



Garway Neighbourhood Development Plan Initial Consultation

October 2017

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Prepared by the Neighbourhood Plan Steering Group on behalf of Garway Parish Council with assistance from



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Public Consultation

How to Comment on this Document

This consultation will run from Friday 10th November to Friday 29th December 2017.

This document and accompanying response form are available online at

<http://garwayparishcouncil.co.uk/garway-parish-council-neighbourhood-development-plan/>

Hard copies are available on request from the parish clerk.

Copies will also be available at the open drop-in event

Garway Village Hall – Saturday 18th November 2017 11am -12 noon

Garway School Wednesday 29th November 6-7pm

Garway Moon Pub Wednesday 13th December 6-7pm

Please email your completed response form to the parish clerk at clerk@garwayparishcouncil.co.uk

or post them to:

Mrs Kath Greenow

Parish Clerk

Garway Parish Council

Hackford House

Dinedor Hereford

HR2 6PD.

Thank you very much for your time and interest. Your responses will help us with the next stage of our Plan – a Draft Neighbourhood Plan for Garway.

1.0 Introduction

- 1.1 A Neighbourhood Plan (NP) is a mechanism for helping communities, including both local residents and businesses to influence the planning of the area in which they live and work. It can be used to:
 - a. Develop a shared vision for the neighbourhood.
 - b. Propose where new homes, shops, offices and other development should be built.
 - c. Identify and protect important local green spaces. Influence what new buildings should look like.
- 1.2 Garway is preparing a Neighbourhood Development Plan, under the provisions of the Localism Act 2012. As part of its work in assessing future development needs, the Garway Neighbourhood Plan Team is calling upon landowners and agents of land within the Villages / NP area for expressions of interest in applying for future development permission.
- 1.3 Neighbourhood Development Plans are a new part of the statutory development planning system. Just as 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, so, too, can parish councils by preparing a Neighbourhood Development Plan.
- 1.4 Neighbourhood Development Plans form part of the statutory development plan for an area and are used to promote and guide development and will be used to help determine planning applications.
- 1.5 The Parish Council of Garway felt it was important to exercise their rights to influence local development and in September 2012 applied for the area to be designated a Neighbourhood Development Planning Area, for a map see Figure 1. Herefordshire Council approved this application in November 2012.
- 1.6. Neighbourhood Development Plans have to be prepared following a procedure set by Government. Figure 2 is a table showing the process.
- 1.7 Since early 2016, the Parish Council Steering Group has been preparing this Draft Consultation Document to solicit feedback from parishioners on the key issues we face in this Parish, and the options for addressing those issues. Once the consultation process is completed the information will form the basis of the plan that will enable local residents to help shape future development in our parish.

