

Garway Neighbourhood Development Plan 2019 - 2031 Consultation Statement



June 2019

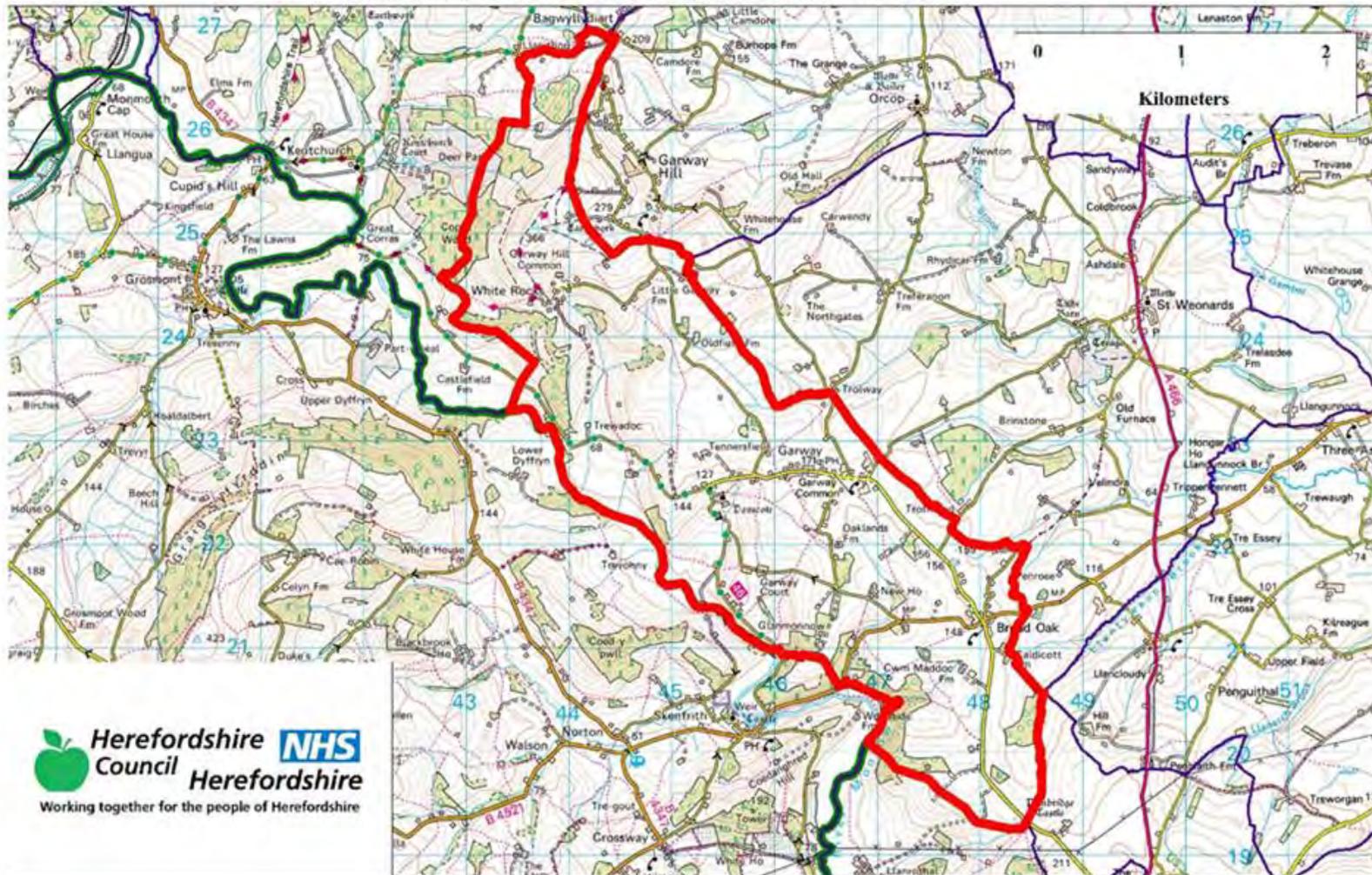
1.0	Introduction and Background.....	4
2.0	Draft Neighbourhood Plan and Informal Public Consultation	5
2.1	Initial Consultation and Call for sites.....	5
2.2	Second Consultation June 2018.....	11
3.0	Formal Consultation on the Garway Draft Neighbourhood Development Plan – 23rd January 2019 to 6th March 2019	15
4.0	Consultation Responses to the Draft Neighbourhood Development Plan for the Regulation 14 Consultation 23rd January 2019 to 6th March 2019.....	16
	Table 1 – Garway Draft Neighbourhood Development Plan Formal Consultation Responses.....	16

Map 1 Garway Neighbourhood Area

Garway Neighbourhood Area



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1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2) which defines a “consultation statement” as *a document which:*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted;*
and
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Garway Parish Council felt it important to exercise their rights to influence local development and in September 2012 applied for the parish to be designated a Neighbourhood Areas (Map 1). Herefordshire Council approved the application in November 2012.
- 1.3 Since early 2016, a Parish Council Steering Group has been preparing this Draft Neighbourhood Development Plan and has carried out community consultations since that date.
- 1.4 This Consultation Statement lists the various stages in the consultation process and includes references to all the events and information that it comprised. It also contains feedback from the public in the form of analysis of the questionnaire, and analysis of comments received at the Regulation 14 stage.
- 1.5 Throughout the preparation of the Garway Neighbourhood Development Plan all relevant documents were available on the parish website.

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

2.0 Draft Neighbourhood Plan and Informal Public Consultation

2.1 Initial Consultation and Call for sites

2.1.1 An informal consultation was held between November 2017 and January 2018. This also included a “call for sites” for potential allocation in the Neighbourhood Development Plan. Comments were collected verbally and in writing to inform the Steering Group in developing the Plan through the process.

2.1.2 The consultation document and response form are included at Appendix 1

2.1.3 There were 12 written responses to the initial consultation and 15 sites were put forward by landowners to be assessed for potential allocation.

2.1.4 The responses were as follows:

Question 1 – Do you agree that these are the issues the Garway Neighbourhood Development Plan should address?

Yes	No
10	0

Question 2 – Is there anything else we should have included

To actively encourage new development for employment to keep a broad demographic of old and young in the area. That would help the village facilities, school, pub, hall etc.

The need for diversity and variety of new housing in the parish is also a key issue. The provision of housing within the parish should be developed in response to the needs of the community (not simply to achieve numbers of houses required). Development should be based on clear evidence of need for both number and types of housing.

6th Bullet: The new Community Centre and the Commons are Parish Facilities that should be included

Road infrastructure to accommodate increased development. Focus on 2/3 bed properties 1st time buyers and those wishing to downsize property

To use brownfield sites and infill where possible

When planning is given it should be more detailed and fit in with existing houses i.e. stone/slate and traditional looking not like the swiss chalets out of character and crammed with no parking as in the development at Llangrove. What a joke that is

Question 3 – Do you agree with this approach to future housing development?

Yes	No
10	2

The phrases inappropriate, criteria, distinctive, rural, assessed/scored, need clarification, as to what and by whom. Make sure they are not too restrictive.

Question 3a – Any further comments

Please look around this area we do not have tight villages clustered around a church, pub (i.e. Cotswold, Cumbria style) our topography, history has caused scattered development where needed (i.e. White rocks, Garway Hill, Garway Church, Garway common, Garway Mill, Broad Oak.) I believe tight boundary and any infill would be wrong and destroy our distinctive character. Modern housing density should be avoided to help the rural environment.

The rural nature of the parish is an important consideration and accommodation for farm workers is often identified as a real housing need – usually in support of the need for affordable homes. The current provisions for the development of agricultural tenancy homes is potentially important in this respect and should be enabled wherever possible. Such housing is likely to be on farmland outside the settlements of Garway and Broad Oak and the NDP should enable such development. Paragraph 3.7 on page 10 is unhelpful in this respect.

Please also note the response to question 1 above in respect of variety and diversity of provision rather than simply meeting numbers.

The Plan calls for 17 houses in 14 years from today. Little more than 1 per year. That is a very small number. We appear to be swamped with house building proposals at present with more than 9 proposed. By the time this plan is valid (Summer 2019) we may have already reached the “target”. The old school site and the old village hall site could well be developed by then. This will render the plan impotent or will mean a development embargo.

Also, where is affordable housing addressed in reality. It seems that batches of affordable houses of less than 6 units are economically unsustainable. This means 8 “expensive” houses in 14 years.

Will all development have to take place in Garway and Broad Oak with nothing allowed elsewhere? That increases pressure on those two areas well beyond the 14% proposed by Herefordshire.

2031 for dwelling project too long

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

Yes	No
11	0

Question 4a: Any further comments

Houses should be consistent with characters of houses in Garway. Re; low-rise, light coloured or stone cottages
We need energy efficient design using local sandstone on some walls
Unsure what sustainable and locally distinctive design means, be careful this policy is not too restrictive, any new development is bound to cause change, which is generally a good thing.
Having a design policy as part of the NDP is essential. The design statement needs to be carefully crafted so that it is clear and unambiguous whilst at the same time enabling the use of new technologies and sustainable building approaches. The design policy should also recognise that, in the case of Garway, there are 'sub-regions' in the village with their own styles and materials. These different sub-regional styles should provide the guidelines for building that specifically relate to such defined areas of the village.
My feeling for all is to cease development programmes and look at reducing population
Environmental impact, energy efficiency, good architecture, quality in craftsmanship all essential

Question 5: Do you agree that the NDP should include a policy requiring new development to protect and enhance the local landscape character and wildlife?

Yes	No
11	0

Question 5a: Any further comments

Mainly good ideas, but again be careful not to be too prescriptive, make provision to allow new ideas and styles.
It is essential that the NDP includes a landscape policy and that the main objective of the policy is to maintain and enhance the biodiversity of the parish. In particular care needs to be taken to ensure that any housing development does not adversely affect the common lands by ensuring that motor vehicles both during construction and subsequent occupation of properties do not cause unnecessary

damage to the margins of the common and the wastes of the common. The policy should also ensure that developments provide beneficial additions to the landscape using common local species of shrubs and trees and preserve existing onsite vegetation wherever possible.

5.3 Landholders must contribute by preserving and promoting footpaths including, but not limited to, the replacement of stiles with gates and cutting paths through crops and ploughed land

Funds made available long-term to maintain the Natural Environment and continue its improvement for future generations

Constant development keeps up pressure on the environment!
Countrywide/worldwide reduce for a decade or two to come back into balance with nature!

Some of the houses in Broad Oak shouldn't have been allowed!

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

Yes	No	Don't know
4	3	2

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

Sorry don't know

Agree with the policy but have no examples.

Maintain the Ribbon Development. Do not allow building behind houses/properties already in place

River banks between the Parish and Welsh borders – natural wildlife areas, flood plains

The field directly south of houses along Fairview. It is a well-used dog walking field with extensive beautiful views. There is a wealth of wildlife, hobbies, kites. Buzzards have been seen. Many insects especially bees feed on the crops. It has footpaths (*see attached plan*) and provides an extensive green space for Garway village. Great crested newts have been seen.

Keep common land in common hands

Question 7: Do you agree the NDP should include a policy to protect existing community facilities and encourage investment in new facilities?

Yes	No
11	

Question 7a: Which facilities should be protected and why

New village hall will serve perfectly as community centre, and of course, the Inn, School and churches should be protected
The village pub (The Moon) and Primary School. Both are focal points for community involvement and support
School, Garway Moon Inn, New community centre, chapels, churches, Broad Oak garage and shop important to village
The School, Inn, Churches, Village Hall, Commons, and existing housing density with gardens, are all very important for village life and to maintain the rural character.
The facilities listed in the document should be protected and improved if possible and include the garage and shop at Broad Oak.
Do we expect to have a village hall and a community centre by Summer 2019?
Centre, pub, churches, school. Need to maintain transport links for non-drivers and students etc.
The sites stated in the booklet

These questions were missed off the main answer sheet but included in the document

Question 8: Do you agree the NDP should include a policy to promote the rural economy such as the examples above?

Yes	No
3	

Question 8a: Any further comments?

