



# **Garway Neighbourhood Development Plan**

**2020 - 2031**

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



## 1.0 Introduction

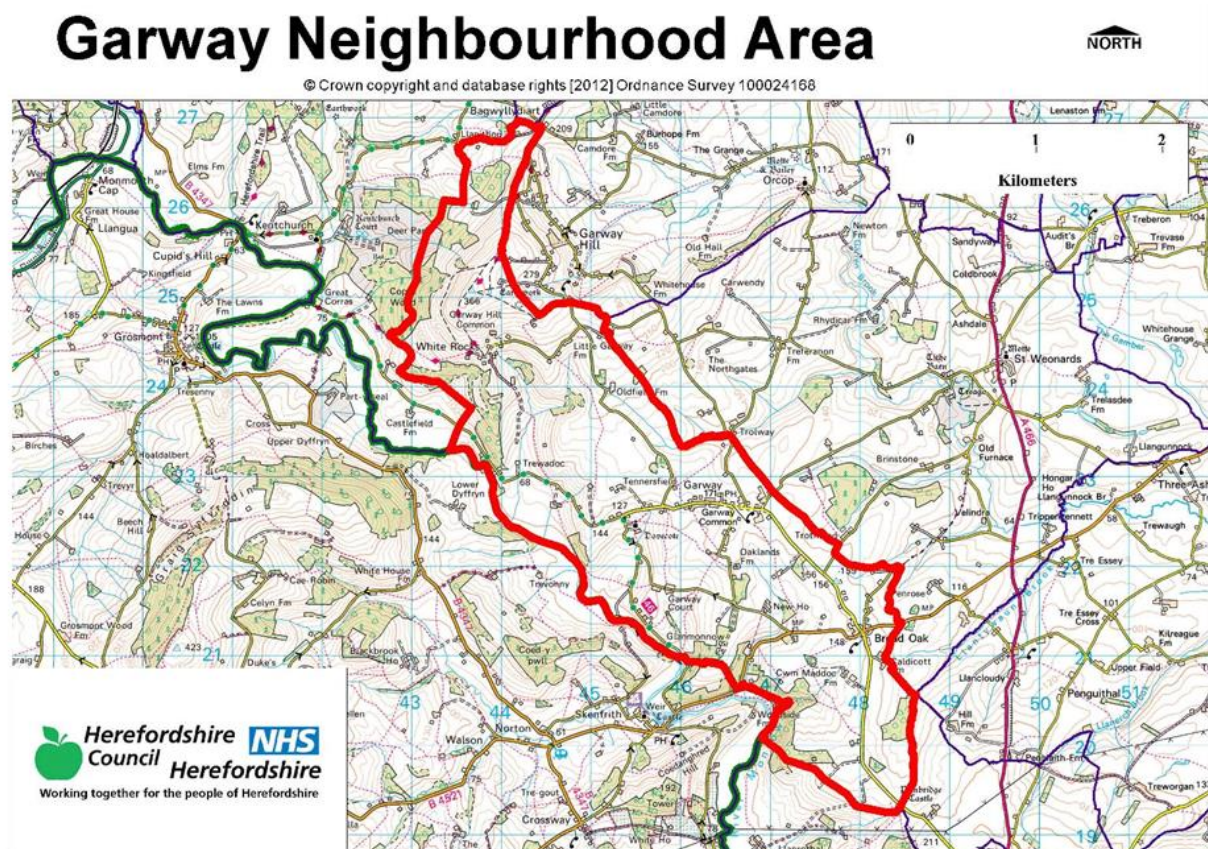
### About Garway Parish

- 1.1 The Parish of Garway lies 14 miles south of Hereford. The parish lies on the hillside above the River Monnow on land rising from 42 to 366 metres. The population was 430 in 2011 in two main communities.
- 1.2 The larger village of Garway is a linear village with a mixture of housing of various ages and types. Within the village there is a school, a pub, two churches and a large area of common land used for recreational purposes. The common is also a Local Wildlife Site.
- 1.3 The hamlet of Broad Oak contains mainly detached housing clustered around a crossroads, with a garage and shop.
- 1.4 There is a significant area of common land at Garway Hill Common in the north west of the parish.
- 1.5 There are 8 Local Wildlife Sites ('Special Wildlife Sites') at Burnt House Wood; Garway Hill Common; Castlefields and Little Corras Wood; Garway Common; Cockshoot Wood; Daren Brook; Daren Wood; Nantwain Wood and 3 Scheduled Monuments at Garway Dovecote, the [Churchyard cross in St Michael's churchyard](#) and the [Iron Age farmstead enclosure on Garway Hill](#). A small part of the Kentchurch Court Registered Park and Garden lies in the northwest of the parish. There are also 30 listed buildings in the parish.
- 1.6 A Neighbourhood Development Plan (NDP) is a mechanism for helping communities, including both local residents and businesses to influence the planning of the area in which they live and work. It can be used to:
