

Submission draft



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1. SETTING THE SCENE

Introduction

- 1.1 New planning powers were given to local communities by the Localism Act 2011. These include the ability to prepare Neighbourhood Development Plans as part of the statutory planning framework governing the development and use of land in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Madley Parish Council has decided to prepare a Neighbourhood Development Plan to make use of these planning powers and help ensure that decisions on future development are guided locally.

Format of the Neighbourhood Development Plan

- 1.3 The Neighbourhood Development Plan begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2).
- 1.4 The Neighbourhood Development Plan's vision for the future of the Neighbourhood Area up to 2031 is set out in chapter 3, together with more detailed objectives. In line with national and County-wide planning policies, the Neighbourhood Development Plan seeks to contribute to sustainable development by addressing social, environmental and economic matters together. This chapter includes an overarching policy for the sustainable development of the Neighbourhood Area.
- 1.5 The Neighbourhood Development Plan then sets out policies on the development and use of land, dealing with housing (chapter 4); the environment (chapter 5); business and the local economy (chapter 6); and social and community infrastructure (chapter 7). A concluding chapter explains how the Neighbourhood Development Plan will be delivered, and includes a set of Community Actions to capture aspirations on non-land use matters.
- 1.6 The Neighbourhood Development Plan has been prepared using evidence gathered from a range of sources. Much information has been taken from reports and other documentation prepared by Herefordshire Council for the Local Plan Core Strategy. This has been supplemented by local sources, including the 2013 Parish Plan, a consultation on Issues and Options in 2016 and a Call for Sites in 2017.
- 1.7 Following assessment of submissions to the Call for Sites, land was identified for new housing which was owned by the Duchy of Cornwall. To better understand community views and to help foster the positive development of the site, the Duchy asked The Prince's Foundation to hold a Community Workshop. Exercises from the Foundation's BIMBY (Beauty in my back yard) toolkit were used at the Workshop, which was held in January 2019. The results are reported in the Madley Housing Manual and have informed policies in the Neighbourhood Development Plan on housing and building design.

1.8 The evidence base for the Neighbourhood Development Plan is set out at Appendix A.

National and local planning policy context

1.9 The Neighbourhood Development Plan's policies need to be read alongside the existing national and County planning policies which apply in the Neighbourhood Area.

1.10 National planning policy is set out in the National Planning Policy Framework. Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.

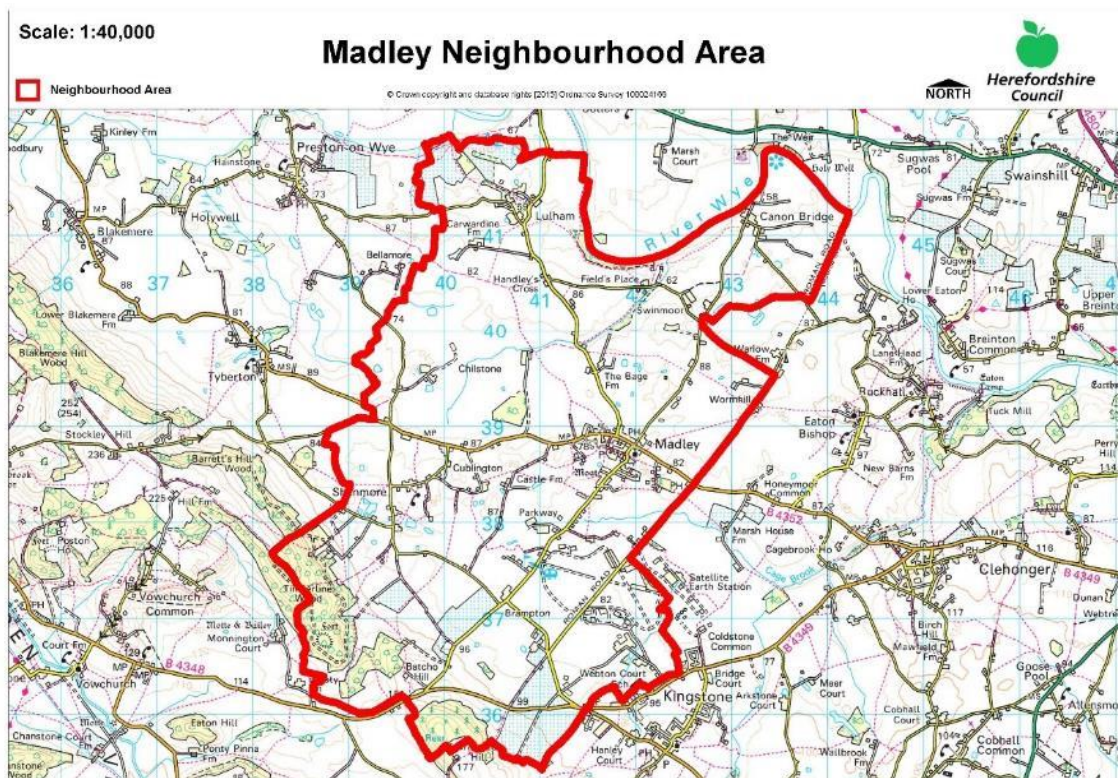
1.11 Herefordshire Council is responsible for preparing the Local Plan. The first document to be produced is the Local Plan Core Strategy. This sets out strategic planning policies for the development of the County from 2011 to 2031. These cover such issues as requirements for new housing, the rural economy, the environment and community facilities. The Neighbourhood Development Plan has been written to complement rather than duplicate these existing policies. Reference is made to relevant strategic policies in the text of the Neighbourhood Development Plan and they are listed at Appendix B.

1.12 The Neighbourhood Development Plan, like all development plans, is subject to an assessment process termed Strategic Environmental Assessment (SEA). It must also undergo Habitats Regulations Assessment because of the proximity of the River Wye, which marks part of the northern boundary to the Neighbourhood Area and has European-level designation as a Special Area of Conservation. The Assessments are undertaken independently, by Herefordshire Council. To this end, Assessments of the Neighbourhood Development Plan at draft and submission stages have been carried out.


1.13 The Neighbourhood Development Plan covers the period 2011 to 2031, co-terminous with the Local Plan Core Strategy.

2. MADLEY NEIGHBOURHOOD AREA

- 2.1 This chapter describes the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place.
- 2.2 The Neighbourhood Area was approved in April 2015. The qualifying body is Madley Parish Council. The Neighbourhood Area is the parish of Madley, an area of 2,162 hectares (Plan 1).