Again be careful you cannot please all the people all the time. Some development is bound to cause change. Also who decides what constitutes significant adverse impact this phrase is vague and will cause conflict
The conditions expressed in the example policies of this section of the NDP are an essential part of the implementation of this policy.
How does this policy sit with the embargo on building and development outside the areas of Garway and Broad Oak

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
11	

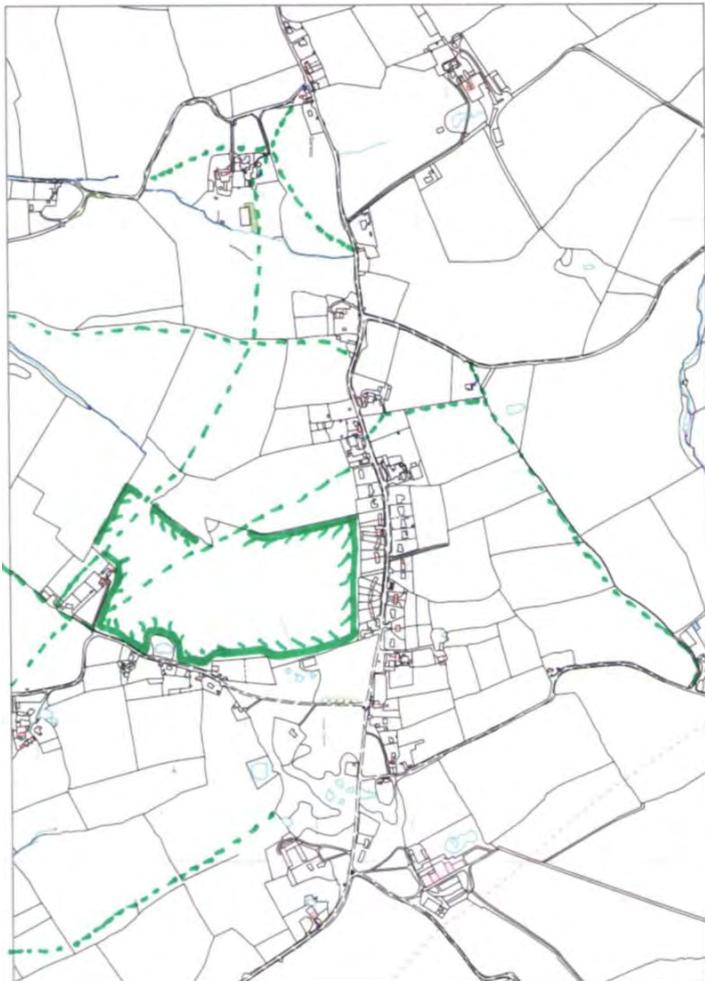
Question 9a: Any further comments

The conditions expressed in the example policies of this section of the NDP are an essential part of the implementation of this policy.

Provision of parking so as not to obstruct/block properties running through the village especially during school hours and term times. Safety issues during high farm vehicle volume times throughout the village.

Importance of safe and suitable access onto the arterial roads avoiding blind corners and brows, safe passing places.

Plan referred to in comment to 6a



- 2.1.5 Following this initial consultation and site submission, the sites were assessed, and a Site Assessment report produced in March 2018.
- 2.1.6 The policies were also developed based on the initial responses.
- 2.1.7 The Steering group considered the findings of the Site Assessment Report and agreed the sites suitable for future allocation.

2.2 Second Consultation June 2018

- 2.2.1. The Steering group carried out a consultation and held three events in Garway Community Centre to publicise the draft plan, the site assessment report and the potential site allocations.
- 2.2.2 The event had copies of the draft plan and some display boards. Appendix 2 includes the display boards.
- 2.2.3 There were 26 responses to consultation event. The following table contains summaries of the comments received and the responses and actions from Steering group discussions.

	Comment	Summary of discussion
1	Consider light pollution affecting nearby properties	The group agreed that this is dealt with in current draft NDP on Page 13 in section 5.4 Action NDP Working Group
2	Retain rural environment – hedgerow, trees etc. Replace as necessary	Agreed that this is covered in the current draft NDP on Page 13 in section 5.4 Action NDP Working Group
3	Protect ribbon development – 1 dwelling deep	This is stated as one of the core policies presented in the consultation and now needs to be incorporated in the next version of the NDP Action NDP Working Group
4	Clearly communicate with residents on developments as they occur – develop an email list	The group felt that this is an important point that goes beyond NDP work and should be actioned by the Parish Council. The PC currently have a website and parishioners can register their interest, however a more proactive approach is needed to gather as many email contacts as possible to enable quicker and more frequent communications with parishioners. Action Parish Council

5	Owner of bus depot brownfield site would prefer to develop his field rather than the brownfield	Possible conversation needs to take place with the owner. Action NDP Working Group
6	Developments should favour smaller low-cost units that are eco-friendly if possible. Look and feel should fit with rural character of Garway	The definition of 'affordable' was discussed and it was agreed that we mean starter homes which are smaller low cost homes available on the open market. A preference for such homes should be added to the NDP. Action NDP Working Group The need for rural fit is in the draft NDP on Page 12 section 5.2
7	Broad Oak boundary very restrictive, no room for development	Discussion on this topic focused on the flexibility of settlement boundaries over the course of the plan. Action NDP Working Group to seek advice from consultant
8	The Broad Oak settlement boundary does not allow for any development. Garway is favoured more! (sic)	Discussion on this topic focused on the flexibility of settlement boundaries over the course of the plan. Action NDP Working Group to seek advice from consultant
9	Settlement boundary at Little Newlands includes some of Newlands Farm fields	The boundary has not been drawn correctly. This will be redrawn to include the brownfield site only. Action Consultant
10	Part of Newlands Farm (field) is in the proposed settlement boundary. Why not the whole of the Farm?	The boundary has not been drawn correctly. This will be redrawn to include the brownfield site only. Action Consultant
11	The NDP has a comment regarding dark skies exceptions for some buildings e.g. community centre, village hall, pub etc. Exceptions are a risk as they set precedents.	Followed up with person concerned and the comment is now withdrawn – no further follow up needed.
12	Support the plan but need to continue a strong fight against the county council imposing extra	It was felt that this is not a point that can be included in the NDP but does affect PC support for future planning applications.

	numbers simply to meet the county 5-year target.	Action – NDP working group to raise with PC
13	Good plan. Important to continue to fight for recognition of the current boundary settlement along the south of Garway as a statement of local opinion, notwithstanding recent planning decisions	This is part of the core policies listed in the display at the community centre Action – NDP working group to add all core policies to the NDP
14	Looks good – sites and policy. Thanks.	No action needed
15	Can we protect the view/character landscape looking south west from the lower common?	The NDP working group felt that this is covered in the draft plan by point c in first box on Page 11 – no further action needed
16	Need to stipulate types of building materials for new build i.e. stone, render, - rather than red brick!!(sic)	The current draft plan contains some specification of building materials in section 4 page 10/11. It was felt that more could be added such as ‘painted brick’, Render and stone
17	Please look favourably on suggestions for enlargement (or re-arrangement) of existing houses to cater for changing generational requirements.	Such changes are within permitted development or subject to normal planning application. Action – NDP Working Group to communicate this point to PC to inform future planning application decisions
18	Protect the views to the south of the main Garway road within the proposed settlement boundary.	This is included in the current draft NDP in point c in first box page 11 and is also supported by the core policy on ribbon development in Garway
19	Ensure that the old village hall is a protected facility	The village hall is listed as an asset in draft NDP in section 7.3 on Page 15. There was some discussion on the PC being the final arbiters of disposal or re-development. Action - consider point above in final draft of NDP

20	<p>Concerned about the building plot in the front of the community centre. It should stay an open area, as perhaps a play area or event area, and not be built on to retain an open and beautiful outlook. It will cause additional light pollution in this area of the village and increase traffic at a bottleneck section of the road and increase air pollution.</p> <p>(4 comments received on this point)</p>	<p>Following extensive discussion, the working group decided to retain the site in the list for possible development whilst recognising the valid points made against such development.</p> <p>Action – retain site in NDP</p>
21	<p>I support the development of the brownfield sites as a first priority.</p>	<p>Action – NDP Working Group to ensure that the core policy on brownfield sites added to NDP</p>
22	<p>Ensure that environmental preservation has the highest possible priority both inside and outside the settlement boundaries.</p>	<p>Following discussion, the NDP working group felt that this point is adequately covered in Section 5.5 on Page 12/13 of the current draft NDP</p>
	<p>+ 2 praise and encouragement</p>	<p>N/A</p>

3.0 Formal Consultation on the Garway Draft Neighbourhood Development Plan – 23rd January 2019 to 6th March 2019

- 3.1 The public consultation on the Garway Draft Neighbourhood Development Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must —

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
 - (i) details of the proposals for a neighbourhood development plan;*
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
 - (iii) details of how to make representations; and*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

- 3.2 The Garway Draft Neighbourhood Development Plan was published for 6 weeks formal Public Consultation from 23rd January 2019 to 6th March 2019
- 3.3 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates and the locations where the Draft Plan and accompanying documents could be viewed and downloaded.
- 3.4 The consultation process was also promoted to residents through the use of posters on the village notice board and the parish website. Two drop-in events were held at Garway Community Hall and hard copies were also available at the Community Hall
- 3.5 A copy of the Draft Neighbourhood Plan was also sent to Herefordshire Council.
- 3.6 The list of consultation bodies, publicity notice, consultation letter, and representation form are included at Appendix 3.

4.0 Consultation Responses to the Draft Neighbourhood Development Plan for the Regulation 14 Consultation 23rd January 2019 to 6th March 2019

4.1 Table 1 below sets out the responses submitted to the Draft Neighbourhood Development Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.

Table 1 – Garway Draft Neighbourhood Development Plan Formal Consultation Responses

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
1	The Coal Authority	General	Comment	Thank you for consulting the Coal Authority on the above. Having reviewed the document, I confirm that we have no specific comments to make on it.	Comments noted	No change
2	Historic England	General	Support	Thank you for the invitation to comment on the Draft Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of local distinctiveness and variations in local character through good design and the protection of landscape character is commendable. Overall the plan reads as a well-considered document which we consider takes a suitably proportionate approach to the historic environment of the Parish. Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of a community led plan. I hope you find this advice helpful.	Comments noted	No change
3	National Grid	General	Comment	The National Grid has identified the following high pressure gas transmission pipelines as falling within the NDP area boundary: FM23 Treaddow to Llanvetherine FM02- Treaddow to Dowlais From the consultation information provided, the above gas transmission pipelines do not interact with any proposed development sites	Comments noted	No change
4	Natural England	General	Comment	Natural England have no specific comments on this draft neighbourhood plan.	Comments noted	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
5	Environment Agency	General	Comment	<p>I refer to your email of the 23 January 2019 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p> <p>As part of the adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City, and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p> <p>However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the lead local Flood Authority (LLFA).</p>	Comments noted	No change
6	Julie Joseph on behalf of local resident Messers Partridge	GRA1	Object	<p>Policy GAR1 proposes the development boundary for the village of Broad Oak. Broad Oak is identified for residential growth. The proposed boundary does not identify any sites suitable for residential development and as such the proposed boundary is not considered compliant with Policy RA2 of the adopted Hereford Core Strategy. The Plan has made no special case as to why no potential sites for residential development are not acceptable in Broad Oak. This is clearly conflicting with Policy RA2. Furthermore, the boundary precludes a site recently approved for 4 dwellings to the south of St Marys church Planning Reference</p>	<p>Comments noted. It is accepted that application P180061 has been approved. This will be shown on the proposals map as a commitment and included in the settlement boundary as will P182729 and P183951.</p> <p>The commitments and allocations will satisfy the requirements for growth within the Herefordshire Core Strategy.</p>	Amend Broad Oak settlement boundary to reflect commitments