  - a. Develop a shared vision for the neighbourhood.
  - b. Propose where new homes, shops, offices and other development should be built.
  - c. Influence what new buildings should look like.
  - d. Identify and protect important local green spaces.
- 1.7 Garway Parish Council has prepared this Neighbourhood Development Plan under the provisions of the Localism Act 2012. Neighbourhood Development Plans are a new part of the statutory development planning system. 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. Parish Councils can do this by preparing a Neighbourhood Development Plan.

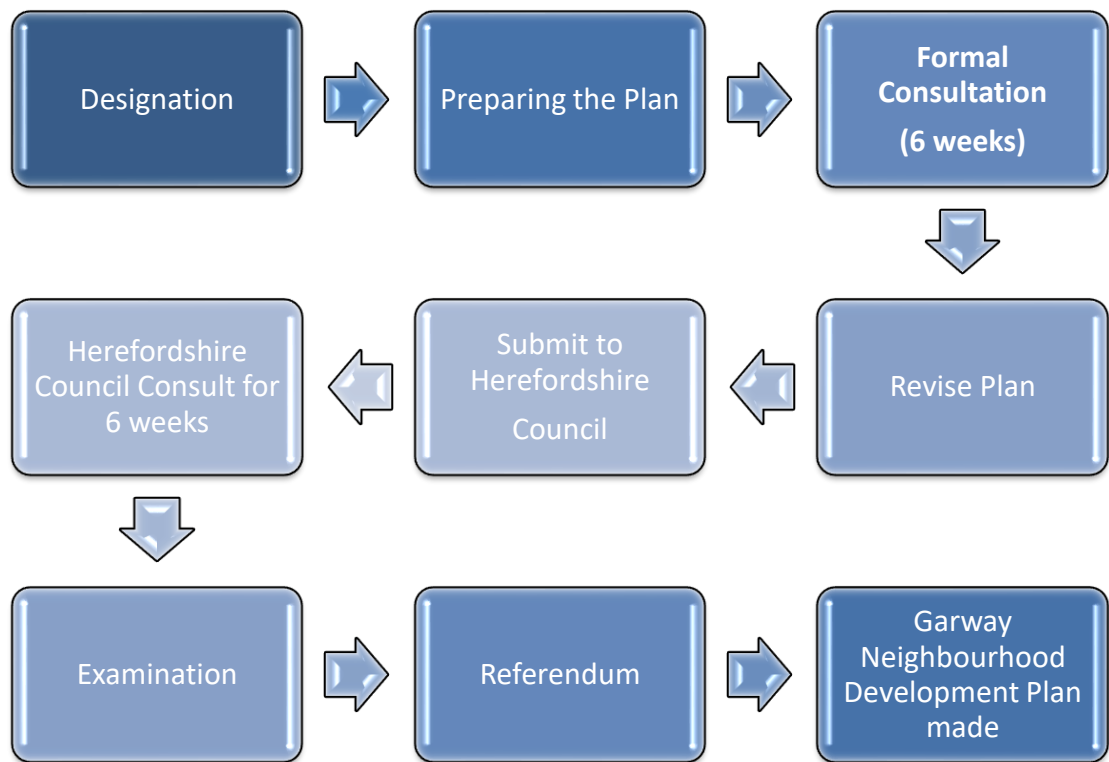


- 1.8 The Garway Parish Council felt it was important to exercise their rights to influence local development and in September 2012 applied for the area to be designated a Neighbourhood Development Planning Area. For a map see Figure 1. Herefordshire Council approved this application in November 2012.
- 1.9 Neighbourhood Development Plans have to be prepared following a process set by Government. Figure 2 is a table showing the process.
- 1.10 A Parish Council Steering Group has worked to prepare this Neighbourhood Development Plan since early 2016 and has carried out community consultations since that date. The Neighbourhood Development Plan should enable local residents to help shape future development in the parish.
- 1.11 Whilst the Garway Neighbourhood Development Plan document appears technical in parts, this is because it has a future use as a statutory planning document.