Figure 1: Garway Designated Area

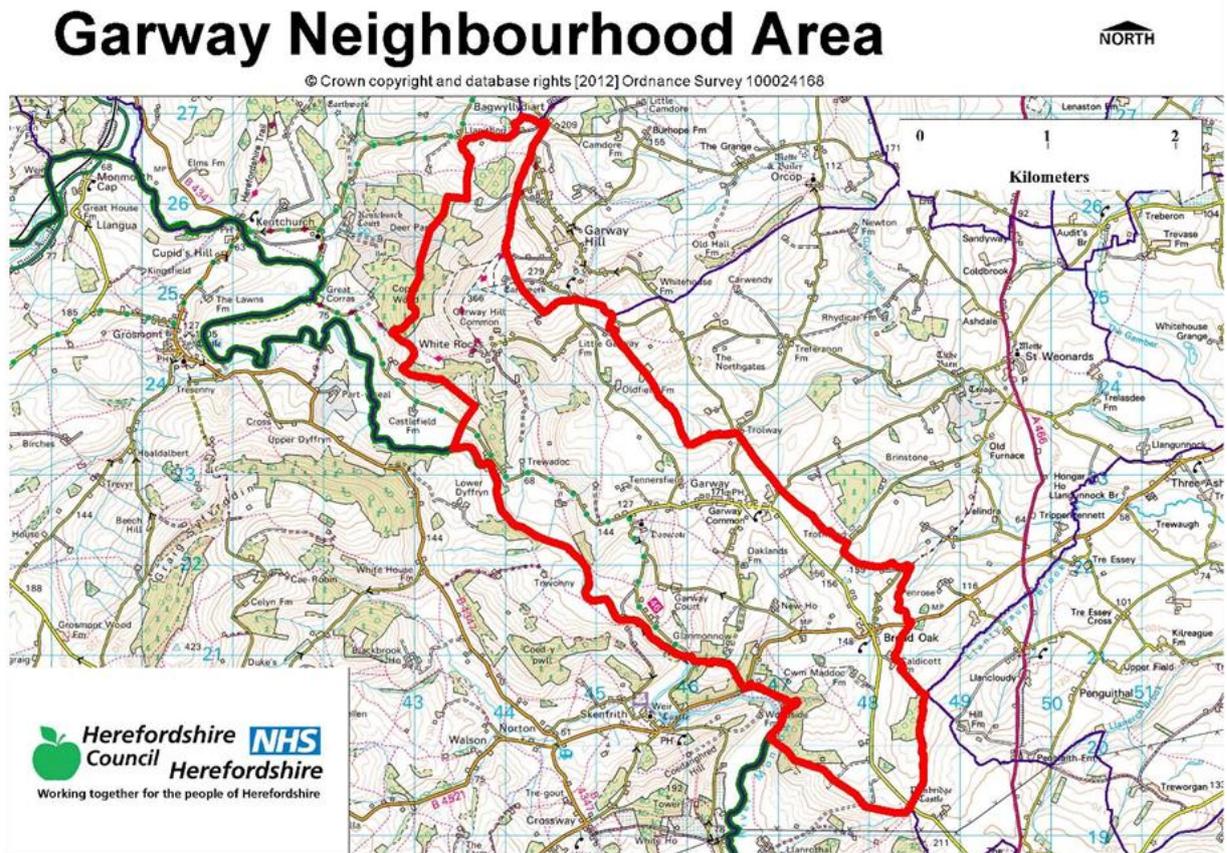
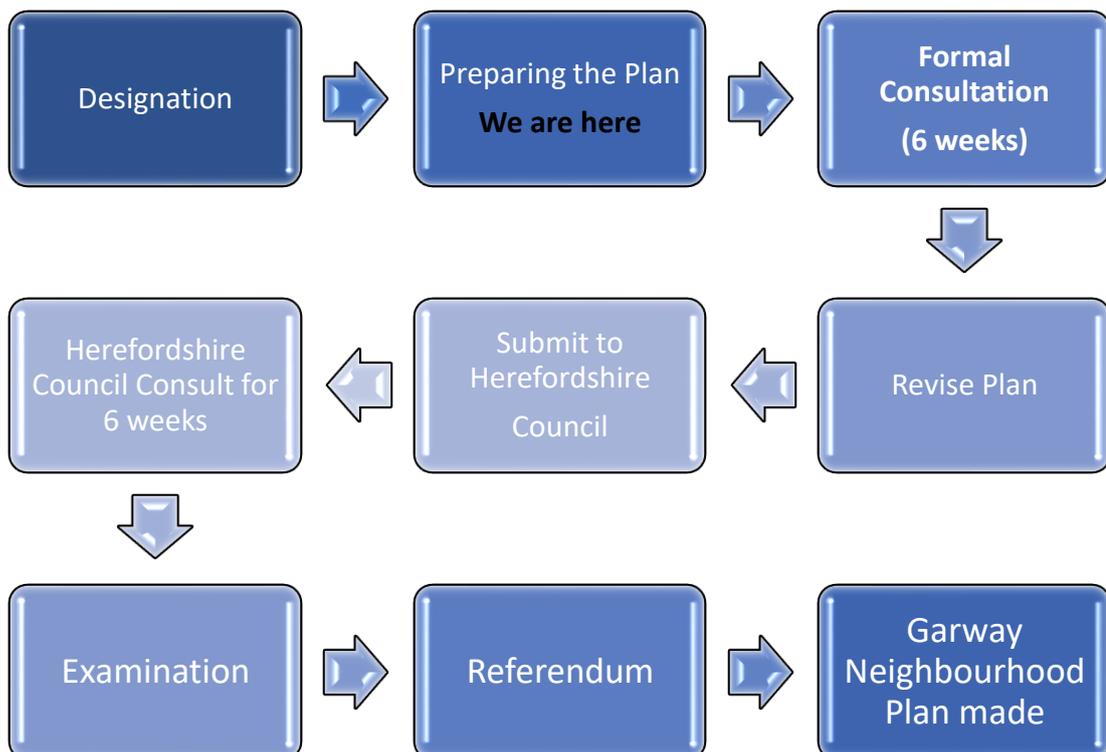