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>P180061/f. This site and the site adjacent the cross roads were assessed in the Garway Site Assessment Plan and scored Highly.</p> <p>The Assessment stated “Site is located in the centre of Broad Oak village. Would result in the loss of hedgerows to achieve the two-access point proposed in the planning application. Whilst the whole of the site would be unsuitable for development, the planning application proposes two areas containing 4 and 3 dwellings respectively. The proposed development reflects the character of Broad Oak village. Whole site – totally inappropriate for development whereas the planning submission has minor constraints to development”</p> <p>Furthermore, the introduction of the 30 mph restriction through the village has removed any potential highway objection to the scheme.</p> <p>The inclusion of these two sites would allow for proportionate growth within the village which would be compliant with Policy RA2 of the Core Strategy. It would allow for development in character with the village and preclude any further linear development.</p> <p>The requirement for 4 additional dwellings is a minimum only and the inclusion of sites for further limited development of the land opposite the Southwell arms to the west of St Marys Church would create a nucleated finish to the village centre. A copy of the suggested amendment is attached. (Appendix 1 to this table)</p>		
7	Julie Joseph on behalf of local resident Mr & Mrs Francis	GAR1 & GR7	Object	Policy GAR1 proposes the development boundary for the villages of Garway and Broad Oak. Garway is identified for residential growth under Policy RA2 of the adopted Core Strategy. Garway is identified as a village which is expected to take a larger proportion of growth. The proposed development boundary does not reflect this with very few sites identified as suitable for	Comments noted. Paragraph 3.2 of the Garway NDP identifies the development approved to August 2018 in the parish of Garway. Leaving a minimum residual requirement of 4 dwellings. The allocations in the NDP and the	Remove allocated site in front of community centre

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>residential development. As such the proposed boundary is not considered compliant with Policy RA2 of the adopted Hereford Core Strategy. The Plan has made no special case as to why no potential sites for residential development are limited to the two sites in Garway and one on the other side of the common. This is clearly conflicting with Policy RA2.</p> <p>The site to the east of the village lies on the other side of Garway Common and relates poorly to the village. There is no detailed justification why this site is classed as an exception to the tightly drawn development boundary and why this site is more suitable than many of the other sites included.</p> <p>The second site forming the Old School House had permission for development, the property is not listed and as such the whole site has some potential for development.</p> <p>The third site relates to land to the front of the Existing Community Centre and is understood to be used as a recreational area relating to that. The development of this site in such proximity to the community centre would in our view hamper the operation of the centre leading to potential complaints from noise from various functions, and as such threaten the future of the new centre itself. As such the proposal is in fact contrary to the Parish Council's own proposed NDP policy GAR7. In addition, it is understood that there are potential drainage problems within this site which could lead to</p>	<p>existing commitments cover the potential growth required in the plan period.</p> <p>Comments noted. The PC consider the site at Little Newlands to be previously developed land site appropriate for future development on the entrance to the village. The site had previously been used as a commercial bus depot around 1981 to 1989. Since that time, the site has also been sublet to Bull transport as a satellite lorry park since 2008. This information was provided by the PC following the publication of the site Assessment report</p> <p>Old School House had permission for a conversion of the existing building and is therefore not required to be an allocation</p> <p>Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the concerns. It is hoped in the future to develop this site for community uses associated with the community centre.</p>	

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>the potential for surface water and foul water drainage problems.</p> <p>Furthermore, the boundary precludes several sites for which residential development has already been granted adjacent to the village centre which have deemed to be compliant with Policy RA2 by virtue of their recent approvals. In particular, in relation to Land adjacent to Court Cottage which has planning permission for 5 dwellings with a further application for 2 dwellings, this should be included within the development boundary.</p> <p>The Assessment stated "Suitability: Site is located between two dwellings at the western end of the main built form of Garway village, as the road slopes away from the village. Land drops away from the southern edge of the site and would be prominent in the wider landscape. However, would continue the linear form of the village and be seen as part of the village. Impact of development could be mitigated through landscaping. 30mph zone would require extending beyond the site. Minor constraints. The inclusion of this site would allow for proportionate growth within the village which would be compliant with Policy RA2 of the Core Strategy. It would allow for development in character with the village and reflects the linear nature of the village. A copy of the suggested amendment to the development boundary is attached at Appendix 2.</p>	<p>Comments noted. The commitments at Court Cottage will be included in the settlement Boundary, however, due to the impact on the existing linear character of the village, the commitment at Ivy Cottage will not.</p>	<p>Garway settlement boundary map to be amended to include the commitments at Court Cottage but not the commitments at Ivy Cottage</p>
7a	Julie Joseph of behalf of ELB Francis Court Farm Garway	GAR1 And GAR7	Object	Same as above comments	See response to 7 above	
8	Mr R Close	GAR1 &GAR2	Object	My written representations really represent an objection to the proposed settlement boundary on Page 19 and Policy GAR1 on page 9.		Garway settlement boundary map to be amended to include the

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				<p>In my mind Garway as a village / settlement has two very distinct characters areas.</p> <p>The <u>first is the sporadic nature of residential development around the Common</u> (including to the south of the Common). In my mind this sporadic character includes the Moon Public House and all that development further east and south. Therefore, it is my view that settlement boundary should exclude the Moon Public House and should not extend further east. So, the easternmost extent of any settlement boundary should be the western boundary of the Moon Public House site. That does not mean there is no scope to allocate individual parcels of land for a single dwellinghouse and I mark on the attached plan two obvious candidates for one dwellinghouse only. There is one other obvious site between 'Oakdene' and 'Pitta Hill' on the road heading south (<i>which just appears on the attached plan also</i>). (See Appendix 3 of this table)</p> <p>The second character area is the twentieth century linear development west of the Moon Public House and Common. This area has substantially less value. In my mind the issue to consider here is where the settlement boundary should end (i.e. where its western boundary should be)?</p> <p>It seems perverse to me that the proposed settlement boundary effectively excludes the site the subject of planning permission P180071/F and planning application P182822/F. The Settlement Boundary should include these site areas. In my mind that field has effectively <i>been lost</i>. The reality should be accepted and reflected in the Settlement Boundary.</p> <p>It should, in my opinion, also include the residential curtilage of 'Court Cottage' and 'Watercolours'(?).</p>	<p>Comments noted. The Parish Council consider that both the Garway Moon public house and the dwellings from the Old Post Office to Ivy Cottage form part of the village and should be included within the settlement boundary. The sites shown on the response plan were not put forward by landowners during the call for sites and were therefore not assessed.</p> <p>The area to the west will be extended to include the existing commitments adjacent to Court Cottage.</p> <p>Comments noted. The PC agree that the settlement boundary will be amended to include commitments P180071 and P182822.</p> <p>Comments noted. As stated above the settlement boundary will be amended to include the commitments and it is natural to include Court Cottage within the amended settlement boundary.</p>	<p>commitments at Court Cottage but not the commitments at Ivy Cottage</p>

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				<p>In fact, given the aforementioned, I consider that one should also include the field to the west of 'Myrtle House' within the settlement boundary. That field:-</p> <ol style="list-style-type: none"> a. Is of a size that it fulfils no real agricultural value; and b. Given the housing granted to the south of the lane (in its foreground) and the woodland / coppice backdrop to the north that field no longer fulfils has any landscape value. <p>In my opinion one should draw a <u>strong</u> new western boundary to the settlement being the lane up to Garway Hill. That would become a <u>strong</u> logical boundary to defend.</p> <p>One needs to be careful to ensure that the settlement boundary is not drawn as an arbitrary line designed to stop development. The NPPF and Core Strategy encourages growth and the 14% growth is a <u>minimum indicative target</u>. So, one should not try and confine and prevent further development but draw a settlement boundary that protects valuable landscape. One should not say we have had a certain amount of housing and are putting up barricades but say we will allow housing (which could be more than the indicative 14%) but we are protecting our important and valued landscape following an analysis (evidence based study) of the landscape.</p> <p>The housing allocation</p>	<p>Watercolours is more dispersed from the village due to the location of the access and therefore will not be within the settlement boundary.</p> <p>The site was not put forward during the "Call for sites" process or during any consultation. There is no requirement to find additional sites beyond existing commitments and proposed allocations to meet the growth requirement of the Herefordshire Core Strategy.</p> <p>The settlement boundary is drawn to define the extent of the village for future development within the plan period. Beyond the settlement boundary is open countryside and is assessed against the relevant Herefordshire Core Strategy policies.</p> <p>Comments noted. The PC consider the site at Little Newlands to be previously</p>	

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>I have to say that I find the grouping of new houses in an allocation to the east rather divorced from the centre pub, community hall and school rather strange. It does not appear to follow the sporadic pattern, visibility to the west looks poor and one needs walk a fair distance on the road (at a bend) before reaching amenities. At present when entering the village from the Broad Oak direction one views a few sporadic isolated houses before reaching the Common. To suddenly be greeted by a group at the entrance to the village seems out of character.</p> <p>Policy GAR2 page 10 – I do think this policy should state that new dwellings should have limited span depths of approximately 6 metres and limited eaves height of approximately 4.7 metres. I believe one should encourage use of natural stone and timber cladding (not brick or render) to elevations and slate or dark metal roofs.</p>	<p>developed land site appropriate for future development on the entrance to the village. The site had previously been used as a commercial bus depot around 1981 to 1989. Since that time, the site has also been sublet to Bull transport as a satellite lorry park since 2008. This information was provided by the PC following the publication of the site Assessment report.</p> <p>Comments noted. The imposition of size standards would be too specific for a planning policy. Policy GAR2 includes materials at (b)</p>	
9-1	Mr Simon Collinson	Page 17 Map	Object	<p>Site reference numbers 2 and 3 don't include all of the land that was submitted for consideration as requested in relation to the "call for sites". There is therefore no site assessment report for the most South Westerly parcel of land for which Herefordshire Planning department have issued pre planning application advice that supports the development of one dwelling. I have written to the Clerk of the Parish Council (29.01.2019) providing clear maps and plans showing the area that was submitted for consideration but omitted from your process. I have requested it's inclusion in your assessment process as per my original submission.</p> <p>Original submission I'm writing in relation to the Garway Parish Council's request for sites for consideration for inclusion in the NDP and specifically the land that I submitted for consideration to the North of Ivy Cottage, some of</p>	<p>Comments noted and accepted. The plan associated with Plots 2 and 3 in the Site Assessment report is incorrect. Kirkwells have confirmed that the site assessment was the undertaken on the full extent of the sites that were submitted. The plan within the site assessment report will be corrected</p>	<p>Correct the plans for Sites 2 and 3 in the Site Assessment Report.</p>

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>which hasn't been included in your "Draft Site assessment report".</p> <p>Please see the enclosed copy of our submissions, also depicted below (figure 1) which includes all of the land attached to Ivy Cottage. But, as per fig2, you will see an important part of the land has been excluded from the site assessment process.</p>  <p>(Fig 1)</p>  <p>(Fig 2)</p>		

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>Since submitting the land, as you're aware, planning permission has been granted for the building of eight dwellings on site (you reference site 3) (see Fig 2), setting a precedence that the planning authority are in favour of development on the site. In addition to this, we have sought pre-planning application advice for site that we submitted for consideration, but which has been omitted from the assessment process (fig 3) and the Herefordshire County Council planning officer has confirmed, in writing, that they would support an application for planning permission on this site.</p>  <p>(Fig 3)</p> <p>Please can you reassess the submission that we have made, including the area that has been omitted or the omitted area in isolation and confirm whether the parish would be in support of the proposed development of one dwelling on the site. Please can you also include your assessment of this land in your published assessment report.</p>		

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
9-2	Mr Simon Collinson	Page 17 Map	Object	<p>“Garway village settlement boundary”</p> <p>Please confirm why the land to the North of Ivy Cottage, on which planning permission has been granted for eight dwellings, has not been included within the Garway Village settlement boundary? The area in question is now part of the village settlement and is far closer to the centre of the village, the school and the pub, than other areas of the village that have been included. This land should also be placed within the formal settlement boundary.</p>	<p>Comments noted Whilst Herefordshire Council have granted planning permission for the 8 dwellings north of Ivy Cottage, the PC do not consider the site is in accordance with the vision, objectives and policies of the Garway NDP. The main Garway village has a linear east to west character. For the purposes of the Neighbourhood Plan, whilst this site will be included on the policies map as a commitment, the settlement boundary will not be extended around the site for the reasons identified above and for the impact it will have on the linear character of the settlement.</p>	No change
10	Mr EL Francis	GAR,	Object	<p>At 90 years of age, I am one of the eldest residents in Garway and as such have seen many changes. I have witnessed the steady growth of the village and a lot of development, from the Council houses going up after the war through to the last couple of nice houses going up near the common. Each round of development has brought new families to Garway and helped breathe new life into the village, but the one thing I have noticed is a steadily aging population with fewer and fewer young families. I see this proposed plan as incredibly restricted showing only a very small proportion of the area of Garway parish. It has only a couple of potential sites and I am afraid this looks like a plan for the past to retain Garway like it is for the lucky few that already live here. It is certainly not a plan for the future or younger generation.</p>	<p>Comments noted. There are a number of application already approved in the parish which will be shown on the policies maps as commitments.</p> <p>The Herefordshire Core Strategy sets a minimum target for Neighbourhood Plans, which the Garway Neighbourhood Plan has surpassed. To depart from this significantly would mean the Neighbourhood Plan is not in “general conformity” with the Herefordshire Core Strategy</p>	No change
11	Mrs C.E Francis	GAR1, GAR3, GAR7	Object	<p>On looking at the draft neighbourhood plan I am surprised that so few development sites have been found in the whole of the parish, considering that I was of the opinion that Garway is one of the largest parishes in Herefordshire’ Why has the village</p>	<p>Comments noted. The settlement boundary is drawn to define the extent of the village for future development within the plan period. Beyond the settlement</p>	Remove allocated site in front of community centre