Figure 1: Garway Designated Area



**Figure 2: Neighbourhood Development Planning Process**



## 2.0 Vision and objectives

2.1 The overall vision for the Garway Neighbourhood Development Plan is as follows:

**Vision**

**Development will aim to enhance the sense of community, character of buildings and environment of the settlements making Garway and Broad Oak vibrant and interesting centres of value to the residents and the wider parish.**

2.2 The following table includes the objectives to achieve the vision, with the relevant policies within the Neighbourhood Development Plan to facilitate this.

	<b>Objective</b>	<b>Relevant Policy</b>
1	To seek to locate most development within the settlements of Garway and Broad Oak.	GAR1
2	To conserve and enhance the rural character of the villages and local landscape of the countryside.	GAR1, GAR2, GAR3, GAR4, GAR5, GAR6, GAR7, GAR8, GAR9
3	To ensure that new development is well integrated into its setting in the village or countryside.	GAR1, GAR2, GAR4, GAR5, GAR6, GAR7, GAR8, GAR9
4	To ensure that development is designed to have minimal impact on the distinctive character and environment of the area.	GAR1, GAR2, GAR3, GAR4, GAR5, GAR6, GAR7, GAR8, GAR9
5	To ensure that development is located to take account of the layout of the village.	GAR1, GAR2, GAR4, GAR5, GAR6, GAR7, GAR8
6	To ensure that development has adequate access and does not unacceptably impact on road safety.	GAR1, GAR2, GAR7, GAR8, GAR9,
7	To ensure that development makes adequate provision for rainwater and sewage drainage.	GAR3
8	To seek to preserve the dark skies by minimising light pollution.	GAR4, GAR5
9	To support the needs of the local community and safeguard community facilities.	GAR1, GAR8, GAR7, GAR8
10	To support the development of new and expanded businesses appropriate to the rural area.	GAR8

### 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 local residents to continue to live in the parish. This is a primary focus of this Neighbourhood Development Plan.

3.2 The Herefordshire Local Plan Core Strategy 2011 - 2031 sets the strategic policy framework 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 (Policy RA1 - Rural housing distribution). Herefordshire Council's Neighbourhood Planning Team have confirmed that the proportional growth required for Garway Parish is a minimum of 25 new dwellings up to 2031.

3.3 The target figures for Garway as at 1st April 2020 provided by Herefordshire Council are as follows:

Proportional growth	25 dwellings
Built from April 2011 to April 2020	11 dwellings
Commitment as at 1 April 2020	18 dwellings
<b>Residual Target</b>	<b>+4 dwellings</b>

3.4 There have been a number of approvals for dwellings between 1<sup>st</sup> April 2020 and 15<sup>th</sup> June 2020 which count towards the target for development in the parish. The following table is updated with the latest figures:

App Ref			No
P200470/F	Land between Newland Cottage and Newholme	Proposed erection of 1 no. new dwelling and associated landscaping. Associated works including the installation of Air Source Heat Pump and private drainage system.	<b>1</b>
P191958	Land at Broad Oak	Erection of two residential dwellings (C3) with associated access and infrastructure	<b>2</b>
		Total Commitments	<b>3</b>

3.5 Garway village is identified in the Core Strategy as a settlement which will be the *main focus of proportionate housing development* (Fig 4.14 of the Herefordshire Local Plan Core Strategy, as referred to in Policy RA2 - Housing in settlements outside Hereford and the market towns). Broad Oak

village is identified as another *settlement where proportionate growth is appropriate*, (Figure 4.15 of the Herefordshire Local Plan Core Strategy and Policy RA2). Therefore everywhere outside the two settlements is considered countryside, where proposals for new housing development will have to demonstrate that they satisfy the exceptional circumstances set out in the NPPF paragraph 79 (see also Core Strategy Policy RA3 - Herefordshire's countryside).

- 3.6 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 Village and Broad Oak and seek to allocate sites for new housing development to ensure the minimum target set by the Herefordshire Core Strategy is achieved.
- 3.7 The settlement boundary for Garway has been drawn up based on the existing linear village form (east to west) and includes current commitments that reflect this form and character.