Plan 1: Madley Neighbourhood Area

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- 2.3 The Neighbourhood Area lies six miles to the south-west of Hereford. The Neighbourhood Area is bounded to the north by the River Wye and to the east by the course of a former Roman Road (Stone Street). Adjoining village settlements include Clehonger and Kingstone to the east and Tyberton and Preston-on-Wye to the west.
- 2.4 The Area is principally accessed by the B4352 which runs through the village of Madley and provides access to Clehonger and thence Hereford. A route northward from the village to Lulham crosses the River Wye at Bridge Sollars and links to the A438. Other roads provide local connections including to Canon Bridge and to the south (C1196). Away from the classified roads, the Area is served by a network of rural lanes which are generally narrow,

often single-track and winding; some are not through routes, giving access only to individual farmsteads or woodland.

- 2.5 The main public transport provision is from Madley to Hereford via Kingstone or Clehonger, with a six-day a week bus service which allows a return journey to work from Madley to Hereford. The Area is crossed by numerous public rights of way (footpaths and bridleways) giving access for local use and tourists.
- 2.6 The principal settlement is the village of Madley. There are several small scattered hamlets including Lulham and Canon Bridge to the north near the River Wye, Shenmore and Cublington to the west and Parkway and Brampton to the south. These are set amongst pasture and arable farmland, woodland, and traditional and commercial orchards. Madley has a notable parish church together with a Parish Hall, a primary school, convenience store, and a fish and chip shop. There are two public houses, the Red Lion and The Comet.



Madley Parish Hall

- 2.7 The population of the Neighbourhood Area was 1,200 in 2011, an increase of 5% on the 2001 figure (1,143). The number of households also rose, from 422 to 468. The average household size fell from 2.7 to 2.56.
- 2.8 In 2011, the age profile of the population was similar to the County average. Young people aged 0-15 made up 19.1% of the population (County 17.1%), whilst older people aged 65 and over accounted for 20.2% (County 21.3%).
- 2.9 The population density in 2011 was 0.6 persons per hectare, reflecting the rural environs and less than the County (0.8 ppha) or West Midlands (4.3 ppha) levels. In 2011 67.1% of homes were owner occupied either outright or with a mortgage or loan, reflecting the County

average (67.7%). A further 18.4% were social housing (County 10.5%), with most of the rest being privately rented. Almost half of dwellings had three bedrooms (46.2%), compared to 42.2% in Herefordshire.

- 2.10 The prevailing land use is agriculture, principally arable, with most of the farmland rated as grade 1 (excellent) or grade 2 (very good). There is some grade 3 on the northern margins of the Neighbourhood Area, adjacent to the River Wye. As well as established farm-based enterprises and horticulture, employment is also available at the Madley Airfield site on Stone Street and the adjacent auction venue for the sale of plant, machinery, equipment and commercial vehicles. Local services and other small businesses including home-working also provide employment. The rate of self-employment in 2011 was 25.2%, higher than in the County (14.4%) or the West Midlands (8.5%). Adjacent to the Neighbourhood Area are the Gooses Foot Industrial Estate, Kingstone, and BT's Madley Earth Station. Hereford provides a wide range of job opportunities including at the Rotherwas Industrial Estate which was awarded Enterprise Zone status in 2011.
- 2.11 The landscape is important in defining local character and distinctiveness. The County Landscape Character Assessment¹ identifies the following main landscape types: Principal Timbered Farmlands and Principal Settled Farmlands, to the north and south of the village respectively. There are also Riverside Meadows, associated with the Wye; Wet Pasture Meadows around the Airfield; and Principal Wooded Hills on the south-western boundary.



Looking north-east across the Neighbourhood Area from Timberline Wood

¹ Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

2.12 In terms of biodiversity, the principal feature is the River Wye to the north – a Site of Special Scientific Interest and a European-level Special Area of Conservation. Other habitats are designated at County-level as Local Wildlife Sites - these comprise woodland such as Bucknalls Wood, Timberline Wood and Brampton Hill Wood, as well as ponds, pools, Madley Moat, and the Cage Brook. There are also Priority Habitat Inventory entries for a scattered mosaic of deciduous woodland, ancient and semi-natural woodland, and traditional orchards.² Herefordshire Council’s Ecological Network Map shows how the various habitats act as core areas, buffer zones, corridors and stepping stones.

2.13 The Neighbourhood Area has a range of heritage assets. There are numerous Grade II listed buildings, mainly at Madley but also at Field’s Place, Lulham and elsewhere throughout the Area. The imposing church dedicated to the Nativity of the Blessed Virgin Mary at Madley dates from the early 13th century and is grade I. The church tower provides a focal point and landmark which is readily visible in the village and from the surrounding countryside. Other listed buildings at Madley comprise dwellings, churchyard monuments, former agricultural buildings and the wayside cross. The churchyard cross at Madley is a scheduled ancient monument (and is also grade II* listed). Canon Bridge House is an unregistered historic park and garden. There are no Conservation Areas.



Madley Church

2.14 The Neighbourhood Area is in the catchment of the River Wye. A notable issue in the Wye catchment is phosphate concentrations. Land in the corridor of the River Wye and a tributary

² The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006.

watercourse are liable to flood (Flood Zones 2 and 3). In addition, surface water flooding events have been reported in recent years at other locations in the Neighbourhood Area