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>boundary been so restricted? Far from being a vision of the future of Garway, this seems intent on curtailing development almost completely' At the moment, we have a thriving school, a pub and a garage but how long can these be sustained with an ever-aging population in the village if this is-to.be the only development between now and 2031? Perhaps the Parish council should consider an application for a nursing home and an extension to the churchyard as there is no provision for young families in this plan.</p> <p>Having been a regular user of the new Garway Community Centre and spoken to other members in my group there was a real feeling consternation that there could possibly be a housing development right in front-of the vast windows of the centre looking out into someone's back garden- I feel this would have a very detrimental effect on the centre particularly when it came to future use and letting opportunities both in daytime and evening and could have a serious financial effect to bookings long term'</p>	<p>boundary is open countryside and is assessed against the relevant Herefordshire Core Strategy policies.</p> <p>Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the concerns. It is hoped in the future to develop this site for community uses associated with the community centre.</p>	
12	Mr Mrs B Wildey	n/a	no comment made re object or support	<p>There appears to be no allowance made for providing affordable homes, yet many of you made this point when objecting to previous planning applications, complaining that the village does not need so-called executive homes. A strong whiff of hypocrisy here.</p> <p>The red lines around the two major settlements have been drawn far too tightly and we cannot help but notice that The Turning and White Rocks hamlets have not been included, leading us to think that this is because some of the most vocal and frequent objectors to previous applications live in these areas! We believe that the whole of the parish should be included in the plan.</p> <p>Whose idea was it to propose allocating 2 houses in the small field in front of the community centre? Do they not know that the hall is designed to PassivHaus criteria? Have you checked with the architect to see if</p>	<p>Comments noted. Whilst affordable housing was a concern raised by the residents, it can only be provided on sites of 11 dwellings or more.</p> <p>The Turning and White Rocks are hamlets within the parish, but are not included in the Herefordshire Core Strategy as sustainable settlements suitable for allocating sites for housing development</p> <p>Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the</p>	Remove allocated site in front of community centre

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				<p>building there will compromise their calculations? Additionally, in Winter the sun's elevation is very low and houses will almost certainly prevent sunlight reaching the solar panels.</p> <p>The idea/proposition that a few residents of the village can determine whether other residents can apply for planning permission is unacceptable and a recipe for conflict. This is far better left to the professionals i.e. the Planning Officers, who are impartial, as is the Herefordshire Council Planning Committee. All in all the proposed NDP is a NIMBY's charter and does nothing to allow for possible garden developments (like ours) in other suitable locations. We shall definitely be voting against the NDP.</p>	<p>concerns. It is hoped in the future to develop this site for community uses associated with the community centre.</p> <p>Neighbourhood Planning is about giving Parish Council the right to plan for their parish. The Steering group are a sub-committee of the Parish Council. The NDP will go through a formal process including examination and referendum before it is made part of the development plan.</p>	
13-1	Ed Thomas on Behalf of Mr & Mrs Siriwardena	General	Comment	<p>Please accept this letter as a response to the Regulation 14 public consultation associated with the Garway Regulation 14 Draft Neighbourhood Development Plan (NDP). 'Tompkins Thomas Planning' acts for Mr & Mrs P Siriwardena, who are interested in bringing land at Myrtle House forward for sensitively designed residential development.</p> <p>In summary, the purpose of the letter is to draw attention to the benefits that would derive from allocating this land for housing in the NDP and how development here would contribute to fulfilment of the Draft NDP's stated Vision and Objectives and the attainment of sustainable development overall. We respectfully request that in the light of the following analysis, land at Myrtle House is allocated for residential development.</p> <p>Due to only recently having acquired the site, our clients did not promote the land during the 'call for sites' and it has not, therefore, been assessed according to the same methodology employed by the Parish Council's appointed consultants in the Housing Sites Assessment (March 2018). Moreover, we note that the recommendations of the consultants have not</p>	<p>Comments noted. The site was not put forward during the "Call for sites" process or during any previous consultation. There is no requirement to find additional sites to meet the growth requirement of the Herefordshire Core Strategy beyond the commitments and existing allocated sites.</p> <p>The PC do not consider it appropriate to assess the site at this late stage.</p>	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>been taken up entirely and on that basis hope that genuine consideration will be given to the inclusion of what might be construed a 'latecomer.'</p> <p>For the reasons we describe below, it is concluded that with appropriate detailed design and in the light of consented development on land opposite (180071), residential development at this site could reinforce the prevailing linear settlement pattern that the draft NDP rightly seeks to preserve and promote. We consider that subject to a high-quality, architect-led approach, the site can deliver a scheme for approximately 3 dwellings that would accord fully with vast majority of the relevant draft objectives and policies of the NDP.</p> <p>The potential site The land in question is the parcel coloured white on the OS extract below. It is unimproved pasture land with a modest number of fruit trees located in the western portion of the site. It is intended, subject to a review, to utilise a modified version of the existing access to Myrtle House to serve three dwellings arranged on an east/west axis of single-plot depth to assert the linear settlement pattern that is prevalent within the village.</p> 		
13-2	Ed Thomas on Behalf of Mr &	Page 7 Vision	Support	With the important exception of the settlement boundary for Garway as presently defined, we are entirely supportive of the Vision as expressed above.	Comments noted. See response to 13-1 above	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
	Mrs Siriwardena			Enhancing the sense of community and the characteristics of the local environment that make Garway and Broad Oak vibrant and interesting centres of value to existing residents is something that sensitively designed residential development on land at Myrtle House would look to achieve and compliment.		
13-3	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	The Objectives of the Draft Neighbourhood Plan The draft NDP defines 10 objectives. These are set out below, with a short commentary confirming how appropriate, small-scale and sensitively designed residential development of land at Myrtle House would contribute to fulfilment of these objectives.	Comments noted. See response to 13-1 above	No change
13-4	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 1: We support the principle of settlement boundaries, but in this instance consider that the land at Myrtle House should be included within an amended settlement boundary. For reasons that are not entirely clear, but which may relate to the date at which the 'call for sites' was undertaken, the settlement boundary as presently defined does not include sites which already benefit from planning permission. Land north of Ivy Cottage (173224) and land at Court Cottage (180071) are two cases in point. The latter of these two consented sites lies directly opposite land at Myrtle House. There is a second undetermined application for a further two dwellings, which if approved would extend built development across the entire width of the field; which has far distant and virtually unimpeded views (which are reciprocal) to the south. We submit that on objective assessment and in the light of the context that will in due course be provided by the development opposite, the inclusion of land at Myrtle Cottage within a refined settlement boundary is acceptable and appropriate. In views from the south, any development at Myrtle House would be seen in the context of the two-storey development approved via 180071 in the foreground. Whilst the land at Myrtle House rises, it is seen in	Comments noted. The settlement boundary will be amended in accordance with the commitments at Court Cottage. However, whilst Herefordshire Council have granted planning permission for the site at Ivy Cottage (173224), the site will be shown as a commitment on the proposals map, however, due to its impact on the linear character of the main Garway village, it will not be included in the settlement boundary See response to 13-1 above	Garway settlement boundary map to be amended to include the commitments at Court Cottage but not those at Ivy Cottage