**Call for Sites and Site Allocation**

- 3.8 As part of the NDP preparation the Parish Council Steering Group looked at the allocation of land for residential development A “Call for Sites” exercise was carried out between November 2017 and January 2018.
- 3.9 In total 18 sites were either submitted to, or identified by, the Neighbourhood Development Plan Steering Group. The sites were assessed independently, and the Site Assessment Report is available on the Parish Council website
- 3.10 The Parish Council considered that a local weighting should be applied to the scoring mechanism and the resultant spreadsheet is also available on the Parish Council website.
- 3.11 A further consultation was carried out with the community in July 2018 in relation to the sites proposed for allocation in the Neighbourhood Development Plan which supported the allocation of the proposed sites.
- 3.12 There are two site allocations located in Garway village as follows:

Land at little Newlands	5 - 6 dwellings
Land adjacent to Old School, Garway	2 dwellings

- 3.13 In addition there is the potential for the conversion of the old school, which has previously had permission for conversion to three dwellings.
- 3.14 The following policy is proposed for any future housing development in the plan period.



## **Policy GAR1: New Housing Development in Garway Village and Broad Oak**

The following sites are allocated for housing development:

- A) Land adjacent to the Old School, Garway for 2 dwellings.
- B) Land at Little Newlands, Garway for 5-6 dwellings.

Settlement boundaries are defined for Garway Village on Policies Map 1 and for Broad Oak on Policies Map 2. Within the settlement boundaries, new housing development will be supported where they:

- a. Re-use previously developed land, where possible;
- b. Are an appropriate conversion of an existing building;
- c. Are appropriate to the size, role and function of the village;
- d. Provide a range and mix of house sizes, types and tenures;
- e. Enhance the rural character of the area, by being in accordance with the design policy in this plan;
- f. Do not increase traffic congestion, encourage on-street parking, or jeopardise road safety;
- g. Are not likely to be adversely affected by existing agricultural or commercial activity;
- h. Do not lead to the loss, damage or detriment of existing community facilities, Local Green Space, Special Wildlife Sites or assets on the National Heritage List for England and Herefordshire Council's Monuments Record;
- i. Do not lead to the loss of local employment opportunities, including tourism;
- j. Are not at significant risk of flooding and they can demonstrate they will not increase the risk of flooding elsewhere and;
- k. Comply with, in Garway Village, the linear character of the layout of the village.

## 4.0 Built environment - design of future development

4.1 Garway parish 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 two 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 Herefordshire red sandstone and slate roofs with red brick being introduced more recently.

4.3 The Garway Neighbourhood Development Plan seeks to encourage all new development to be of high quality design.

4.4 Paragraph 125 of the revised National Planning Policy Framework states:

*“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood development plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”*

4.5 Policy GAR2 has been developed to set out the quality of development we expect and is based on a thorough understanding and evaluation of the area’s defining characteristics. This policy will be used in the assessment of all planning proposals and will help secure high-quality development in the future. This approach is in line with the aims of national planning policy to promote good design and Herefordshire Local Plan Core Strategy Policy SS6 - Environmental quality and local distinctiveness which requires development proposals to conserve and enhance environmental assets including landscape, townscape, local distinctiveness and heritage assets, and Policy LD1 - Landscape and Townscape which requires proposals to demonstrate that the character of landscape and townscape have positively influenced designs.

### **Policy GAR2: Design in Garway Parish**

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

- a. It contributes to conserving 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 design does not adversely impact on existing natural horizons, and has appropriate regard to existing roof lines;**

- d. **The design does not adversely impact on the residential amenity of existing and future residents;**
- e. **Sustainable construction and design is used to minimise the use of resources and emissions and use recycled materials, renewable energy and the natural treatment of wastewater and the re-use of grey water, wherever possible;**
- f. **The use of locally-sourced or recycled natural slate for roofing is encouraged; otherwise, wall and roofing materials should reflect the character of the local area;**
- 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, where required and feasible.**

4.6 Whilst the majority of the parish is located in Flood Zone 1, the areas around the River Monnow are located in Flood Zone 3. There are a number of tributaries that suffer from surface water flooding.

4.7 In line with the National Planning Policy Framework, inappropriate development in areas at risk of flooding will be avoided by directing development away from the areas at highest risk. Where development is necessary in such areas, measures should be included to make it safe without increasing flood risk elsewhere. Herefordshire Local Plan Core Strategy Policy SS7 - Addressing climate change requires development to include a range of measures to mitigate their impact on climate change including minimising the risk of clouding and making use of sustainable drainage systems. Policy SD3 - Sustainable water management and water resources requires measures for sustainable water management to be an integral element of new development to reduce flood risk.