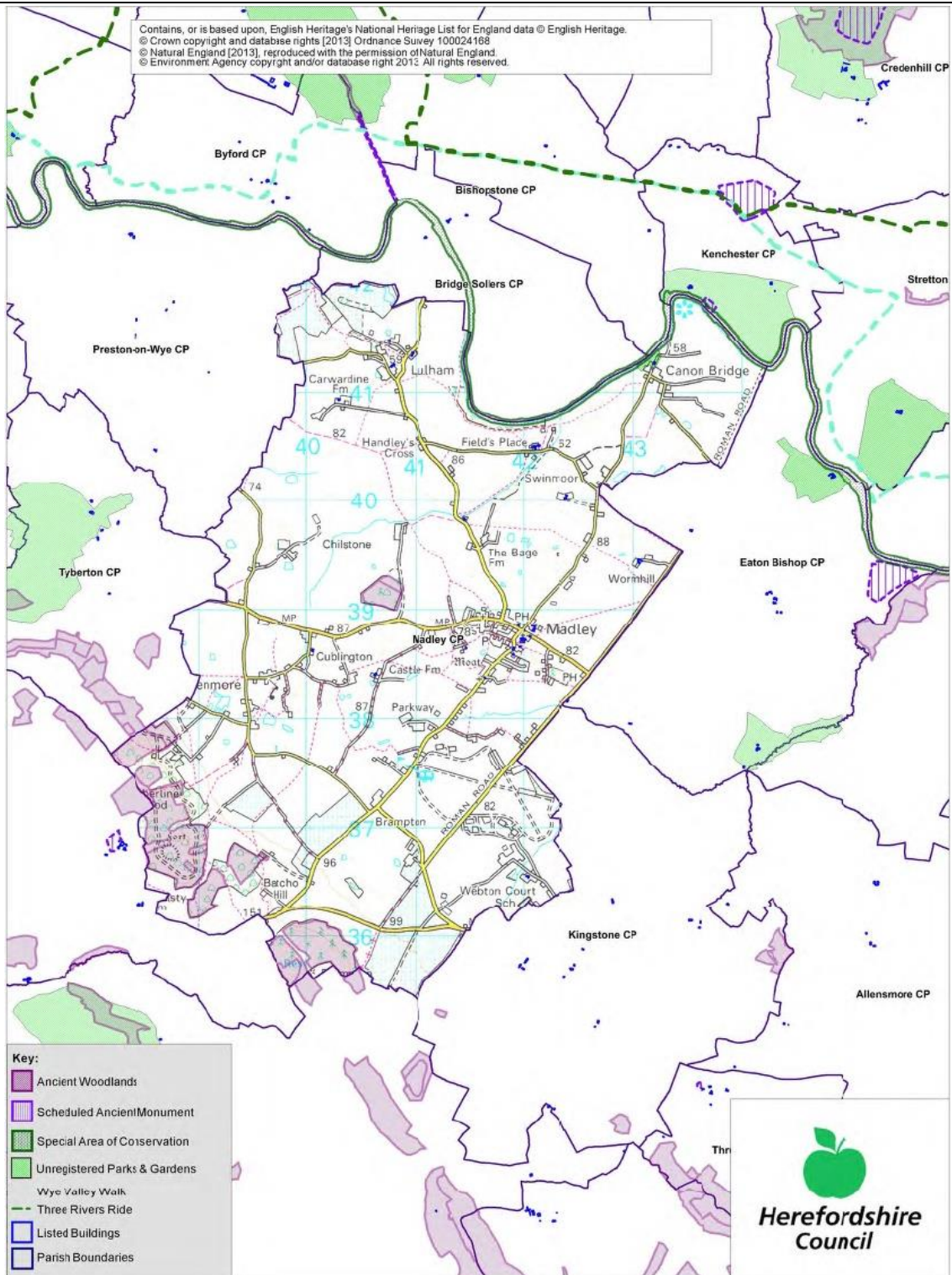
- 2.15 Plans 2 and 3 are taken from the Environmental Report produced by Herefordshire Council as part of the SEA process referred to above. The Plans show the many areas of heritage, landscape, minerals and biodiversity interest in the Neighbourhood Area.




Red Lion, Madley



The Comet Inn, Madley



Plan 2: Madley SEA, Heritage and Landscape.

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Plan 3: Madley SEA, Minerals, Biodiversity and Flood Zones.

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3. ACHIEVING SUSTAINABLE DEVELOPMENT IN MADLEY

3.1 This chapter defines a vision and objectives for the Neighbourhood Development Plan. It concludes with an over-arching policy on sustainability designed to help guide development towards a sustainable outcome.

Sustainable development

3.2 National and local planning policies place the achievement of sustainable development at the heart of the planning system. The objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs.³

3.3 The planning system has three overarching and interdependent objectives - economic, social and environmental. These need to be pursued in mutually supportive ways so that net gains can be secured across each objective.

3.4 The Madley Neighbourhood Development Plan plays an active role in guiding development towards a sustainable solution. It does this by setting out the character of the area, identifying needs and opportunities, and providing appropriate land-use planning policies to manage change. The Issues and Options consultation shows that there are a range of economic, social and environmental matters to be considered in the Neighbourhood Development Plan, including how to:

- Meet housing requirements and needs
- Conserve natural and historic environments.
- Ensure new development is sensitively designed with regard to the village and rural context
- Enable suitable local employment and tourism whilst guiding development at Madley Airfield and larger-scale agricultural proposals including polytunnels
- Protect community facilities and local green space
- Provide for improvements in traffic and accessibility, and encourage walking and cycling
- Reduce the impacts of flooding.

³ National Planning Policy Framework paragraph 7; Resolution 42/187 of the United Nations General Assembly.

Vision

3.5 The Neighbourhood Development Plan aims to deliver the following Vision by 2031, in combination with national planning policies and the policies of the Local Plan Core Strategy:

In 2031, Madley will be a rural parish whose character has been protected and enhanced through incremental, appropriate and sustainable development, so that the quality of life for all in the community is maintained and improved.

Objectives

Objective 1: Housing

- **To meet housing requirements** by demonstrating delivery to meet the strategic requirements, identifying land for new housing, defining the planned extent of Madley village, and requiring a mix of size and type of properties to meet community needs.

Objective 2: Environment

- **To protect and enhance the local environment by** ensuring that new development is located and designed to respect its immediate context, the character of the landscape, wildlife and biodiversity and heritage assets.

Objective 3: Business and the local economy

- **To support the local economy** by enabling development which is in scale and in keeping with the rural character of the Neighbourhood Area and appropriate to its location and setting.

Objective 4: Social and community infrastructure

- **To protect, retain and improve infrastructure** including social and community facilities, open space and land used for recreation, local green spaces, and the management of flood risk.

Objective 5: Community Actions

- **To identify those matters which fall outside the formal development and land-use scope** of the Neighbourhood Development Plan as Community Actions for further consideration and action by the Parish Council.

3.6 Some development proposals may entail a mix of gains and losses when assessed against the Vision and its supporting objectives. Planning decisions will need to balance such variable impacts against each other in considering how individual projects contribute to sustainability, taking into account the character, needs and opportunities of the Neighbourhood Area.

Policy M1: Sustainable development

Development proposals which contribute to the sustainable development of the Madley Neighbourhood Area will be supported. In making this assessment, the following objectives will be sought and balanced, as relevant to the proposal:

1. meeting strategic requirements for new housing and the needs of the local community;
2. taking all opportunities to conserve and enhance the distinctive natural and historic environment, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity;
3. providing new and diversified employment opportunities which are compatible and in scale with the rural nature of the area;
4. retaining and enhancing social and community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life;
5. fostering sustainable transport provision and making use of opportunities to provide or support the provision of new or improved public transport, walking and cycling infrastructure and connectivity.