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				those vistas against a backcloth of further rising ground that gives on to woodland, meaning that views on approach to the village from the north are not possible		
13-5	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 2: We are entirely supportive of this objective. It is our view that the land at Myrtle House is adjacent the main built up part of the settlement. It is bounded by the C1238 Garway Hill road to the west; this road acting as a 'belt' to development extending further westward into what can be termed 'open countryside'. We submit that sensitively designed, residential development at single-plot depth could conserve the rural character of the village. On approach from the north via C1238, the development will not be visible owing to topography, woodland and the site levels relative to the highway. From the southerly aspect, the site context will be altered significantly by the consented development on land opposite adjacent Court Cottage whereby the development of the Myrtle Cottage site would be readily assimilated with the built part of the village.	Comments noted. See response to 13-1 above	No change
13-6	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 3: As per the response to Objective 2, we consider that subject to appropriately sensitive design, new development at Myrtle House could integrate satisfactorily into its setting. It is anticipated that use of the existing access (subject to whatever modification is deemed necessary by professional transport planners), would obviate the requirement for any hedgerow removal on either the (1238 or (1239, whilst existing trees are capable of being retained alongside development, with accompanying habitat enhancement as appropriate.	Comments noted. See response to 13-1 above	No change
13-7	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 4: As per the responses to Objectives 2 and 3, and for the same reasons, we consider that appropriately designed development at Myrtle House could fulfil the requirements of Objective 4.	Comments noted. See response to 13-1 above	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
13-8	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 5: Any proposal for residential development at Myrtle House would respond positively to the prevailing settlement pattern by following the linear settlement pattern, maintaining a single plot depth.	Comments noted. See response to 13-1 above	No change
13-9	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 6: Any proposal for residential development at Myrtle House would be supported by a Transport Statement demonstrating appropriate and safe access provision.	Comments noted. See response to 13-1 above	No change
13-10	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 7: The site is within Flood Zone 1 and there is sufficient land to ensure that greenfield run-off rates are maintained.	Comments noted. See response to 13-1 above	No change
13-11	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 8: The distinctive features of the landscape are capable of being maintained, whilst the topography of the site lends itself to a design that might limit the aspects by which light might be emitted.	Comments noted. See response to 13-1 above	No change
13-12	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 9: We believe that it is disproportionate and unrealistic for all development to demonstrate that it is 'essential' to support the needs of the local community. That is a very high bar indeed for which there is no requirement in the strategic policies of the Core Strategy. Moreover, there is no development within the proposed settlement boundary of sufficient scale to require that affordable housing forms part of the housing mix.	Comments noted. The Parish Council consider it is important development that is required to support the needs of the community is acceptable and most appropriate for the parish	No change
13-13	Ed Thomas on Behalf of Mr & Mrs Siriwardena	Page 7 Objectives	Comment	Objective 10: Any proposed residential development on land at Myrtle House would have no direct consequence for the protection of community facilities, save to note that a larger resident population would have the ability to support the existing facilities to a greater extent. We submit that this is a material consideration telling in favour of allowing for more than the minimum 14% indicative growth target; particularly where smaller sites such as land at Myrtle House can be delivered whilst reinforcing the prevalent settlement pattern and without other undue impacts on the local environment.	Comments noted. There are a number of application already approved in the parish which will be shown on the policies maps as commitments. The Herefordshire Core Strategy sets a minimum target for Neighbourhood Plans, which the Garway Neighbourhood Plan has surpassed with commitments and allocations.	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
13-14	Ed Thomas on Behalf of Mr & Mrs Siriwardena	GAR1	Comment	<p>Assessment of the proposed allocation site against the draft Policies of the Garway NDP Policy GAR1:</p> <p>This is a policy that supports the principle of development within the proposed settlement boundaries subject to compliance with 11 criteria. Uppermost is the re-use of brownfield land where possible. Otherwise re-use should be made of existing buildings and development should be appropriate to the size, role and function of the village. A range and mix of house sizes, types and tenures should be provided. Sites should not exacerbate flood risk or highway safety issues and respect important features of the natural and built environment, whilst enhancing the rural character of the area by being in accordance with the draft design policy.</p> <p>We support the majority of the 11 criteria specified, but as above consider that the settlement boundary should be extended to incorporate land at Myrtle House on the basis that such an allocation could be capable of meeting the vast majority of the criteria of GAR1 and the NDP objectives as discussed above.</p> <p><u>Land at little Newlands</u> We note the inclusion of site 17 (land at Little Newlands) is at odds with the findings of the Garway NDP Site Assessment Report {March 2018}, which concluded that site 17 was agricultural land and within open countryside, as opposed to brownfield: Which by reference to published minutes on the Parish Council website is the conclusion that the NDP group appears to have drawn.</p> <p>The NPPF definition of brownfield or 'previously developed land' expressly excludes 'land that is or was last occupied by agricultural or forestry building ...' It is our view, on the basis of the consultant's assessment, that reference to the land at little Newlands as brownfield or previously developed land may be</p>	<p>Comments noted. See response to 13-1 above</p> <p>At the time of the Site Assessments being carried, the consultants researched each site in respect of brownfield/ greenfield. However, they were not aware that the site had previously been used as a commercial bus depot around 1981 to 1989. Since that time, the site has also been sublet to Bull transport as a satellite lorry park since 2008. This information was provided by the PC following the publication of the site Assessment report</p>	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>erroneous and if that is the overriding factor influencing inclusion of this land as an allocation, then the allocation may be mis-placed.</p> <p>On this basis we'd be concerned that the draft NDP will not be able to show conformity with the basic conditions as per Paragraph 8 (2) e) of Schedule 4B of the Town & Country Planning Act 1990 insofar as the site is clearly neither within or adjacent the main built up part of the settlement and would so conflict with Core Strategy Policy RA2. The site is divorced from the main built up part of the settlement and without pedestrian facilities to promote walking for shorter journeys.</p> <p>It is unsurprising that the site does not appear on the Council's brownfield sites register given that it is, on an objective assessment and by the NDP's evidence base, not previously developed land.</p>		
13-15	Ed Thomas on Behalf of Mr & Mrs Siriwardena	GAR2	Comment	<p>Policy GAR2: This policy promotes high-quality design. Criteria a) - h) set out the key issues that design will be expected to respond to.</p> <p>Criterion a) refers to improvement and enhancement of the built heritage and natural environment of the site and its surroundings. We are firmly of the view that sensitively designed, architect led development on land at Myrtle House can respond positively to these requirements.</p> <p>Criterion b) states that the overall design of the proposal in terms of siting, scale, height, proportions, massing, orientation, mix of uses, detailing and materials will be assessed in pursuit of high-quality design. Once again, we can confirm the client's intention to deliver high-quality design that is appropriate to the site and its surrounds in terms of siting (linear). scale, height, proportions and massing. In terms of orientation, it is likely that the principal</p>	Comments noted. See response to 13-1 above	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				aspect will be south-facing and that openings in other elevations can be limited for reasons of preventing light emissions and heat loss. The use of locally sourced materials that are common-place in the vernacular architect is also supported, as is habitat enhancement and highway safety. The site is also well-placed to make connection onto the existing rights of way network and new village hall and primary school (both less than 0.2Skm from the site).		
13-16	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR3: We support the principles underlying draft Policy GAR3. The site is in Flood Zone 1 and there would appear no difficulty with development on land at Myrtle House utilising sustainable drainage systems to protect existing and new development from the effects of flooding. We detect no conflict with draft Policy GAR3 should development on land at Myrtle House be brought forward.	Comments noted. See response to 13-1 above	
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR4: This policy appears intended to ensure that development proposals protect and enhance the features of the local landscape that make it valued. Development proposals will have to demonstrate compliance with criteria a) - l}. Having reviewed these criteria, we have no reason to believe that sensitively designed residential development on land at Myrtle House would not comply with draft Policy GAR4.	Comments noted. See response to 13-1 above	
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR5: We have no particular issue with the provisions of this policy, with the obvious proviso that sufficient latitude is made for sensitively designed external lighting such that living conditions are practicable. We'd otherwise note that long-term control over the vast majority of internal and external lighting modules is outside planning control and thus the purview of the NDP, whereas preventing larger openings to prevent light-spill may militate against 'passivhaus' designs, which are often predicated on large south-facing openings that take advantage of solar gain via their orientation.	Comments noted. In applying this policy each application would be taken on its own merits and it would be the responsibility of the applicant to demonstrate how a scheme complies with the policy	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR6: This policy is considered of limited relevance to residential development in the parish.	Comments noted. The policy is designed to protect the rural landscape of the parish	No change
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR7: We support the principles underlying this draft Policy. The protection and enhancement of community facilities is key to the maintenance of a vibrant community. It is our belief that sensitively designed, small-scale residential development on land at Myrtle House has no direct implications for the operation of this policy but would result in a larger resident population that will assist in supporting the facilities listed in draft Policy GAR7. On this basis we submit that the NDP would be well-advised to make greater provision for growth than is presently the case; particularly on small-scale sites, such as land at Myrtle House that are demonstrably capable of meeting the stated NOP objectives.	Comments note. See 13-1 above. The Herefordshire Core Strategy sets a minimum target for Neighbourhood Plans, which the Garway Neighbourhood Plan has surpassed with commitments and allocations.	No change
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR8: This policy is not relevant to this representation. We'd note, however, that the policy does not include any 'sequentially preferable' mechanism whereby new tourism-related accommodation should arise, in the first instance at least, from conversion of existing redundant/under-utilised buildings. Nor does it expressly require such proposals to be 'small-scale' (we accept that might be inferred from interpretation of (a)). We'd caution that unless modified, application of this policy might give rise to unanticipated applications for 'new-build' tourist accommodation.	Comments noted. The policy is seen as being additional to the requirements of the Herefordshire Core Strategy, which addresses these issues.	No change
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR9: This policy is not relevant to the allocation of Myrtle House for residential development suffice to say it would be the intention that dwellings delivered on site would be capable of supporting homeworking.	Comments noted	No change
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	Policy GAR10: This draft policy requires all new development proposals to include appropriate measure to minimise their impact on the NDP area by providing safe and	Comments noted. See response to 13-1 above	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>suitable access by "focusing development on the main road that forms the spine of the linear Garway Village" land at Myrtle Cottage would be accessed from a modified version of the existing access serving Myrtle House and Myrtle Barn; which is off the CI239 and thus in full accord with GAR10 (a).</p> <p>Beyond ensuring that requisite visibility is achieved, it is not anticipated that additional traffic management would be required, while the site lends itself to a proposal that locates car parking to the rear of the proposed dwellings in accordance with GAR10 (c). By comparison with the allocated site and many of those that already have planning permission, land at Myrtle Cottage is well-placed to support sustainable modes of transport; particularly to those village facilities located towards the western end of the village.</p>		
	Ed Thomas on Behalf of Mr & Mrs Siriwardena		Comment	<p>Summary & Conclusions It is evident that significant endeavours have been undertaken in drafting the NOP. We endorse the Vision, Objectives and many of the draft policies.</p> <p>However, we'd strongly recommend that the Parish Council revisits the proposed housing allocations. We acknowledge that the NDP group has not hitherto been asked to assess the site (albeit it might have been prudent to assess the potential of all land at the edge of the village).</p> <p>However, in the context of the proposed allocation, which we submit may not be brownfield land and is certainly not within or adjacent the main built up part of the settlement, land at Myrtle House is capable of delivering a high-quality, small-scale development appropriate to the rural landscape and linear settlement pattern for which Garway is well-known.</p> <p>The development of land at Myrtle House would reinforce the village's predominantly linear settlement pattern and we do not consider the limited loss of potentially agriculturally productive land to be enough</p>	<p>Comments noted. The site proposed was not put forward during the "Call for Sites" nor during any previous consultation. There is no requirement to find further additional sites to meet the growth requirement for Garway Parish in the Herefordshire Core Strategy beyond the existing commitments and proposed allocations.</p> <p>In terms of assessing all potential land at the edge of the village, one of the key requirements for site allocations is that the land is "available, deliverable and achievable." If the site has not been submitted through a "Call for Sites" exercise there is no evidence that it is available for future redevelopment.</p> <p>See also response to 13-1</p>	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>to render the site unacceptable in terms of planning policy.</p> <p>Subject to appropriate landscaping (which would also act to enhance biodiversity), we do not agree that forming a 'new edge to the village' in this location should be objectionable to the extent that allocation should be ruled out and we note that the C1238 Garway Hill road would form a natural barrier beyond which development could (and is in the Site Assessment Report) referred to as open countryside. We consider that a well-conceived, high-quality architect-led proposal would be of significant benefit to Garway and the Neighbourhood Area more widely for the following reasons: -</p> <p>It would help secure the draft NDP objective of supplying more smaller, market homes to assist young people who want to remain in the Neighbourhood Area and elderly residents wishing to downsize:</p> <p>The site is adjacent the main built up part of the village in accordance with Core Strategy Policy RA2 and very-well related spatially to the village hall and Primary School. The development would, given the development opposite, be capable of integrating with the village;</p> <p>It would deliver more resident population, which would benefit the vitality of the community and help sustain the existing community facilities as well as giving greater potential for the delivery of sustainable transport and communications infrastructure;</p> <p>The site is not subject to any environmental designation and nor would development affect the setting of any designated or non-designated heritage asset;</p> <p>The site is in flood Zone 1, could utilise sustainable drainage and would not exacerbate the risk of flooding elsewhere;</p> <p>The access would be taken directly from the (1239 without any attendant loss of hedgerow; &</p>		

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>For the reasons described above, there are potentially significant issues relating to the proposed allocation on land at little Newlands that may prejudice delivery of the allocation. We do not object to that allocation per se but urge the NDP group to take our comments into account.</p> <p>In our professional view, there is lots to commend the allocation of land at Myrtle Cottage and we encourage the Group Parish Council to do so.</p>		
14	Mrs S Partridge	GAR1	Object	<p>I am objecting to the Neighbourhood Development Plan 2019's Objective GAR1,</p> <p>"The Neighbourhood Development Plan defines the Settlement Boundaries where development will be supported". I do not feel the NDP has met this objective. For residents to fully understand and comment on the Neighbourhood Development Plan, there needs to be a current working map for the Parish showing the approved and proposed dwelling sites. Only then can residents contribute informed views regarding the plan. The settlement boundary for Broad Oak is too restrictive with no new proposed dwelling areas and the village looks as though it is to be fossilised forever in its present state. Every village needs to grow sustainably over time just as Broad Oak has in the past. The proposed 25 dwellings for the parish over the next few years is only the minimum number recommended. Please be more flexible. We need teachers, gardeners, the self-employed, carers and healthcare professionals to name but a few to come and live in the area, or be able to change their current accommodation type. All are of value to Broad Oak and surrounding areas so that they could contribute to the local economy and its residents whether young or old.</p>	<p>Comments noted.</p> <p>The settlement boundaries will be amended to take account of the appropriate commitments approved by Herefordshire Council in the parish in addition to the proposed allocations.</p> <p>Paragraph 3.2 of the Garway NDP identifies the development approved to August 2018 in the parish of Garway. Leaving a minimum residual requirement of 4 dwellings. The allocations and further commitments approved by Herefordshire Council surpass the potential growth required in the plan period.</p>	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
15	Mrs Hilary Keenan	Object	GAR1	I broadly support the plans with the exception of the plot in the front of the new community centre. This field should be excluded from the area for development. Building houses here would go against the current policy of ribbon development in our village, creating a precedent of back filling. It would also remove forever the possibility of this land being used as an amenity area for the community centre and detrimentally affect its outlook. We live across the road from this field and would lose a lot of privacy as the houses would be looking down into our home, and the road narrows at this point. It would also be a good idea to include a directive re affordable housing – that a proportion of houses built be affordable.	Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the concerns. It is hoped in the future to develop this site for community uses associated with the community centre.	Remove site allocation in front of community centre
16	Mr Austin Keenan	GAR1	Object	I'm objecting to the field being included in the development area, as it breaches the ribbon development, also when the planning for the community centre was discussed the building was set back in the field so that it would not impact on Mt Pleasant, which any house built on the paddock would undoubtedly do.	Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the concerns. It is hoped in the future to develop this site for community uses associated with the community centre.	Remove site allocation in front of community centre
17	Steve Johnson	Page 7 Para 2.2 GAR1, 2, 4, 5, 6, 7, 8, 9	Object	The green land in front of the community centre should be excluded as in breach of ribbon development (set legal precedent), also negative impact on the community centre as discussed at meeting. Suggest moving the boundary so excludes the land in front of the community centre. Could exclude the school and community centre for clarity	Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the concerns. It is hoped in the future to develop this site for community uses associated with the community centre. Comments noted. The school and community centre are seen as an integral part of the village a and should be included within the settlement boundary	Remove site allocation in front of community centre
18	Mrs E Butcher	Page 7 para 2.2	Object	The land in front of the community centre should be left green and no houses built, changing the ribbon boundary would secure the land is never built on. The	Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the	Remove site allocation in front of community centre