Figure 2: Neighbourhood Development Planning Process



2.0 Issues for the Neighbourhood Development Plan to address

2.1 There are a number of planning issues that affect most of the parishes in Herefordshire. A Parish Plan was produced for Garway in 2009, and these same issues featured.

- The rural character of both village and countryside should be conserved and enhanced by new development.
- New development should be integrated into its setting, whether at the heart of the villages, or in the more rural areas.
- All development should be designed to ensure it has minimal impact on the area's distinctive character and environment.
- All development will maintain the layout of the villages, building on its ribbon development and ensuring significant views are protected.
- All development is essential to support the needs of the local community.
- Community facilities are important to the parish and should be protected. (such as pubs, school, village hall etc.).

2.2 Whilst this document and future Garway Neighbourhood Development Plan documents may appear technical in parts, this is due to its future use as a statutory planning document.

Question 1 – Do you agree that these are the issues the Garway Neighbourhood Development Plan should address? Yes/No

Question 2 – Is there anything else we should have included?

3.0 Future Housing Development

- 3.1 There is a need in the parish for suitable new housing both open market and affordable to allow locally. This is a primary focus of this Neighbourhood Development Plan.
- 3.2 The Herefordshire Core Strategy sets the strategic policy for the Garway Neighbourhood Development Plan area. Within this document, Garway parish falls within the Ross on Wye Rural Housing Market Area which is required to grow by 14% over the Plan period up to 2031. Herefordshire Council's Neighbourhood Planning Team have confirmed that the proportional growth required for Garway is a minimum of 25 new dwellings up to 2031. As of October 2017, there were 8 units either with planning permission or built. **This leaves a net housing requirement of at least 17 new houses over the Plan period.**
- 3.3 Garway is identified in the Core Strategy as a settlement which will be the main focus of proportionate housing development (Fig 4.14). With Broad Oak identified as a settlement identified as suitable for growth, and therefore everywhere outside the two settlements will be considered to be the wider rural area, where new housing development is inappropriate.
- 3.4 To have some control over the location of new housing development, the Parish Council consider it appropriate to identify a settlement boundary for both Garway and Broad Oak and seek to allocate sites for new housing development to achieve the minimum target of 17 dwellings set by the Herefordshire Core Strategy.
- 3.5 A settlement boundary is a line on a map around the built-up area of the village, identifying where new development would be acceptable within Garway or Broad Oak. It is usually drawn quite tightly around the existing built form, and may include identified site allocations for new development. Maps are included in Appendix 1 of the two settlements.

Call for Sites

- 3.6 As part of the NDP preparation the Parish Council Steering Group has to look at potential allocation of land for residential development and is required to produce an evidence base in support of the plan. If you are interested in where the future housing in Garway and Broad Oak is located and would like to nominate a piece of land for consideration as part of the plan, such land has to be formally submitted by completion of a form included in Appendix 2 and you must provide a site plan with the area shown clearly.¹

¹ putting forward a piece of land does not automatically guarantee that it will be taken forward in the plan; it will require formal assessment and may not ultimately fall within the scope of the NDP. This call for sites is a preliminary exercise only.

- 3.7 **To ensure the Garway Neighbourhood Development Plan is in accordance with the Herefordshire Core Strategy, sites will only be accepted around the settlements of Garway and Broad Oak.**
- 3.8 When sites have been submitted and assessed/scored accordingly a further public consultation will take place with the results, showing the site assessment scoring and identifying those sites to be take forward for allocation in the Garway Neighbourhood Development Plan.
- 3.9 in addition to identifying new housing sites, the NDP could set out in a planning policy the criteria against which speculative planning applications for new housing will be considered.
- 3.10 The policy could include for instance requiring new housing to be infill development within a settlement boundary, on brownfield sites, and of a scale and design that responds to the distinctive character of the surrounding area.
- 3.11 Other criteria could include for instance promoting sustainable, energy efficient design, and maintaining the rural character.