Methodist Chapel, Madley

4. HOUSING

Local Plan Core Strategy requirements

- 4.1 The main type of development for which provision needs to be made in the Neighbourhood Development Plan is housing. The Local Plan Core Strategy requires the Neighbourhood Development Plan to make provision for at least 89 new dwellings between 2011 and 2031.
- 4.2 The Local Plan Core Strategy also requires that settlement boundaries be defined in Neighbourhood Development Plans for those villages which are earmarked for proportionate housing development. This is so that new housing can be best situated in relation to existing services and facilities; and to avoid unnecessary, isolated development in the open countryside, in line with national planning policy.
- 4.3 The Local Plan Core Strategy designates Madley as a “main focus” settlement for proportionate housing growth, reflecting the existing local services and public transport provision. In the countryside outside the village, housing development is restricted to avoid an unsustainable pattern of development (this includes the outlying hamlets such as Canon Bridge, Lulham and Shenmore).

Housing delivery

- 4.4 The Neighbourhood Development Plan implements the Local Plan Core Strategy by identifying land for new housing at Madley and by defining an appropriate settlement boundary to reflect the planned extent of development of the village.
- 4.5 The delivery of new housing to meet the strategic requirement for the Madley Neighbourhood Area has been informed by a Call for Sites and technical assessments of the submitted sites,⁴ and is provided for as follows:
- by taking into account dwellings completed since 2011 and dwellings with planning permission as at 1 April 2018 (see Appendix C for details of the sites involved); and
 - by allocating land for new housing to the west of Archenfield, Madley, for around 22 new dwellings; and
 - by estimating how many houses can reasonably be expected to be provided as “windfalls”.⁵ The Housing Site Selection Report makes a conservative assumption that windfalls will continue to come forward at half the recent rate, i.e. at 1.35 dwellings per annum or 16 dwellings over the period 2018 to 2030 (no allowance is made for the last year of the plan period since sites granted planning permission in this year will be unlikely to be built out by April 2031).

⁴ Sites Assessment Report, April 2017, and Housing Site Selection Report, October 2018.

⁵ This term refers to dwellings arising on sites which have not been specifically identified in the Neighbourhood Development Plan but which may be brought forward as planning applications.

MADLEY NEIGHBOURHOOD AREA HOUSING REQUIREMENT 2011-2031	89
Dwellings completed since 2011 (Appendix C)	12
Dwellings with planning permission, 1 April 2018 (Appendix C)	44
Land allocated in the Neighbourhood Development Plan for new housing at land west of Archenfield, Madley	22
Windfall allowance	16
TOTAL HOUSING DELIVERY	94

Table 1: Housing delivery

- 4.6 Table 1 confirms the potential to deliver at least 94 new dwellings in the Neighbourhood Area between 2011 and 2031, satisfying the minimum requirement of 89 dwellings set by the Local Plan Core Strategy.

Policy MH1: Housing delivery

New dwellings will be delivered in the Madley Neighbourhood Area to meet local needs and to satisfy the minimum requirements of the Herefordshire Local Plan Core Strategy. This is enabled and demonstrated by:

1. **allocating land west of Archenfield, Madley, for housing; and**
2. **defining a settlement boundary to show the planned extent of development of Madley; and**
3. **supporting windfall housing proposals inside the Madley settlement boundary provided that planning requirements are met; and**
4. **acknowledging the potential for windfall housing development in the wider countryside outside Madley where this meets the requirements of Herefordshire Local Plan Core Strategy policy RA3 and allied policies.**

Land west of Archenfield, Madley

- 4.7 Land to the west of Archenfield, Madley is allocated for development for housing. The site is 0.88 ha. of arable farmland on the western edge of the village and is shown on Plan 4. It is part of a larger field which extends to the south.
- 4.8 The site now allocated was identified for inclusion in the Neighbourhood Development Plan through a site selection process. This included professional and community assessments of the submissions to the Call for Sites in 2017 and public consultation on options in 2018.
- 4.9 The site was also discussed at the Community Workshop which was held in January 2019 by The Prince's Foundation at the request of the landowner, the Duchy of Cornwall. The findings

and output from the Workshop are recorded in the Madley Housing Manual⁶ and have been used to inform the planning requirements for the development of the site.