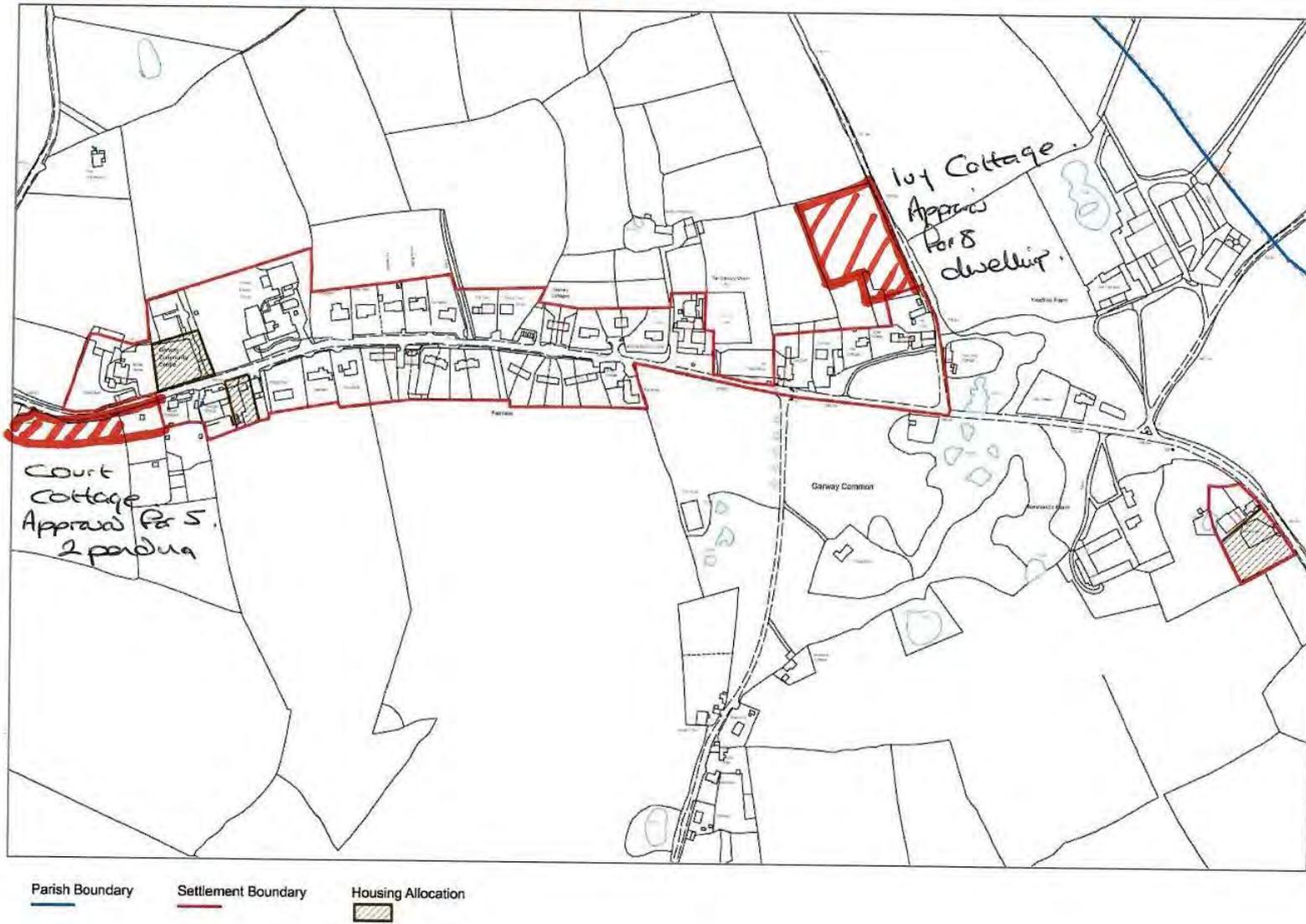
Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
		objective 5 GAR 1, 2, 4, 5, 6, 7, 8, 9		building of homes could affect the activities in the community centre and potentially devalue the property. The community centre was purposefully set back from the house opposite to minimise impact. if homes are built on the Greenland this contradicts this. To clarify move boundary to exclude the school land, community centre & green land in front of community centre.	concerns. It is hoped in the future to develop this site for community uses associated with the community centre. Comments noted. The school and community centre are seen as an integral part of the village a and should be included within the settlement boundary	
19	Mr J Francis	GAR1		The field in front of the new community hall should be excluded as a break in the ribbon effect and would have a very negative on the hall. I also believe the plan to be constricted and should extend further down the road towards Kentchurch to include at least the next field where anew development has already been passed and further semidetached applied for. All in ribbon development and for fills all the GAR policies. The plan overall should extend further out to the periphery of the village .	Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the concerns. It is hoped in the future to develop this site for community uses associated with the community centre. Comments noted. The development adjacent to Court Cottage will be shown as a commitment and included within the settlement boundary.	Remove site allocation in front of community centre
20	Mr M Brewer	Page 19/8 para 3.4 GAR1		The land in front of the community centre if built on would negate the ribbon development /linear development commitment in the NDP and be a green light in the future development behind the existing housing.	Comments noted. The PC have noted the level of objection to the site in front of the Community Centre and agree with the concerns. It is hoped in the future to develop this site for community uses associated with the community centre.	Remove site allocation in front of community centre
21	Mr M Griffiths	n/a	Making general comment	Previous revision of the plan had fields from Newlands Farm within the boundary. Can the fields on Newlands Farm be included	Comments noted. It was agreed by the Parish Council that the Garway settlement boundary could include two separate areas – the main village areas and the area at Little Newlands without the inclusion of the field in between. The Parish Council consider this is more appropriate.	No change

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
22-1	Herefordshire Council NDP Dept	Policy GAR1: New Housing Development in Garway Village and Broad Oak		Given the low residual target of 4 dwellings, it would not appear likely that Policy H1 (Affordable housing) of the CS could be applicable. In general conformity with CS policies -yes Policy SS2, Policy RA5, Policy MT1, Policy SD1, Policy SC1, Policy OS3, Policy E2,	Comments noted	No change
22-2	Herefordshire Council NDP Dept	Policy GAR2: Design in		In Policy GAR2 point (H) the wording may needs to change, to reflex the fact that smaller developments may not be able pay for some of the traffic mitigation measures. Perhaps where 'required and feasible' would be more appropriate to replace 'required'. In general conformity with CS policies - yes Policy LD4, Policy SD1, Policy SS7, Policy LD1, Policy SS4	Comments noted and accepted	Amend accordingly
22-3	Herefordshire Council NDP Dept	Policy GAR3 – Flooding and Drainage		In general conformity with CS policy- yes Policy SD3	Comments noted	No change
22-4	Herefordshire Council NDP Dept	GAR4 - Protecting Local Landscape Character		Policy SS6, Policy RA2, Policy LD1, Policy LD3, Policy LD2, Policy LD4 In general conformity with CS policies - yes	Comments noted	No change
22-5	Herefordshire Council NDP Dept	Policy GAR5 - Dark Skies		Policy SD1, In general conformity with CS policy - yes	Comments noted	No change
22-6	Herefordshire Council NDP Dept	Policy GAR6 – Rural Environment and Tranquillity		Policy E3, Policy SD1, Policy RA6, Policy SS6 In general conformity with CS policies - yes	Comments noted	No change
22-7	Herefordshire Council NDP Dept	Policy GAR7- Protecting and Improving Community Facilities		Policy OS3, Policy OS2, Policy SC1 In general conformity with CS policies - yes	Comments noted	No change
22-8	Herefordshire Council NDP Dept	Policy GAR8 – Tourism in Garway Parish		Policy LD1, Policy MT1, In general conformity with CS policies - yes	Comments noted	No change

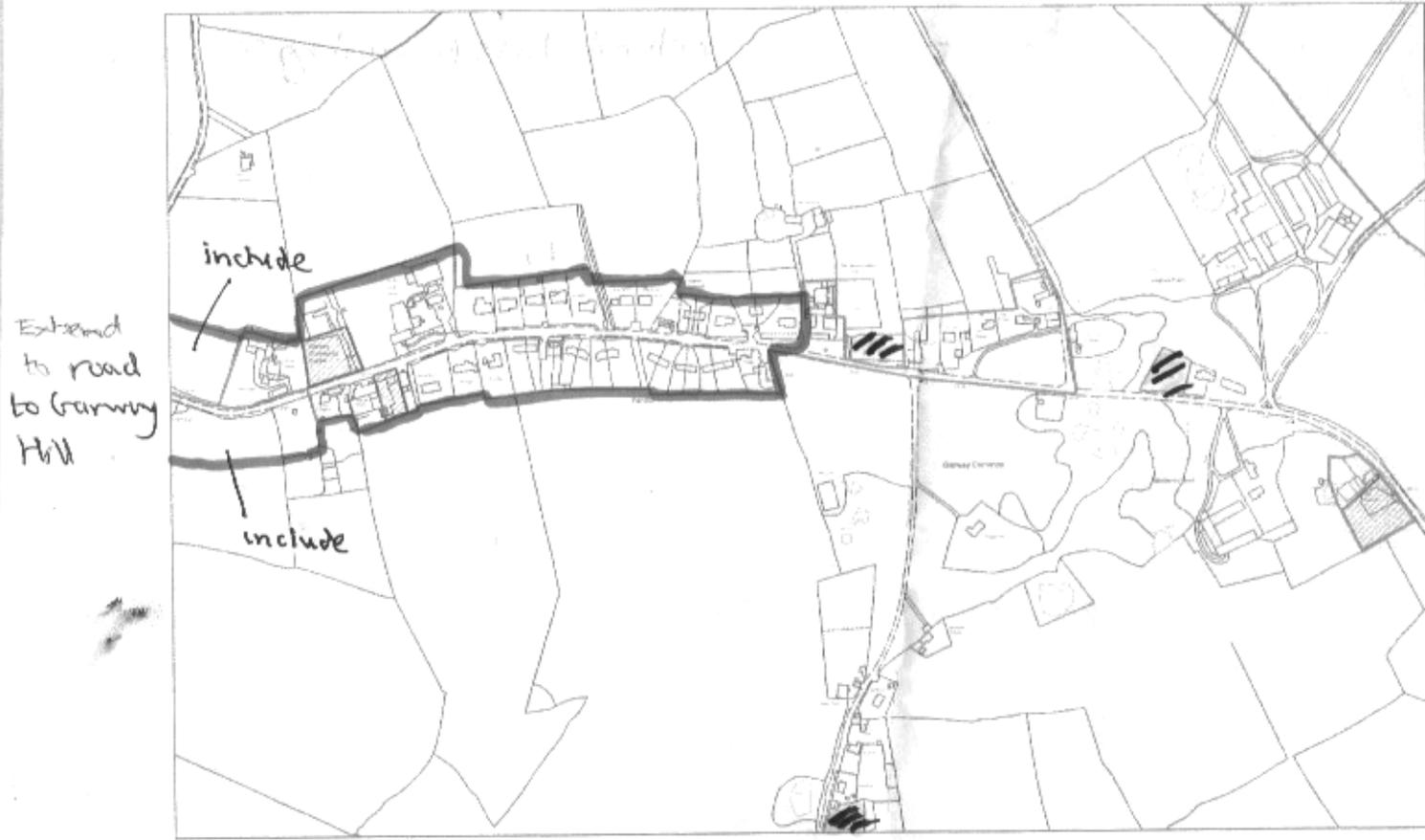
Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
22-9	Herefordshire Council NDP Dept	Policy GAR9 – Rural Businesses and Homeworking		Policy E3, Policy RA4 In general conformity with CS policies - yes	Comments noted	No change
23-10	Herefordshire Council NDP Dept	Policy GAR10– Highways and Transport		Policy MT1 In general conformity with CS policy - yes	Comments noted	No change
22-11	Herefordshire Council	Development Management		<p>Very aware of the controversy associated with recent permissions and current applications at Garway and Broad Oak. It is noticeable that the approved sites which total 13 new dwellings at Garway and 4 at Broad Oak are immediately adjacent to the identified boundaries (Applications 173224, 180071 & 180061) and simply make the observation that including these within the settlement boundaries would seem logical.</p> <p>There are a number of other current applications that should be monitored and included if approved. These include a further 2 dwellings at Garway and 2 at Broad Oak.</p> <p>Also that the proposed allocation to the east of the village does suffer with a lack of connectivity and is relatively prominent at an important approach to the village. No wish to formally object to this allocation, only to point out that there appear to be sites that have a better relationship to the village and the services and facilities it provides.</p>	<p>Comments noted. The Garway settlement boundary will be amended in accordance with the commitments at Court Cottage. However, whilst Herefordshire Council have granted planning permission for the site at Ivy Cottage (173224), the site will be shown as a commitment on the proposals map, however, due to its impact on the linear character of the main Garway village, it will not be included in the settlement boundary</p> <p>Whilst the site may have a lack on connectivity with the village. The PC considers that as it is a brownfield site, it is appropriate for allocation to reduce the pressure on greenfield sites in the parish. The site had previously been used as a commercial bus depot around 1981 to 1989. Since that time, the site has also been sublet to Bull transport as a satellite lorry park since 2008. This information was provided by the PC following the publication of the site Assessment report.</p>	Broad Oak policy map to be amended to include the three commitments and Garway policies map to be amended to include the commitments at Court Cottage but not the commitment at Ivy Cottage
22-12	Herefordshire Council	Other departments		<ul style="list-style-type: none"> Transportation and Highways 		