4.8 This policy is included in order that new development is designed to incorporate surface water drainage systems. Further advice can be obtained from Herefordshire Council's Sustainable Drainage Systems Handbook.

### **Policy GAR3 – Flooding and Drainage**

**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.**

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

## 5.0 Natural environment - protecting landscape character

- 5.1 The rural nature of the parish is evident from whichever way it is approached. Garway Village 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 also be in scale and in sympathy with the existing housing stock and should also take into account the natural habitat and have a minimal impact on it.
- 5.2 There are 21 kilometres of public footpaths in the parish along with numerous public rights of way in the villages and throughout this rural parish. These footpaths are heavily used by locals and visitors alike and the Parish Plan 2009 report noted the importance of the network to local people. It is important that these are maintained and protected, as the footpaths are an asset to the local economy by attracting walkers to the area. The footpaths also facilitate dog walking and encourage healthy exercise in an ageing population. Development that would compromise the open aspect of these rural footpaths should be avoided as far as possible.
- 5.3 The landscape is one of the parish's strongest assets. This policy identifies those aspects that make the landscape so important. In developing this policy regard has been had to Natural England's National Character Area (NCA) Profiles. The north of the Neighbourhood Development Plan Area is situated within NCA104 "South Herefordshire and Over Severn". Policy GAR4 provides more local detail to Herefordshire Local Plan Core Strategy Policy LD1 - landscape and townscape which sets out that development proposals should demonstrate that the character of the landscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements.
- 5.4 Designated buildings and areas include listed buildings, scheduled monuments, a registered historic park and garden and Special Wildlife Sites. Non designated assets include stone boundary walls, ancient and veteran trees and commons.

### **POLICY GAR4 - Protecting Local Landscape Character**

**Development proposals should protect and enhance the local landscape character and should demonstrate that:**

- a. Designated buildings or areas are protected, conserved and enhanced;**
- b. Priority habitats and ancient woodlands are safeguarded;**
- c. Non-designated assets are retained and enhanced;**
- d. Watercourses and riverside habitats are conserved. Where necessary, this should include management and mitigation**

**measures for the improvement and enhancement of water quality and habitats;**

- e. The design, scale, form and siting of the development has taken account of the local landscape character and the setting of the village; and**
- f. An appropriate landscaping scheme is incorporated into the scheme which helps to integrate the development into the surrounding landscape. The landscaping scheme should incorporate native tree species, existing trees and hedgerows and make provision for the on-going management of the scheme.**

- 5.5 Obtrusive lighting installations can have a devastating impact in a community, causing nuisance to neighbours, and obscuring views of the night sky, as well as wasting energy. Well-designed lighting installations reduce the risk of crime and improve public safety.
- 5.6 The neighbourhood area's rural environment means it benefits from "dark skies". This means when skies are clear, people can see the stars constellations in all their glory. To ensure that this will be the same in the future, the following policy will be used to assess the light generated from development proposals. Light pollution from the ground is one of the reasons many areas do not enjoy the type of "dark skies" found in this parish. In limiting or reducing light pollution there may also be benefits to the owners and users of developments through reduced energy bills as a result of lower energy consumption. Reducing light pollution also reduces the impact on species affected by inappropriate lighting such as bats.
- 5.7 NDP Policies GAR5 and GAR6 provide additional local detail to Herefordshire Local Plan Core Strategy Policy SS6 - Environmental quality and local distinctiveness which requires development proposals to consider local amenity, including light pollution, air quality and tranquillity. Policy GAR5 also supports Core Strategy Policy LD2 - Biodiversity and geodiversity which requires development proposals to conserve, restore and enhance biodiversity and Policy SD1 which sets out that new development should not contribute to, or suffer from light contamination.

### **Policy GAR5 - Dark Skies**

**Development proposals that include external lighting and significant openings that would allow internal lighting to be seen externally should be designed to minimise light pollution. Proposals should demonstrate the following:**

- a. They have undertaken an assessment of the need for lighting and can demonstrate the need for the lighting proposed; and**



**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.**

5.8 Key characteristics of the area are the rural environment and its tranquillity. Policy GAR6 aims to protect these characteristics by seeking to ensure that development is appropriate in terms of its use, scale and type of activity suitable to a tranquil, rural environment. Mitigation measures may include control of the nature, scale, type of activity and the opening hours.