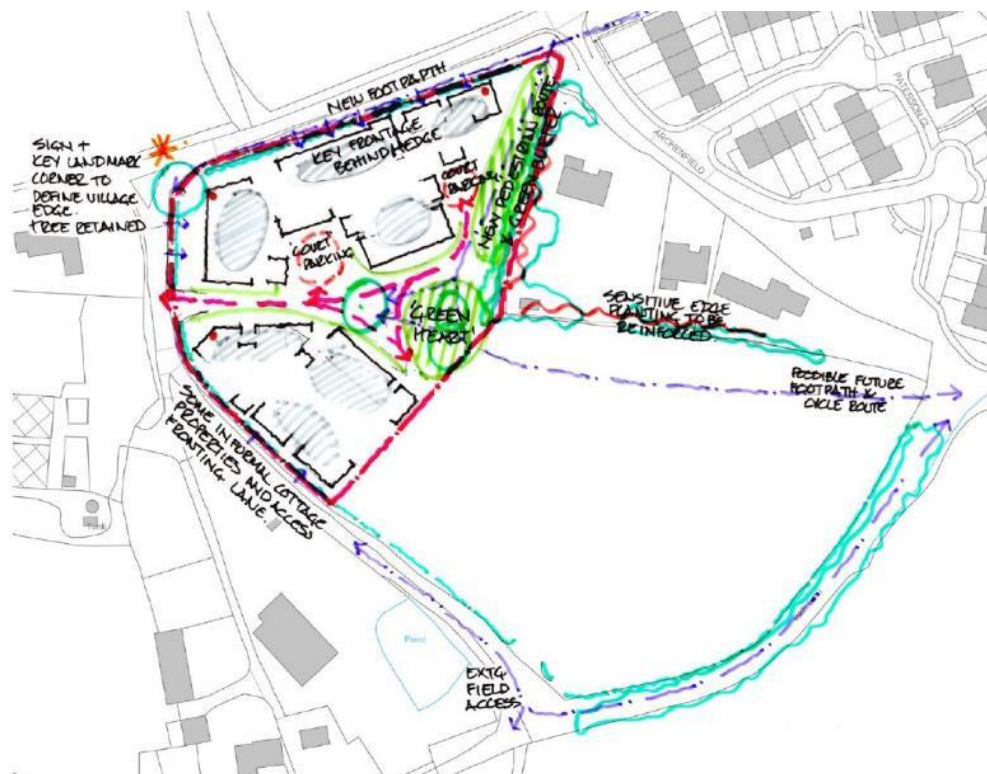
- 4.10 The site is bounded by hedgerow to the west, north and east. It has frontage to the B4352 and in the west to Forty Farm Road which also serves a plant nursery and Forty Farm. Village housing lies to the east. The site has a gentle fall from north-west to south-east.
- 4.11 The site has capacity for around 22 new dwellings. Dŵr Cymru Welsh Water have confirmed that the site can be supplied with clean water (some level of off-site mains will be required), and that the public sewerage network and Madley Wastewater Treatment Works can accommodate foul-only flows arising (some level of off-site sewers will be required). Development should reflect local housing needs and preferences as identified in the Local Housing Market Assessment (or successor documents), the Parish Plan and the Issues and Options consultation, with an emphasis on a mix of housing including 2 and 3-bedroom homes. Further guidance is given by policy MH4.
- 4.12 A proportion of the dwellings should be provided as affordable housing in line with Local Plan Core Strategy policy H1 *Affordable housing*, which requires 35% affordable housing provision. To meet this requirement eight affordable homes should be provided on-site. The affordable units should be presented 'tenure-blind' as to both siting and design.
- 4.13 Options for how the site should be developed were discussed at the Community Workshop and are distilled in the indicative sketch below. It is envisaged that the site will be developed as clusters of built form, with a variety of building types and both traditional and modern designs. The aim should be to reflect the existing diversity of dwellings in Madley and provide a locally distinctive scheme which is reflective of its edge of village context. Off-street car parking could be provided in rear courtyards to minimise visual impact. Lower-rise / single-storey development should be considered on the higher northern parts of the site.
- 4.14 The preference is for the site to be accessed via Forty Farm Road and thence to the B4352 by utilising the existing junction, thereby avoiding another access onto the B road.
- 4.15 The site should be well-connected to existing village footpaths and rights of way. The prevalence of such routes was seen as one of the 'qualities of place' identified at the Community Workshop as making Madley distinctive. Pedestrian routes in the form of both village pavements / paths and countryside rights of way offer opportunities for social interaction and exercise. They have both functional and recreational value. The following provisions should be made to integrate the site into this existing network:
- A new footpath along all of the northern frontage of the site and which connects to the existing roadside footpath to the east, linking to the school and wider village. At the Community Workshop, there were suggestions to retain the roadside hedge with the footpath running behind it (as is the case in part to the east); and

⁶ Madley Housing Manual, particularly section 1.5. The Manual can be seen at <https://madleyparishcouncil.org/madley-neighbourhood-development-plan/>

- Provision for a footpath route into the site from the north-east corner to the south-east corner, running through a linear area of landscaping along this edge of the site which will provide a buffer between the new dwellings and existing development to the east; and
- Investigation of the feasibility of extending this route as a footpath/cycleway from the site's south-east corner outside the allocated area to provide a direct link to Pennylock and Rosemary Lane; and
- A link to Forty Farm Road to enable connectivity to the eastern side of the village via Madley Footpath 52.

4.16 Development along the road frontages of the site will define new village edges and so needs careful consideration in design terms. The site's north-western corner will represent a new entrance to the village from the west and the treatment here should reflect this gateway aspect. The existing mature tree should be retained.

4.17 The green buffer area to be provided between the development and existing housing to the east should lead to a focal area of open space – a 'green heart'. Native species should be used in planting and landscaping. The existing trees and hedgerow on the eastern boundary should be retained and strengthened.



*Illustrative sketch from Madley Housing Manual showing principles for site development
Reproduced with permission of The Prince's Foundation and the Duchy of Cornwall*

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- 4.18 The Parish Council will continue to work with the Duchy of Cornwall to secure a locally-distinctive design solution to the development of the site which is responsive to housing requirements, creates a sense of place and responds to local character, and enhances community and wellbeing (Community Action CA1, see chapter 8).
- 4.19 Any planning application for development on the site should include the following supporting information:
- Planning Statement
 - Design and Access Statement, showing how the principles of good placemaking and design guidance set out in the Madley Housing Manual have been applied to inform the scheme
 - Landscape and Visual Impact Assessment, to be informed by topographic survey information and the proposed floor levels and ridge heights of new dwellings
 - Transport Assessment/Statement
 - Arboricultural Impact Assessment.

Policy MH2: Land west of Archenfield, Madley

Land west of Archenfield, Madley is allocated for development for around 22 new dwellings. The site is shown on Plan 4. Proposals which meet the following site-specific requirements will be supported:

- 1. dwellings are provided which contribute to meeting the latest assessment of housing needs including house type and size in accordance with policy MH4; and**
- 2. 35% of the dwellings are provided as affordable housing available in perpetuity for those in local housing need; and**
- 3. the scheme is designed by applying the principles of good placemaking and design guidance set out in the Madley Housing Manual and having regard to the essential qualities of the village; and**
- 4. the built frontages to the B4352 and to Forty Farm Road are designed to provide a new distinctive village edge, retaining existing hedges and the mature tree at the site's north-eastern corner; and**
- 5. vehicular access is taken from Forty Farm Road to the B4352; and**
- 6. safe, direct and convenient pedestrian routes are provided along its northern and eastern boundaries and within the site, and which connect to the existing network of footpaths in the village including to the east along the B4352 and to Madley Footpath 52; and**
- 7. areas of open space landscaped with native species planting are provided including along the boundary between the site with existing housing to the east and in the site. Existing planting on the eastern boundary is to be retained and strengthened.**

Madley settlement boundary

- 4.20 Madley has developed over time around the Church, the cross roads and along the principal routes into the village. More modern development has taken the form of cul-de-sacs, maintaining a small village feel and fostering a sense of community. The settlement is compact and nucleated in form, with the bulk of development south of the B4352 and along Brampton Road.



Infill development in Madley

- 4.21 Since 2011 new development has been limited to individual or very small infill schemes (Appendix C). However, planning permission exists for a total of 37 dwellings adjacent to Faraday House north of the B4352 on land which was in part allocated for housing in the former Herefordshire Unitary Development Plan.
- 4.22 A settlement boundary is defined for Madley to show the planned extent of the main built-up form of the village (Plan 4). The distinct nucleated form of the settlement, with a generally clear physical demarcation between village and countryside, is evident. The settlement boundary has been drawn having regard to criteria in Herefordshire Council guidance.⁷ It follows physical features, principally curtilages marked by fence or hedgerows, and includes the land adjacent to Faraday House referred to above which has planning permission. It also incorporates the land west of Archenfield which is allocated for new housing under policy MH2.