Ref. No.	Consultee Name	Page / Para / Policy No.	Support / Object / Comment	Comments received	Parish Council Comments	Amendments to NP
				<p>None received</p> <ul style="list-style-type: none"> • Environmental Health (Environmental Protection – noise/air) Suggest a small amendment to GAR1 which is an additional paragraph which reads 'new housing development proposals will be supported when they...!) are not likely to be adversely affected by existing agricultural or commercial activity'. This is to safeguard the amenity of future occupants. • Environmental Health (Environmental Protection – contaminated land) None received • Strategic Housing None received • Landscape/Conservation/Archaeology Building Conservation – none received Landscape – none received Archaeology – none received • Economic Development None received • Education None received • Property Service None received • Parks and Countryside None received • Waste None received <p>If any additional comments are received before the closing date, this will be forwarded separately.</p>	<p>Comments noted and accepted</p>	<p>Include additional criterion in Policy GAR1</p>

Map 1 – Garway village settlement boundary



Map 1 – Garway village settlement boundary



Extend to road to Garway Hill

include

include

Parish Boundary Settlement Boundary Housing Allocation

19

//// Possible single plots

— Suggested amended settlement boundary

Garway Neighbourhood Development Plan 2019 - 2031

Consultation Statement Appendices



June 2019

Table of Contents

Appendix 1 – Consultation Document and Response form November 2017 to January 2018	3
Appendix 2 – Display Boards from June 2018 Consultation events	16
Appendix 3 – Formal Regulation 14 Consultation Documents	21



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Garway Neighbourhood Development Plan Initial Consultation

October 2017

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



Table of Contents

Public Consultation	4
1.0 Introduction and Background.....	5
2.0 Draft Vision and Objectives	Error! Bookmark not defined. 10
3.0 Options for NDP Planning Policies	11
3.1 Local Green Space.....	11
3.2 Natural and Built Environment	12
3.3 Protecting Local Community Facilities	18
3.4 Housing	19
4.0 Timescales and Next Steps	25

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.

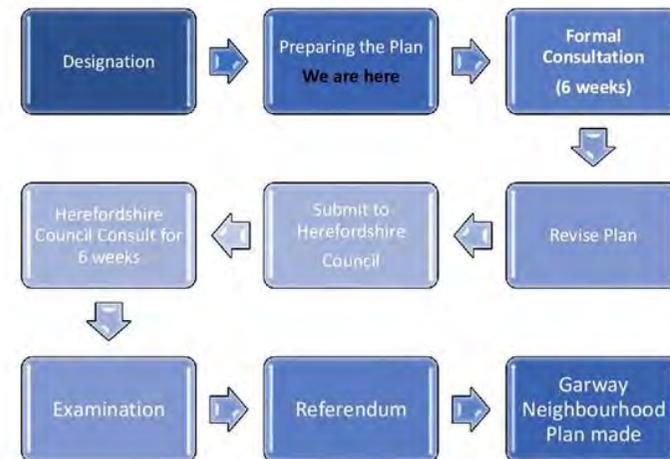
1.0 Introduction

- 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:
- Develop a shared vision for the neighbourhood.
 - Propose where new homes, shops, offices and other development should be built.
 - 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 Tranquillity

To protect the integrity of the rural environment and the tranquillity 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

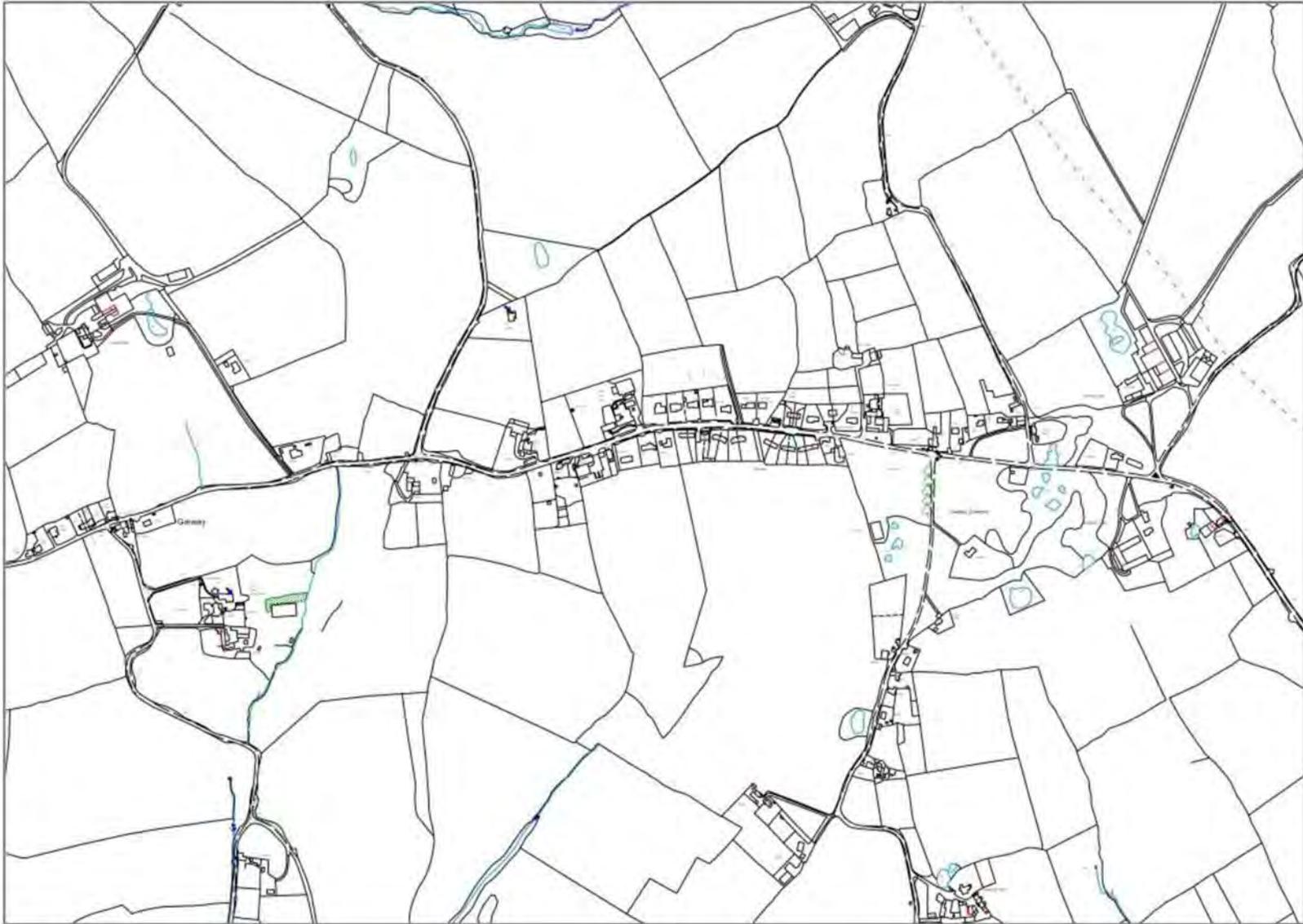
Target Date	Action
November/December 2017	Initial Consultation and Call for sites
January/February 2018	Site Assessment Process
March 2018	Consultation on results of site assessment process
May 2018	First Draft Plan published for informal consultation
Summer 2018	Draft NDP finalised
Autumn/Winter 2018	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:.....

Email:.....

1. Site Information

Site address:.....
 Site area (if known):.....
 What is your interest in the land? (e.g. landowner, potential developer)

2. Site Description

Previous use:.....
 Existing use:.....
 Proposed use:.....
 Site description:

3. Timescales

Likely timeframe for development:

0-5 years	<input type="checkbox"/>
(Please tick the appropriate box) 6-10 years	<input type="checkbox"/>
11-15 years	<input type="checkbox"/>

4. Site Details

Access to an adopted highway (please describe):
 Vegetation on the site (e.g. trees, hedgerows):
 Hydrological features (e.g. streams, watercourses):
 Other on-site features (e.g. particular landscape features, existing buildings, etc.):
 Are you aware if there are any site contamination issues? Yes No (Please Delete)
 If yes, please give details:

5. Site Accessibility

Does the site have access to utility services? (e.g. electricity, water)
 Are you aware of any restrictive covenants within or adjacent to the site?

October 2017



Garway Parish Council

Garway Neighbourhood Plan Initial Consultation

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?.....

.....

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

Question 3a – Any further comments.....

.....

Question 4: Do you agree that the NDP should include one or more policies to encourage sustainable and locally distinctive design in new development? Yes/No

Question 4a: Any further comments.....

.....

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

Question 5a: Any further comments.....

.....

Question 6: Should the Garway NDP include a policy which identifies areas of Local Green Space (not Commons) for protection from development? Yes/No

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

.....

.....

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?.....

.....

.....

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?.....

.....