**Question 3 – Do you agree with this approach to future housing development?
Yes/No**

Question 3a – Any further comments

4.0 Built Environment - Design of future development

- 4.1 Garway has a wealth of listed buildings and scheduled monuments within its parish boundary. These consist of two Grade I, one Grade II*, twenty-eight Grade II listed buildings and 2 scheduled monuments.
- 4.2 Today, with regard to the style of properties, the parish is a mix of older and more recent, modern properties. Traditional materials include traditional red brick, Herefordshire red sandstone and slate roofs.
- 4.3 The NDP could include a design policy to help ensure new development is sensitively sited and designed so that it compliments existing settlements.
- 4.4 This policy could include promoting sustainable, energy efficient design and contemporary new housing, and could also identify those features and materials which contribute to the local distinctiveness of the Garway area and encourage new development to incorporate them. It could also set out height, scale and massing of new development and identify preferred materials such as traditional red brick, slate roofs etc.
- 4.5 An example from another Neighbourhood Development Plan that has reached the end of the process is as follows:

Example design policy - Protecting and Enhancing the Built Environment

All new development in the area will be expected to be of high quality design. Proposals will be assessed against the following criteria:

- a. Contribution to improving and enhancing the built heritage and natural environment of the site and its surroundings;**
- b. The overall design of the proposal in terms of siting, scale, height, proportions, massing, orientation, mix of uses, detailing, and materials;**
- c. The development does not adversely impact on existing natural horizons, and has appropriate regard to existing roof lines;**
- d. The impact on the residential amenity of existing and future residents;**
- e. Sustainable construction and design that minimises the use of resources and emissions and uses recycled materials, renewable energy and the natural treatment of wastewater and the re-use of greywater, wherever possible;**
- f. The use of locally-sourced or recycled natural stone tiles for roofing and walling is encouraged;**
- g. Use of suitable native species in any planting and inclusion of bird nest boxes and roosting opportunities for bats; and**
- h. Access and highway safety, including the provision of new and improved pedestrian footpaths and footways, permissive pedestrian rights of way and cyclepaths, and provision of safe pedestrian road crossings where required.**

Example Policy – Flooding and Drainage

All new development is required to include adequate surface water drainage measures (including Sustainable Drainage Systems) to protect existing and new development from flooding.

Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

All development of existing properties (including alterations) must demonstrate that surface water is diverted into suitable and adequate drainage systems and not sewers.

Question 4: Do you agree that the NDP should include one or more policies to encourage sustainable and locally distinctive design in new development?

Question 4a: Any further comments

5.0 Natural Environment - Protecting Landscape Character

- 5.1 The Parish Plan report provided information setting out that residents had significant concerns about environmental issues but these tended to focus on litter, fly tipping and dog mess. These are not planning issues but the NDP could include a planning policy aimed at protecting and enhancing the special landscape character and local biodiversity of the Parish.
- 5.2 The rural nature of the Parish is evident from whichever way it is approached. The village of Garway itself sits well within the landscape and does not dominate it in any way. Any future development should aim to preserve this and avoid large uniform housing estates on the edge of the village. Any development in Broad Oak should be in scale and in sympathy with the existing housing stock. They should also take into account the natural habitat and have a minimal impact on it.
- 5.3 There are numerous public rights of way in the village and throughout this rural Parish, which are heavily used by locals and visitors alike and the Parish Plan report noted the importance of the network to local people. It is important that these are maintained and protected, as they are an asset to the local economy by attracting walkers to the area. They also facilitate local dog owners and encourage healthy exercise in an ageing population. Housing development that would compromise the open aspect of these rural footpaths should be avoided as far as possible.
- 5.4 A landscaping policy could be prepared which identifies those features which contribute towards the special landscape character of the area and encourages development to protect and enhance them. Such a policy could require new development to protect important features and incorporate appropriate local species and landscape design to enhance local biodiversity eg protecting existing and planting hedgerows using native tree species, conserving and restoring tree cover along watercourses and roadsides, restoring natural riverbank features and incorporating ponds and bat boxes etc. Herefordshire is recognised for its dark skies and the policy could require external lighting to be minimised and designed sensitively.
- 5.5 Example of a policies from other Neighbourhood Development Plans are as follows:

Example Policy - Protecting Local Landscape Character

To protect and enhance the valued landscape of the Parish, where appropriate, development proposals will have to demonstrate that:

- a. The character of the Parish landscape has influenced the design, scale, form and siting of the development proposed;**
- b. They protect and enhance the differing settings of the various settlements in the Parish;**
- c. They protect and enhance any designated areas such as wildlife sites, listed buildings, and ancient monuments;**

- d. They retain and enhance non-designated assets such as stone walls, ancient and veteran trees, wildlife sites and commons;**
- e. They protect and enhance the natural environment, heritage and scenic beauty of the Parish;**
- f. They incorporate appropriate landscaping schemes and future on-going management of such schemes to ensure the proposal integrates into the surrounding landscape;**
- g. They maintain and extend native tree species, hedgerows, and other important vegetation;**
- h. They will not have an adverse impact on the environmental quality of the area's priority habitats and ancient woodlands; and**
- i. Proposals should conserve watercourses and riverside habitats. Where necessary, this should include management and mitigation measures for the improvement and enhancement of water quality and habitat.**

Example Policy – Dark Skies

To minimise light pollution in the Parish 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 and can demonstrate the need for the lighting proposed;**
- b) That care has been taken to provide appropriate lighting, using systems designed to prevent obtrusive lighting nuisance, minimise light pollution and reduce energy consumption.**

Example Policy – Rural Environment and Tranquility

To protect the integrity of the rural environment and the tranquility of the Parish development proposals will be supported when they do not give rise to significant adverse impacts on these resources. The following criteria will be used to assess proposals:

- a. The use, nature, scale, type of activity and opening hours (where appropriate) of any proposal.**
- b. For business and tourism proposals a Noise Impact Assessment will be required with any planning application, and may be required, in certain circumstances, for other forms of development; and**
- c. The inclusion of suitable mitigation measures to reduce to a minimum any significant adverse impact. Such measures will be conditioned where necessary.**

Question 5: Do you agree that the NDP should include a number of policies requiring new development to protect and enhance the local landscape character and wildlife? Yes/No

Question 5a: Any further comments

6.0 Local Green Space

6.1 NDPs can also identify areas of land known as Local Green Space which is of particular local significance and which should be protected from new development in a similar way to Green Belt. The NDP has to set out clearly the justification for such areas if you wish to include them, and this is set out in the NPPF paragraphs 76 and 77 and shown in the following table. All areas identified must satisfy all criteria.

Name of Site	Distance from Local Community	Special Quality/ Local Significance	Not an Extensive tract of land

Para 77. 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.*

6.2 In the Parish of Garway, there are three commons - Garway Hill, Garway Lower Commons and Broad Oak common, which are already offered significant protection as commons under the Commons Act. Commons are not generally appropriate for inclusion as Local Green Spaces and Examiners have been taking them out where they have been included.

6.3 There may be other local green spaces which satisfy the above designation.

6.4 Are there areas of land within the identified settlements which you wish to see protected from development and which meet the above criteria?

Question 6: Should the Garway NDP include a policy which identifies areas of Local Green Space (not Commons) for protection from development?

Question 6a: If so, please identify them and explain why they are important.

7.0 Protecting Local Community Facilities

- 7.1 There are many excellent community facilities in Garway which serve the parish itself, and other surrounding rural villages.
- 7.3 The NDP could include a policy to protect local community and recreational facilities and support investment in new facilities.

Example policy - Protecting and Improving Community Facilities

For example:

The following local recreational facilities are protected:

- Village Hall
- Community Centre
- Garway Inn
- School
- Churches

There will be a presumption in favour of the re-use of such facilities for recreational, health, community type uses. The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- 1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or**
- 2. There is no longer a need for the facility, and this can be demonstrated to the satisfaction of the Parish Council.**

Development which contributes towards the improvement of existing, or provision of new recreational, community and educational facilities will be encouraged.