⁷ Herefordshire Council, Neighbourhood Planning Guidance Note 20 Guide to settlement boundaries, June 2015.

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- 4.23 New housing will be supported inside the settlement boundary where it is appropriate to its context and respects local character, including the nucleated settlement pattern. Policy ME2 on building design incorporates reference to the Madley Housing Manual,⁸ which defines the qualities which represent what is special about Madley and which should be respected in new development. The Manual also sets out design principles and guidance. Proposals for new housing should also meet local needs and demand for different types and sizes of housing, as set out in policy MH4. Proposals for other development such as small-scale employment will be considered against the policy criteria.
- 4.24 For the avoidance of doubt land outside the boundaries is defined as countryside in planning terms. This includes land and sites immediately abutting the boundaries.

Policy MH3: Madley settlement boundary

A settlement boundary for Madley is defined and is shown on Plan 4. Proposals for housing within the settlement boundary will be supported where they respect the character of the settlement having regard to the Madley Housing Manual, are in accord with policy ME2 on building design and can be shown to be of a size and type to meet local requirements in line with policy MH4.



Street scene, Madley

⁸ The Madley Housing Manual can be seen at <https://madleyparishcouncil.org/madley-neighbourhood-development-plan/>.

Type and size of housing

- 4.25 As well as meeting overall requirements for new housing, it is also important to make sure that housing of the right kind is provided to meet local needs. National policy requires that in rural areas local planning policies should be responsive to local circumstances and support housing developments that reflect local needs.⁹
- 4.26 The Local Plan Core Strategy includes relevant policies. Policy H1 *Affordable housing thresholds and targets* requires that new open market housing proposals on sites of more than 10 dwellings which have a maximum combined gross floor space of more than 1000 m² will be expected to contribute towards meeting affordable housing needs.¹⁰ There is a target of 35% affordable housing provision for qualifying sites in the Madley Neighbourhood Area. Policy H3 *Ensuring an appropriate range and mix of housing* recognises the need to plan for a range and mix of house types and sizes which can contribute to balanced communities (policy H3). On larger sites of more than 50 dwellings, the strategic policy seeks the provision of housing to meet the needs of all households, including younger single people and older people. In Madley, the evidence shows that the need to provide for a sustainable and balanced community in this way also applies, notwithstanding that housing sites will generally be of a size below the threshold in policy H3.
- 4.27 Evidence from the Local Housing Market Assessment¹¹ on the tenure, size and type of dwellings which are needed locally over the plan period is set out in Table 2. This refers to the Hereford Rural Housing Market Area (HMA) which includes the Madley Neighbourhood Area. There is a significant requirement for affordable housing. In terms of dwelling type and size, for market housing the main requirement is for 3-bedroom houses. For affordable housing, both houses and flats are required with a greater emphasis on smaller properties – 70% should be 1- or 2-bedroom homes. Overall, the data shows that the main requirements are for smaller rather than larger properties, particularly in respect of the affordable sector.
- 4.28 The evidence underpinning strategic policy H3 also includes *A Study of the Housing and Support Needs of Older People 2012*.¹² This confirms there is an increasing requirement for new housing to cater for older people. Policy H3 reflects this, seeing a need to ensure that new housing is built to take account of the changing needs of an ageing population, and to ensure that developments contain a range of house types, including where appropriate bungalows.

⁹ National Planning Policy Framework paragraph 77.

¹⁰ Affordable housing is defined in the National Planning Policy Framework as housing for sale or rent for those whose needs are not met by the market. Under national policy, affordable housing may be sought on sites of 10 or more homes or with an area of 0.5 hectares or more.

¹¹ Herefordshire Council, Herefordshire Local Housing Market Assessment 2012 update, 2013.

¹² Herefordshire Council, *A study of the Housing and Support Needs of Older People in Herefordshire*, 2012.

House type	Market Housing		Affordable housing	
	No.	%	No.	%
Houses	1,204	99.1%	528	80.6%
Flats	11	0.9%	127	19.4%
House size				
1 bedroom	61	5%	216	33%
2 bedroom	279	22.9%	242	37%
3 bedroom	662	54.5%	176	26.9%
4+ bedroom	213	17.5%	20	3.1%

Table 2: Tenure, size and type of dwellings required, Hereford Rural HMA 2011-2031

Source: Local Housing Market Assessment tables 50 and 51.

- 4.29 The Parish Plan records that a significant majority of respondents to the questionnaire survey carried out (2012) were in favour of affordable homes and realistically priced starter homes, both to purchase and to rent. It was recognised that there was a danger that if younger people were priced out they would be forced to move away. Over 80% of respondents suggested that any further housing developments should be priced and deemed as affordable.
- 4.30 Responses to the 2016 Issues and Options consultation supported a local policy setting out requirements for a mix of housing types and sizes. There were comments identifying a need for more 2- and 3-bedroom accommodation and for housing which was affordable to young families. A number of respondents sought a mix of housing types, catering for young and old alike so as to allow both groups to remain in the village. This included bungalows to meet the needs of an ageing population. The provision of suitable housing for older people will allow existing residents to stay in the community, enabling downsizing and so the release of existing larger homes for family occupation.
- 4.31 Taking all this into account, policy MH4 below seeks to help deliver a sustainable and balanced community in Madley by encouraging a suitable mix of housing. All forms of housing development, including conversion and sub-division schemes as well as new development, will be expected to show that they are contributing to meeting local housing needs. It is particularly important that new housing proposals in the Neighbourhood Area address the requirement for smaller accommodation. This will help meet housing market pressures and local need.

Policy MH4: Type and size of housing

In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties.

Development proposals which provide housing of a suitable size, tenure and style to meet local needs will be supported. In particular, smaller 2- or 3-bedroom property will be

encouraged, as well as schemes designed to meet the needs of older people, first-time buyers and young families.

Where a site includes a mix of affordable and open market housing, the affordable units should be distributed across the site and be designed to be indistinguishable from the open market units. Proposals that seek to concentrate different types and tenures of homes in separate groups on a site will not be supported.

