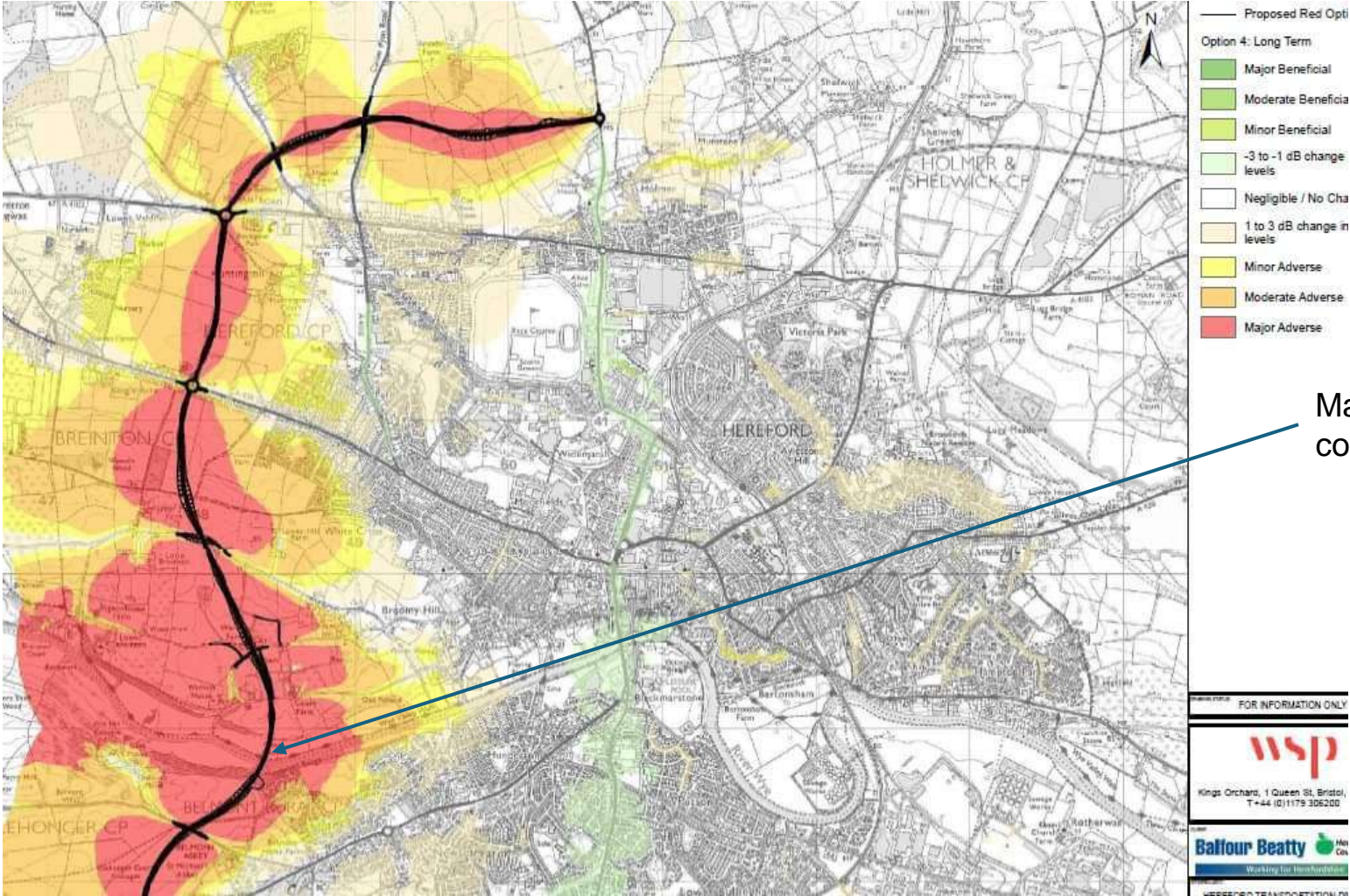
New roundabout on Kings Acre Road just east of the Bay Horse Inn.

Upper Breinton and Lower Breinton routes may be blocked?

Large bridge crossing the River Wye south of Warham.

- The Southern Link road has been renamed by Herefordshire Council as Phase 1 of the Western Bypass.
- Western Bypass is 5.1 miles long and has a long and high bridge over River Wye.
- The potential debt burden for Herefordshire council taxpayers is significant.

Western Bypass Predicted Noise Impact Map.



Major Adverse zone over river valley with consequential impact on wildlife.

- Traffic pollution from bypass to affect areas predominantly to the east with prevailing winds.

Wye Crossing

**Broomy Hill Water Tower
River Wye extraction point**

**River Wye Flood Plain proposed crossing area
through Warham hamlet to Belmont**