Question 7: Do you agree the NDP should include a policy to protect existing community facilities and encourage investment in new facilities? Yes/No

Question 7a: Which facilities should be protected and why?

8.0 Rural Employment and Tourism

- 8.1 Employment opportunities such as homeworking and tourism are key to the rural areas of Herefordshire.
- 8.2 Policies could be developed for Garway parish which promote tourism opportunities and also rural businesses and homeworking.
- 8.3 Example policies are as follows

Example Policy – Tourism in Garway Parish

Proposals for new tourism development or to improve and enhance existing tourist facilities will be supported when:

- a. They are appropriate within the local landscape setting;
- b. They do not have a significant adverse impact on the landscape, tranquility or views within the wider Parish;
- c. They do not lead to road safety, traffic congestion or car parking problems; and
- d. They do not have a significant adverse impact on residential amenity.

Example Policy – Rural Businesses and homeworking

Proposals for new rural businesses and home working will be encouraged when they meet the following criteria:

- a. They do not have a significant adverse impact on residential amenity;
- b. They do not have an adverse impact on the landscape, tranquility or Green Infrastructure network of the Parish; and
- c. They include suitable access and car parking.

Question 8: Do you agree the NDP should include a policy to promote the rural economy such as the examples above? Yes/No

Question 8a: Any further comments?

9.0 Highways and Infrastructure

- 9.1 The Parish Plan identified issues with speeding traffic and repair and maintenance of roads. However these issues are not planning issues to be dealt with through a Neighbourhood Development Plan.
- 9.2 Policies can be drafted to ensure that new development minimises the impacts on the highways in the area. An example of this is as follows:

Example Policy – Highways and Transport

All new development proposals should include appropriate measures to minimise their impact on the Neighbourhood Development Plan Area by including:

- a. Safe and suitable access;**
- b. Measures to reduce road speeds;**
- c. Off-road car parking that avoids the use of large areas of hardstandings, particularly using materials more appropriate to urban locations. All car parking should be appropriately sited and screened within the landscape; and**
- d. Access to public transport including the creation of permissive footpaths to bus stops, where appropriate.**

Question 9: Do you agree the NDP should include a policy to minimise impact on highways in the parish as the example above? Yes/No

Question 9a: Any further comments?