Housing in the wider countryside

- 4.32 Land outside the settlement boundary for Madley village that is defined by policy MH3 is defined as countryside in planning terms. This includes land and sites immediately abutting the settlement boundary. In the countryside, residential development is limited to exceptional circumstances so as to avoid unsustainable patterns of development. These are set out in Local Plan Core Strategy policy RA3 Herefordshire's countryside. In summary, they comprise: dwellings to meet an agricultural or forestry need, or the requirements of a rural enterprise; the replacement of an existing dwelling; the re-use of a redundant rural building; rural exception housing; dwellings of exceptional quality and innovative design; and sites providing for the needs of gypsies and travellers. Local Plan Core Strategy policies provide more detail on certain of these criteria, as follows: policy RA4 *Agricultural, forestry and rural enterprise dwellings*, RA5 *Re-use of rural buildings*, H2 *Rural exception sites* and H4 *Traveller sites*.
- 4.33 The Neighbourhood Area includes several small settlements within the countryside, including Lulham, Canon Bridge, Shenmore, Cublington, Parkway and Brampton, together with scattered farmsteads.
- 4.34 In responses to the Issues and Options consultation there was support for a local policy to provide guidance on development in the wider countryside. Comments pointed to concerns over landscape character; dark skies; and the protection of best and most versatile agricultural land. Policy MH5 reflects these concerns and is designed to complement Local Plan Core Strategy policy RA3.

Policy MH5: Housing in the wider countryside

Proposals for new housing in the countryside which accord with Herefordshire Local Plan Core Strategy policy RA3 will be supported where buildings:

- 1. are sited and designed to protect local landscape character and the dark skies; and**
- 2. are sited on poorer quality agricultural land in preference to land of higher quality.**

5. ENVIRONMENT

Landscape character and wildlife

- 5.1 The Neighbourhood Area offers a pleasant lowland landscape of woodland, hedged fields, orchards, village and hamlets and scattered dwellings and farmsteads. There is no formal designation, but the landscape is valued locally. This is shown by responses to the Issues and Option consultation which supported a policy requiring new development to protect and enhance landscape character and wildlife. Comments emphasised the importance of protecting the rural environment, including woodland, trees and hedgerows, views, and wildlife habitats such as ponds, watercourses and traditional orchards.
- 5.2 The County Landscape Character Assessment¹³ identifies a number of distinct landscape types in the Neighbourhood Area. Most of the Area comprises Principal Timbered Farmlands and Principal Settled Farmlands, to the north and south of the village respectively. There are also Riverside Meadows, associated with the Wye; Wet Pasture Meadows around the Airfield; and Principal Wooded Hills on the south-western boundary.
- 5.3 To the north of the village, Principal Timbered Farmlands prevail. These are lowland landscapes made up of a mosaic of small to medium sized fields, irregularly shaped woodlands and winding lanes. The countryside around Lulham is representative of this type. The key feature is unifying tree cover in the form of woodlands, often of an ancient semi-natural



Looking south towards Madley

¹³ Herefordshire Council, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

character, hedgerow trees and linear tree cover associated with streams and watercourses. Principal Settled Farmlands characterise the southern part of the Neighbourhood Area; these are the rolling agricultural landscapes typical of central Herefordshire with mixed farming, hedgerows, and restricted tree cover. Orchards, grazed pastures and arable fields make up a rich patchwork of farmed land use.

- 5.4 The River Wye marks part of the northern boundary of the Neighbourhood Area and is a Special Area of Conservation and a Site of Special Scientific Interest. The Cage Brook is a tributary of the Wye rising south of Madley and flowing east outside the Neighbourhood Area to pass through the Cage Brook Valley Site of Special Scientific Interest. Water quality is a continuing issue in the Wye catchment and Local Plan Core Strategy policy SD4 *Wastewater treatment and river water quality* requires that development does not undermine the achievement of water quality targets for the County's rivers, particularly through the treatment of wastewater. Policy SD4 contributes to delivery of the Nutrient Management Plan prepared by the Environment Agency and Natural England. This aims to manage nutrients in the River Wye to enable growth whilst conserving the river environment. Policy SD4 also supports delivery of Water Framework Directive objectives, together with Local Plan Core Strategy policy SD3 *Sustainable water management and water resources*.
- 5.5 The Neighbourhood Area has a range of natural environmental features. Habitats of importance are listed in Natural England's Priority Habitat Inventory and comprise deciduous woodland, ancient and semi-natural woodland, and traditional orchards. Other landscape features such as trees, hedgerows, ponds and watercourses throughout the Area also have value to wildlife and form part of green infrastructure. Comments to the Issues and Options consultation point to the need to protect the kettle ponds, glacial remnants which are a feature of the local landscape and are at risk from infilling, drainage or the impacts of development. Madley Moat to the south of the village is also earmarked for protection.
- 5.6 Herefordshire Council's Ecological Network Map provides a detailed picture of wildlife habitats in the Neighbourhood Area. The Map is based on data held by the Herefordshire Biological Records Centre and is updated in the light of new information as this becomes available. It identifies the role that individual wildlife habitats play in the network, as core areas, corridors and stepping stones, and shows how they provide ecological connections within the more intensively managed areas of farmland and to neighbouring areas.¹⁴ Policy ME1 ensures that the evidence base that the Ecological Map represents will be taken into account in planning decisions. This includes consideration of connectivity in an environment which is becoming increasingly fragmented from a wildlife point of view.
- 5.7 The Local Plan Core Strategy includes policies to protect landscape and townscape (policy LD1), biodiversity and geodiversity (policy LD2) and green infrastructure (policy LD3). These policies, together with national policy and guidance, give an overall framework for environmental protection which is proportionate to the status and significance of the features

¹⁴ https://www.herefordshire.gov.uk/downloads/download/77/ecological_network_map

involved. They are given local focus in the following policy. Complementary policy ME2 on building design provides for landscaping and wildlife in the context of individual development proposals.