### **Policy GAR6 – Tranquillity**

**Business and tourism development proposals will be supported where they do not give rise to unacceptable adverse impacts on the tranquillity of the rural environment of the plan area or residential amenity. Where such a proposal is likely to give rise to an impact on tranquillity or residential amenity, a Noise Impact Assessment will be required as part of the planning application. Where necessary, mitigation measures will be included in planning conditions to reduce any adverse impacts.**

## 6.0 Protecting local community facilities

- 6.1 There are many excellent community facilities in Garway which serve the parish itself, and other surrounding rural villages.
- 6.2 Community facilities are essential to village life and help maintain the rural character. NDP Policy GAR7 provides more local detail to Herefordshire Local Plan Core Strategy Policy SC1 - Social and community facilities which sets out that existing facilities will be retained unless certain circumstances apply, and development proposals which enhance existing social and community facilities or ensure facilities are available as locally as possible will be supported.

### **Policy GAR7- Protecting and Improving Community Facilities**

**The following community facilities are protected:**

- **Garway Community Centre**
- **Garway Moon Inn**
- **Garway School**
- **Garway Methodist Church and**
- **St Michael's Church.**

**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:**

- a. **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**
- b. **it can be satisfactorily demonstrated that the facility is no longer required or is no longer viable.**

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

## 7.0 Rural employment and tourism

- 7.1 Employment opportunities such as homeworking and tourism are key to the rural areas of Herefordshire. The following policies have been developed for Garway Parish which promote tourism opportunities and rural businesses and homeworking.
- 7.2 Most proposals for homeworking would not require planning permission unless, for example, they involve large extensions to a property. Core Strategy Policy E3 sets out more detailed requirements on homeworking.
- 7.3 Policy GAR8 provides more detail to Herefordshire Core Strategy Policy RA6 - Rural economy which supports proposals which promote sustainable tourism of an appropriate scale subject to various criteria including that proposals do not cause unacceptable adverse impacts to the amenity of local residents. Policy E4 - Tourism also sets out that the tourist industry will be supported by various measures including the development of sustainable tourist development and retaining, and enhancing existing, and encouraging new, accommodation and attractions.

### **Policy GAR8 – Rural Businesses, Tourism and Homeworking**

#### **Proposals for new or expanded rural businesses, new or improved tourism development and homeworking will be supported when:**

**Proposals for new or expanded rural businesses, new or improved tourism development and homeworking will be supported when:**

- a. They are appropriate within the local landscape setting;**
- b. They would not have a significant adverse impact on tranquillity or residential amenity; and**
- c. They would not result in a detrimental impact on road safety or traffic congestion and include suitable access and on site car parking.**