10.0 Timescales and Next Steps

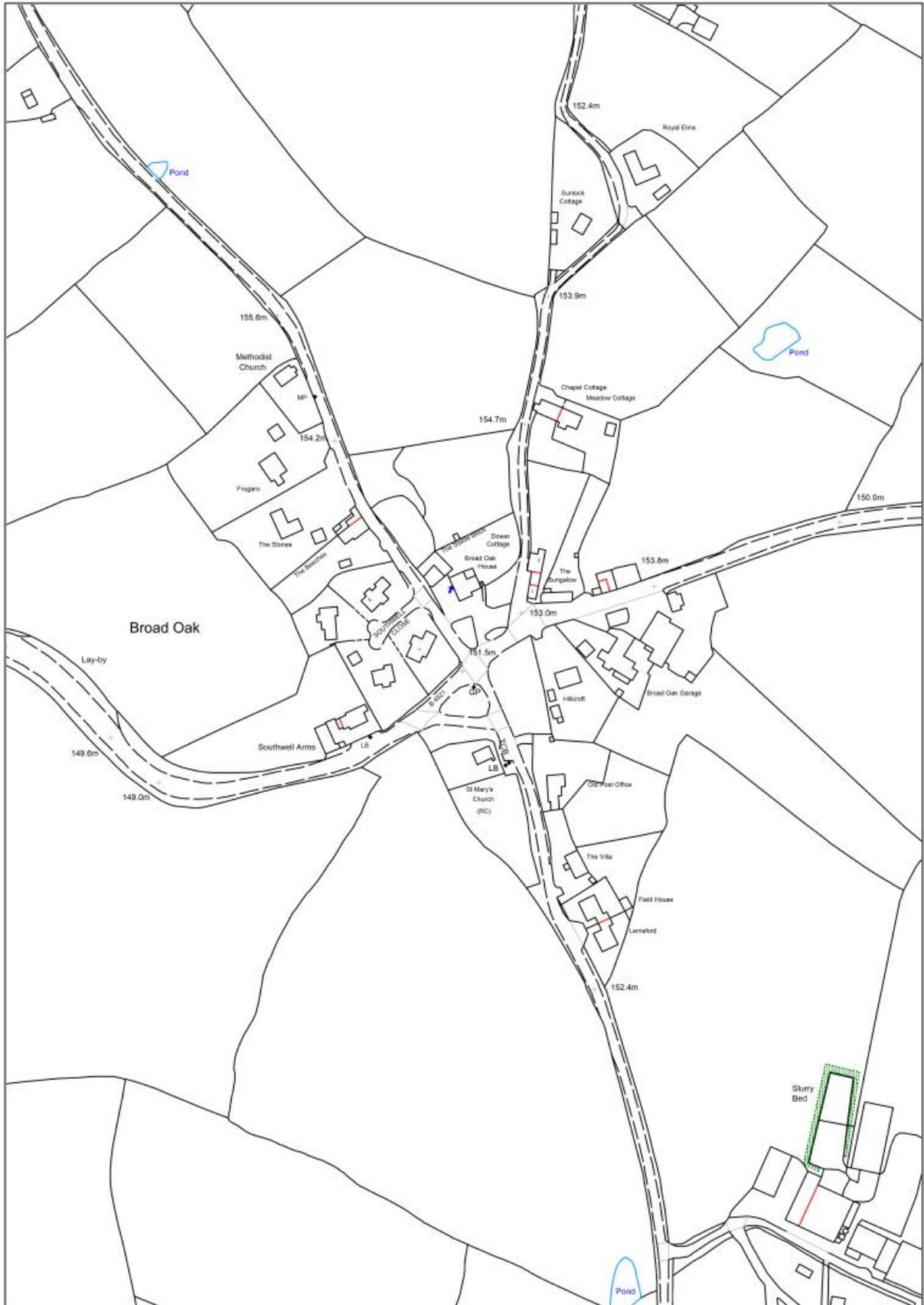
4.1 The proposed timetable for the preparation of Garway NDP is set out below.

