

Garway NDP Steering Group Meeting Notes Wednesday 25th April 2018 7pm at Garway Village Hall

Present Cllr Craig Hooper, Cllr Chris Strange, Margret Oke, Les Watson, Bill McGinley, Austin Keenan

1 Apologies

Cllr Richard Sparey, Mike Brewer, Kath Greenow

- 2 To consider come out of the consultation and answers to Question.
 - a. The group further considered and discussed the outcomes of the draft assessment report that had been drafted by Kirkwells Planning Consultants.
 - b. The group considered the assessment in the context of the recent disappointing Ivy Cottage Herefordshire Planning Committee and identified the need to focus on settlement boundary to prevent sprawl, the need to retain green space and issues of highway access and safety.
 - c. The chairman summarised feedback from the consultant to questions raised at the last meeting, In summary;
 - i. We can weight or add scoring to meet specific requirements of the parish provided this can be justified.
 - ii. Consultant Recommended Settlement Boundaries were presented.
 - iii. The Neighbourhood plan only needs to demonstrate that the housing target is achievable.
 - d. New questions were raised by the group for the Chairman to raise with the consultant and share response with steering group via email;
 - i. Can the consultant please advise how potential site capacity is calculated / Density assumptions made?
 - ii. Affordable housing is something that is important to parish and has been explored previously with little support from Hereford, what advice can the consultant give on incorporating affordable housing into our Plan.
 - iii. Can the consultant confirm that if a site is outside of our Settlement Boundaries should it be scored / considered?

- 3 To consider local issues regarding favourable sites and consider allocation of sites
 - a. From the site score sheet it would appear that an identified brownfield site is missing, the old school building with a 5-7 Capacity. This needs to be added to the scoring sheet as it was identified in call for sites.
 - b. A priority for the parish is to achieve housing target through brownfield sites as far as possible to ensure protection of green field and agriculture. To enable this we wish to score / weight Brownfield sites 0 and Green Field a 4 (worse) to highlight the importance of this issue by providing a greater scoring range and preventing regression to the mean - consultant to advise.
 - c. Due to a number of Unclassified roads, B roads, blind turns, narrowness and lack of footpaths a priority of the parish is to achieve target whilst ensuring that Access / Highways that are "Safe". Consequently we wish to score Access deemed "Safe" as 0 and a 4 (worse) where High Safety Concerns exist for the same reasons as given in b above – consultant to advise.

- 4 To consider a settlement boundary.
 - a. Garway – The group agreed that the preferred boundary would start at the "welcome to garway sign" to the east of the village on entrance from Broadoak and follow the linear flow of village through to existing end of recommended boundary at the western 30mph sign. This protects the linear flow, focuses sites on safe access, and includes several potential sites, including a critical brown field site (Site 17, Potential Capacity 5) that the Neighbourhood has wanted to be developed for 2 decades and is close to services at Broadoak. Action Chairman to provide drawing from meeting to Consultant for advise.
 - b. Broad Oak – The group agreed that the preferred boundary would include land opposite Broad Oak Methodist Chapel, This includes a very large site, maintains shape and scale of settlement and promotes development away from other sites that impact views from other properties.

- 5 Next Steps - public consultation on the favourable sites

- a. Chairman to speak with consultant, if requested changes shown above and recommendations make sense then consultant can update documents and group can meet to plan parish consultation through May.
- b. If our requests and recommendations are not acceptable then the group will meet to discuss reasons given in consultant feedback and plan next steps.

6 Date for next Meeting

- a. Group to meet within two weeks of response from consultant.

Craig Hooper

Garway NP Group Chairman

DRAFT