## 8.0 Highways and infrastructure

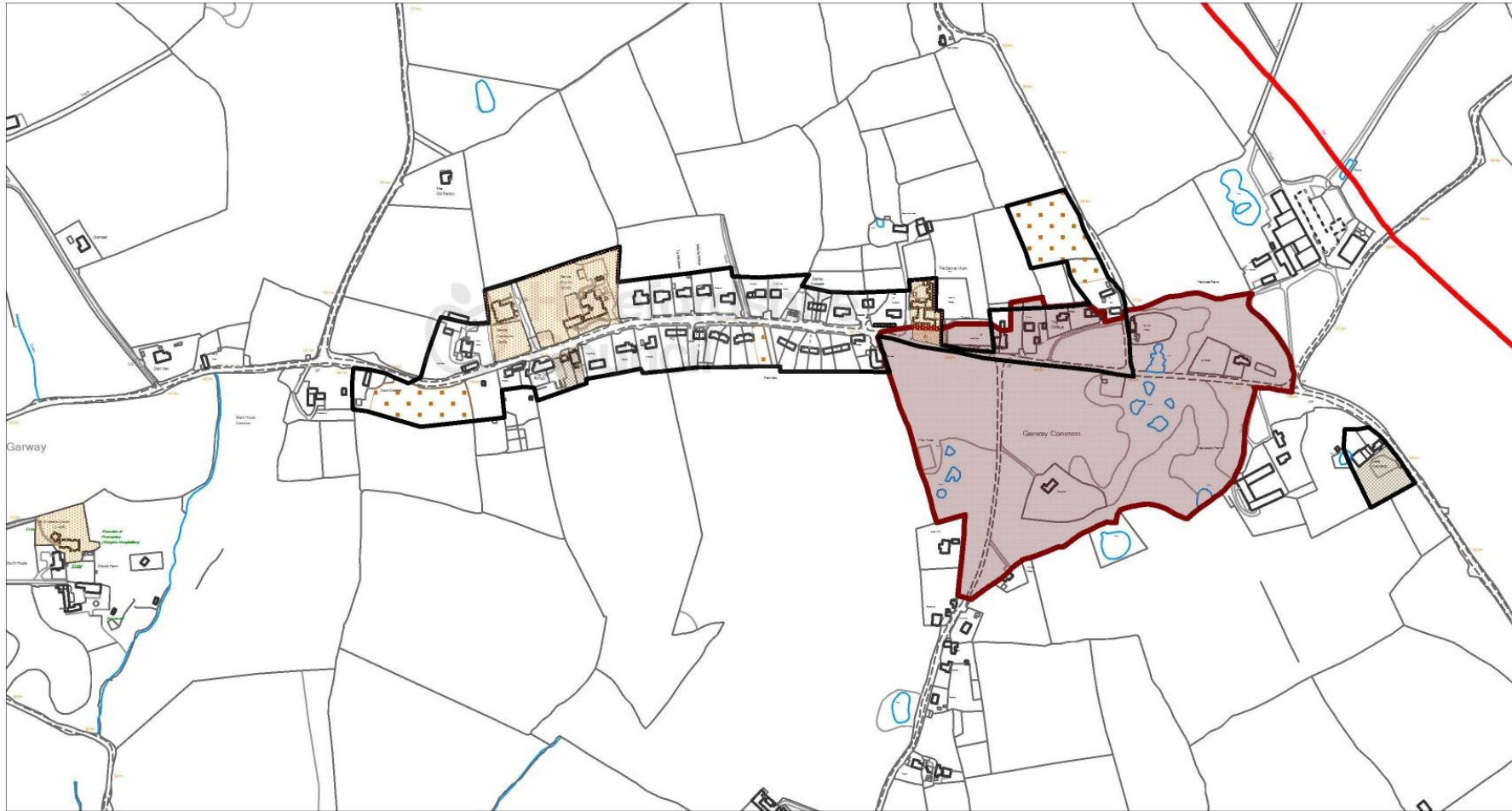
- 8.1 The Parish Plan 2009 identified issues with speeding traffic and repair and maintenance of roads. However, these issues are not planning issues to be dealt with through a Neighbourhood Development Plan.
- 8.2 The policy indicates that parking areas should be surfaced in material appropriate to the rural area. This is a porous material which is consistent with the Highway Design Code for Herefordshire.
- 8.3 The following policy has been developed for Garway Parish which promote a better highway infrastructure. This provides more detail to Herefordshire Core Strategy Policy SS4 - Movement and Transportation which requires developments to be designed and located to minimise impacts on the transport network and Policy MT1 - traffic management, highway safety and promoting active travel which requires development to incorporate various requirements covering movement and transportation.

### **Policy GAR9 – Highways and Transport**

**Development proposals should include appropriate measures to minimise their impact on the on the local highway network. The following should be provided:**

- a. Safe and
- b.
- c.
- d.
- e. suitable access;
- f. Any necessary and appropriate traffic management measures;
- g. Car and vehicle parking should be appropriately sited and screened within the landscape and should be surfaced with materials appropriate to the rural location; and
- h. Access to public transport including the creation of permissive footpaths to bus stops, where appropriate.

# Map 1 – Garway village proposals map



- Garway Settlement Boundary (GAR1)
- Neighbourhood Area
- Commitment Sites
- Local Wildlife Site (LWS)
- Proposed Housing Sites (GAR1)
- Community Facilities (GAR7)

## Garway village Policies Map

Scale 1:6,000  
at A4 size  
NORTH



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# Map 2 – Broad Oak village proposals map



- Broad Oak Settlement Boundary (GAR1)
- Neighbourhood Area
- Commitment Sites
- Community Facilities (GAR7)

## Broad Oak village Policies Map

Scale 1:2,500  
at A4 size

NORTH

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# **Garway Parish Council**