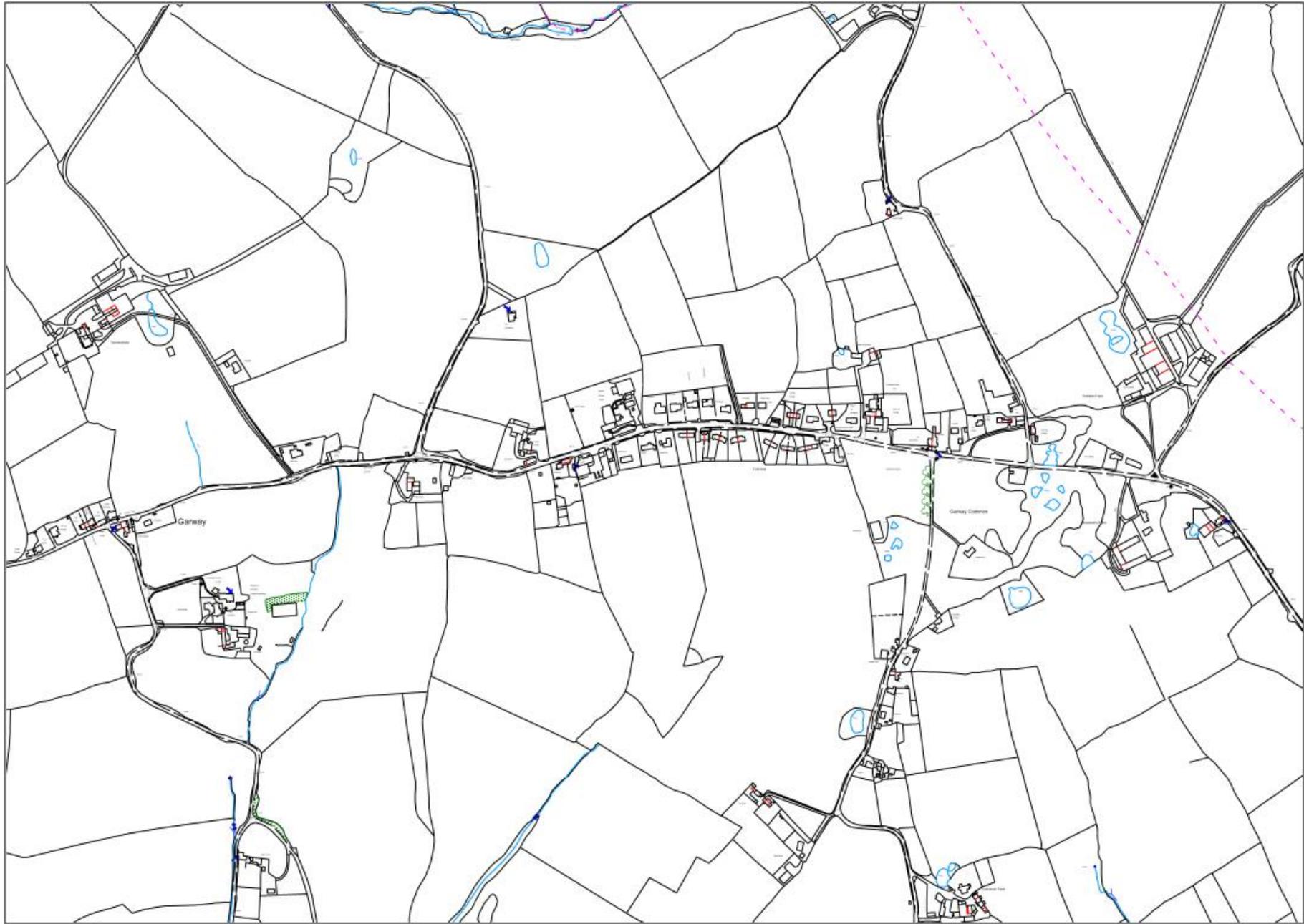
Garway NDP - Proposed Timetable

Target Date	Action
November/December 2017	Initial Consultation and Call for sites
January/February 2018	Site Assessment Process
March 2018	Consultation on results of site assessment process
May 2018	First Draft Plan published for informal consultation
Summer 2018	Draft NDP finalised
Autumn/Winter 2018	Reg 14 formal 6 weeks consultation on Draft NDP
Winter 2018	Revise NDP
Winter 2018	Submit NDP to Herefordshire Council
Spring 2019	Herefordshire Council consult for 6 weeks
Spring/Summer 2019	Examination
Summer 2019	Referendum and Plan Made.

- 4.2 The initial consultation will close on **Friday 29th December 2017**. Please provide all comments to the Parish Clerk by that date.
- 4.3 Following careful consideration of all comments and responses to the questions, we will start preparing the Draft NDP.

Appendix 1 – Maps of Settlements





Appendix 2 – Site submission form

SITE SUBMISSION FORM

Garway Parish Council is looking at the potential availability of land for housing in Garway and Broad Oak up to 2031, in accordance with the modifications to the Herefordshire Core Strategy. This exercise is being undertaken as part of the evidence base to support the preparation of the Garway Neighbourhood Development Plan. This form should identify sites which will be considered by the Parish Council for their suitability for housing development proposed over the lifetime of the Plan.

Please use a separate form for each site and complete the form to the best of your knowledge.

Sites submitted to the Parish Council will be in the public domain and the information submitted will not be treated as confidential.

Please return this form to:

MRS KATH GREENOW, PARISH CLERK, by email to
parishclerk@garwayparishcouncil.co.uk,
or by post to: Hackford House, Dinedor, Hereford HR2 6PD

A map showing exact site location and boundary in red must be submitted.

PLEASE COMPLETE YOUR NAME AND CONTACT DETAILS

YOUR DETAILS:

Title:..... Full Name:.....

Organisation/company: (if applicable)

.....

Address:.....

..... Postcode:.....

Tel No:.....

Email:.....

AGENT'S DETAILS: (if applicable)

Agent's Name:.....

Address:.....

..... Postcode:.....

Tel No:.....



Garway Parish Council

October 2017