Thank you for you input into the Garway Neighbourhood Development Plan

Introduction to our plan and the process

Neighbourhood Development Plans are part of the new planning and development system and are a way of helping local residents and businesses influence the planning of the area in which they live and work. They can be used to:

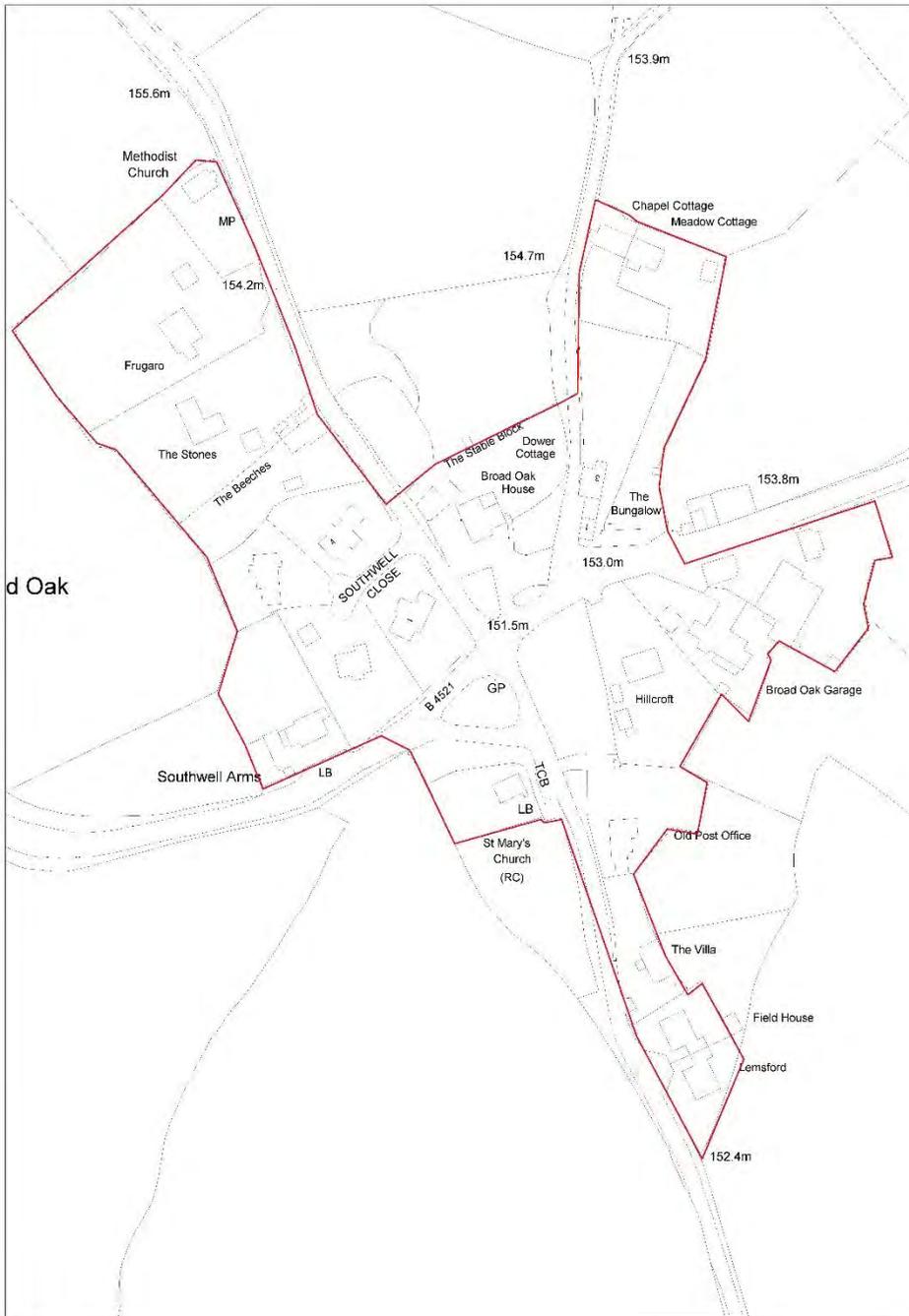
1. Develop a shared vision for the neighbourhood.
2. Propose where new homes, shops, offices and other developments should be built.
3. Identify and protect important local green spaces and influence what new buildings should look like.



Our Core Policies

The Garway Neighbourhood Development plan builds on the Parish Plan that was produced in 2009. The main points are that:

1. Defines the Settlement Boundaries where development would be supported.
2. The rural character of both village and countryside will be conserved and enhanced by new development.
3. New development will be integrated into its setting, whether at the heart of the villages, or in the more rural areas.
4. All development will be designed to ensure it has minimal impact on the area's distinctive character and environment.
5. All development will maintain the layout of the villages, taking into account features such as ribbon development and ensuring significant views are protected.
6. Important issues such as access and road safety are taken into account
7. Rainwater and sewage drainage systems are fit for purpose avoiding risks to health and safety
8. Distinctive features such as landscape and dark skies are preserved
9. All development is essential to support the needs of the local community, including affordable housing.
10. Community facilities are protected. (such as pubs, school, community centre etc.)

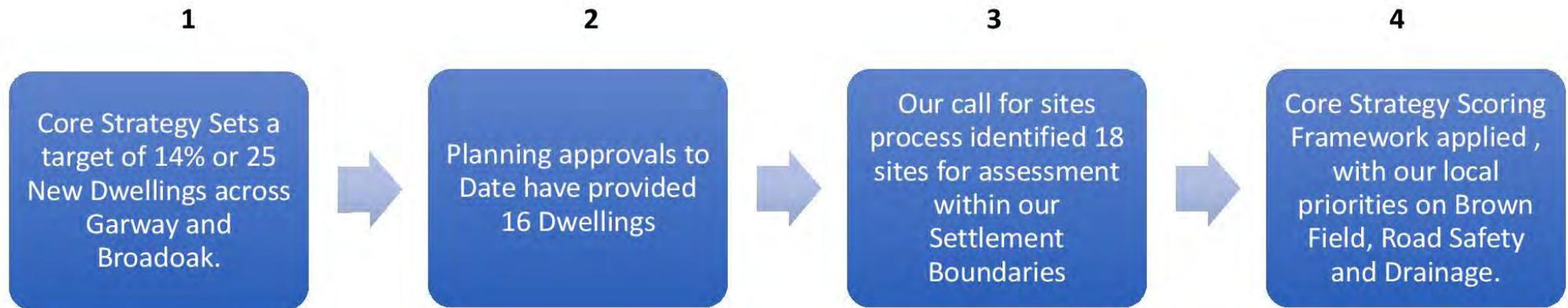


Proposed Settlement Boundary - Garway

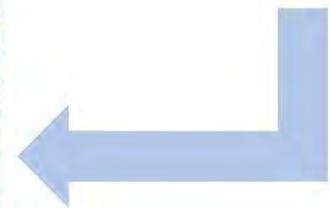


The Herefordshire Core Strategy sets the policy for development in the county and has allocated Garway and Broadoak a **14% increase in number of houses to be achieved between 2016 and 2031.**

A key part of our Neighbourhood Development Plan is to identify the sites that fit with our Core Policies that can be developed to meet this housing target. The process below outlines the structured and transparent process that has been followed to arrive at the recommended sites and meet the required number of houses.



Proposed Sites to Meet our 2031 Target	Dwellings
Land adjacent to The Old School Garway	2
Land adjacent to new Community Centre	2
Land at Little Newlands, Garway	5
Plus Conversion of Old School = 2 Dwellings	



Appendix 1 - Site Scoring

Site Ref	Address	Existing built form	Brownfield or Greenfield	Heritage Assets	Flood Zone	Surface Water Flooding	Trees and Hedgerows	Biodiversity	View/Landscape Character	Contamination	Agricultural Land	Accessibility	Community Facilities	Utilities / Services	Access	Suitability / Constraints	Deliverability	Total	Size	Potential capacity	
Site 16	Land adjacent to The Old School Garway	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0.25	0	1.25	0.14	2	Previously approved
Site 18	Land adjacent to new Community Centre	0	1	0	0	0	0	0	0	0	1	1	0	1	0	0.25	0	5	0.19	2	
Site 17	Land at Little Newlands, Garway	1	0	0	0	0	0	0	1	0	1	1	1	1	0	1	0	7	0.25	5	Planning app pending
Site 13	Land opposite Broad Oak Methodist Chapel, Broad Oak	1	0	0	0	0	0.5	0	1	0	1	0.5	0.5	1	0	1	1	11.5	2.17	43.4	
Site 5	Rear of Old School, Kings Field, Garway	0.5	1	0	0	0	0.5	0	1	0	1	1	0	1	1	1	1	12	0.28	5.6	
Site 14	Land adjacent to Broad Oak House, Broad Oak	0.5	0	1	0	0	0.5	0	0.5	0	1	0	0	1	4	0.5	0.5	13.5	0.3	6	
Site 6	Land adjacent to Court Cottage, Garway	0.5	1	0	0	0	0.5	0	0.5	0	1	1	0.5	1	4	0.25	0.5	13.75	0.43	8	Planning app pending
Site 3	Land north of Ivy Cottage, Garway (Planning app site)	0.5	1	0	0	0	0.5	0.5	0.5	0	1	0.5	1	1	4	0.25	0.5	14.25	0.67	8	Permission now granted
Site 8	The Boot Meadow, Garway	1	1	0	0	0	1	0	1	0	0.5	1	0.5	1	4	1	1	16	0.43	8.6	
Site 2	Land north of Ivy Cottage, Garway	1	1	0	0	0	0.5	0.5	1	0	1	0.5	1	1	4	1	1	16.5	2.12	42.4	
Site 4	Newlands Field, Garway Common, Garway	1	1	0	0	0	0	0.5	1	0	1	1	1	1	4	1	1	16.5	0.37	7.4	
Site 7	Land opposite entrance to Watercolours	1	0	0	0	0	1	0	1	0	1	1	0.5	1	4	1	1	16.5	0.69	13.8	
Site 15	Land adjacent to St Mary's Church, Broad Oak	0.5	1	0	0	0	0.5	0	0.5	0	1	0	0	1	2	0.25	10	19.75	0.85	7	

Appendix 3 – Formal Regulation 14 Consultation Documents

Statutory Consultees

Local Planning Authority (Herefordshire Council)-

Natural England

Environment Agency

Historic England

Highways Agency

Welsh Water

Adjoining authority (if applicable)

Coal Authority

Network Rail

Publicity Notice

Garway Parish Council Neighbourhood Development Plan Regulation 14 Public Consultation Notice

Notice is hereby on the public consultation on the Draft Garway Neighbourhood Development Plan. The Consultation will start on

Wednesday 23rd January 2019
for a period of 6 weeks
ending at 5pm on Wednesday 6th March 2019.

Garway Neighbourhood Development Plan ("the NDP") has been developed to help deliver the local community's requirements and aspirations for the Plan Period up to 2031. The NDP has been created through listening to the views of the residents of the parish.

The NDP will provide a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated area of Garway parish.

Garway Parish Council invites comments on the draft NDP. All responses received will be considered by the Steering Group and the Parish Council to inform a revised version of the NDP. The draft NDP may be viewed online at www.garwayparishcouncil.co.uk
Hard copies may be viewed at Garway Community Hall.
There will be 2 drop in events where the draft NDP can be view
Response forms will also be available.

Drop in Events:

Saturday 2nd February 2019 10am – 11.30am

Saturday 2nd March 10am -11.30 am

Response forms may be posted to the Clerk to the Parish Council at Hackford House Dinedor Hereford HR2 6PD or scanned and emailed to clerk@garwayparishcouncil.co.uk

All comments must be received by 5pm
Wednesday 6th March 2019

Consultee Letter

Dear Consultee

Public Consultation on the Garway Parish Council Draft Neighbourhood Development Plan

I am writing to advise you that the Garway Draft Neighbourhood Development Plan has been published for formal consultation by Garway Parish Council.

The consultation period runs for 6 weeks from Wednesday 23rd January 2019 to 5pm Wednesday 6th March 2019

The documents can also be viewed and downloaded from Garway Parish Council web link:

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

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Plan by email to clerk@garwayparishcouncil.co.uk or by post to:

Mrs Kath Greenow
Parish Clerk – Garway Parish Council
Hackford House
Dinedor
Hereford
HR2 6PD

Following the public consultation process on the Draft Neighbourhood Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including the Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the final Submission Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then 'made' part of the Development Plan by the Council and used to determine planning applications in **Garway Parish**.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours Sincerely

Kath Greenow

Parish Clerk
Garway Parish Council

Data Protection: The information you supply will be processed by the Garway Neighbourhood Development Plan Steering Group who will analyse the comments on behalf of the Garway Parish Council. Any personal information you provide will be treated as strictly confidential and it will be used for the purposes of informing the Garway Neighbourhood Development Plan. This personal information will be passed to Herefordshire Council in accordance with the Neighbourhood Planning regulations to enable them to consult you again at the Regulation 16 stage. The comments you provide will appear in full in the published Consultation Statement.

Response Form

Garway Parish Council Draft Neighbourhood Plan

Public Consultation

Wednesday 23rd January 2019 til Wednesday 6th March 2019

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only

Consultee No.

Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

To which part of the Draft Garway Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick)

Support	
Object	
Making a Comment	

Please use the box below and overleaf for any comments.

--



Thank you for your time and interest. Please return this form by 5pm Wednesday 6th March 2019 to:

Mrs Kath Greenow
Parish Clerk
Garway Parish Council
Hackford House
Dinedor
Hereford
HR2 6PD

Or email: clerk@garwayparishcouncil.co.uk