Policy ME1: Landscape character and wildlife

Development proposals should protect, conserve and where possible enhance the natural environment of Madley Neighbourhood Area in accordance with the principles in Herefordshire Local Plan Core Strategy policies SD3, SD4, LD1, LD2 and LD3 by:

- 1. avoiding likely harm to the River Wye Special Area of Conservation and to species of European importance; and**
- 2. avoiding likely harm to Sites of Special Scientific Interest unless the benefits of the proposed development clearly outweigh the likely impacts on the conservation status of the Site concerned and on the national network of protected Sites; and**
- 3. respecting the prevailing landscape character, as defined in the County Landscape Character Assessment; and**
- 4. promoting the conservation, restoration and enhancement of other sites and features of landscape value and biodiversity interest in accordance with their status, including those identified in the Priority Habitats Inventory, Local Wildlife Sites, irreplaceable habitats such as ancient woodland and veteran trees, hedgerows, kettle ponds, other ponds, Madley Moat and watercourses; and**
- 5. maintaining, restoring and where possible enhancing the contribution of habitats to the coherence and connectivity of the Herefordshire Ecological Network, and taking into account their role as green infrastructure.**

Building design

- 5.8 There are a wide range of property styles and building materials in Madley. These include “black and white” timber framed dwellings, barn conversions and modern housing. Brick, painted brick, render, stone, and timber cladding are all evident. Roof coverings are typically slate or tile. In the surrounding countryside, the hamlets, farmsteads and other wayside dwellings have a distinctive rural character. Further information on Madley’s local character and heritage is set out in the Madley Housing Manual.
- 5.9 The design of individual buildings and their relationship to each other and their surroundings is an important aspect of the local environment. Local Plan Core Strategy policies LD1 *Landscape and townscape* and SD1 *Sustainable design and energy efficiency* detail a wide range of factors to be assessed in considering the design of new development.
- 5.10 Replies to the Issues and Options consultation show support for a local policy to encourage sustainable and locally distinctive design in new development. Comments noted that height, scale and the choice of materials were important and that new development should seek to blend in with the existing. This is not to rule out sensitively-designed modern developments. There was also support for sustainable design approaches. This emphasises energy efficiency,

minimising carbon footprint, and specifying materials with regard to their life cycle, including from reclaimed, salvaged or recycled sources.

5.11 These concerns were explored in the Community Workshop which underpins the Madley Housing Manual. Five essential qualities of place were identified, representing what is special and unique about Madley and which the community feels should be appreciated when building in the area.¹⁵ Any new development in Madley should respect these qualities and demonstrate how they have been incorporated into the design:

- rural character: links to the open countryside, nature, and the value of dark skies
- amenities and activities: the role of services/facilities, community-led activities and venues in making the village a convenient, functional and lively place to live for all ages
- pedestrian routes: pleasant, safe and plentiful pedestrian routes in the form of both pavements / paths in the village and countryside public rights of way which offer opportunities for social interaction, exercise and engagement with nature
- the 'village feel': resulting from its size and scale, informal layout, varied architecture and peaceful atmosphere
- Herefordshire materials: a range of local materials used in a particular way resulting in a visual identity and supported by boundary treatments and the relationship between properties and the street.

5.12 The Manual identifies and explains 13 principles of good placemaking which will help deliver sustainable design which responds to the character of the locality.¹⁶ They are:

- Place
- Public space
- Permeability
- Hierarchy
- Longevity
- Value
- Scale
- Harmony
- Enclosure
- Materials
- Decoration
- Craftmanship
- Community

5.13 The Manual sets out principles to improve design quality in placemaking and architecture, provide more certainty about the design of local development, ensure new designs respond to the local context, allow flexibility for preferences, and suggest suitable house types.¹⁷ These principles provide detailed and locally-derived design guidance which should be followed by new development. Full details can be found in the Manual.

5.14 The Manual mainly deals with residential development since this likely to be the main form of new building in the village. However, it should also be applied to the design of non-residential buildings, and used to inform development in the wider countryside as appropriate.

¹⁵ Madley Design Manual, section 1.4. The Manual can be seen at <https://madleyparishcouncil.org/madley-neighbourhood-development-plan/>.

¹⁶ Ibid., section 1.5.

¹⁷ Ibid., section 2.

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- 5.15 It is important to minimise noise and light pollution in order to protect the rural character, tranquillity and local distinctiveness of the Neighbourhood Area. The dark skies in Madley are highly valued and it is recognised that lighting has adverse impacts on wildlife. To this end, external security and other lighting should be kept to a minimum and be designed to be energy efficient, unobtrusive and avoid light spillage.
- 5.16 The creation of new points of access to serve development will be carefully considered. Whilst Local Plan Core Strategy policy MT1 *Traffic management, highway safety and promoting active travel* deals with technical highway requirements, such accesses can also have notable environmental impacts. For example, achieving the required sightlines for new or improved junctions may lead to undue impacts on local character through the loss of roadside vegetation, with a general “opening up” of what may have been a relatively closed landscape setting. Proposals which cannot satisfactorily mitigate such environmental impacts will not be supported.

Policy ME2: Building design

Development proposals should maintain and enhance the local distinctiveness of the Madley Neighbourhood Area and achieve a high quality of sustainable design by:

- 1. following the principles of good placemaking and design guidance set out in the Madley Housing Manual and having regard to the essential qualities of the village. Proposals in the rural area outside Madley village should also apply the Manual as relevant to the scheme and also positively respond to the character of the surrounding landscape. A Design and Access Statement or similar should be provided to show how these requirements have been addressed; and**
- 2. incorporating sustainability measures to include building orientation and design, energy and water conservation, sustainable construction methods and materials, the generation of renewable energy, and provision for the recycling of waste, cycle storage, communications and broadband technologies. All new housing should achieve the highest standards of energy conservation, being ideally carbon neutral whilst as a minimum complying with Building Regulations; and**
- 3. being capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated. The arrangements for access should include provisions for pedestrians and cyclists to encourage active travel wherever practicable; and**
- 4. avoiding creating unacceptable impacts on residential amenity and the tranquillity of the countryside from noise, volume and nature of traffic generated, dust or odour. External lighting should avoid undue adverse impacts on amenity, wildlife and dark skies; and**
- 5. in the case of proposals for new housing, be sited and designed to avoid adverse impacts on the amenity of the future occupants from the operation of existing uses, including agricultural and business operations; and**

-
6. retaining and incorporating existing site features of amenity and biodiversity value, such as mature trees, ponds and hedgerows, and incorporate new provision for wildlife; and
 7. providing for new landscaping which is in keeping with the prevailing landscape character, uses locally appropriate and native species, integrates new buildings in their surroundings, and supports green infrastructure and the Herefordshire Ecological Network.

Modern design approaches which take an innovative approach, including to energy efficiency and sustainability, will be welcomed where they make a positive contribution to the character of the area and contribute to local distinctiveness.

Historic environment

- 5.17 Designated heritage assets in the Neighbourhood Area comprise the many listed buildings and a scheduled ancient monument (churchyard cross). There is also an unregistered park and garden at Canon Bridge House. Designated and undesignated heritage assets are important in their own right and to the character and local distinctiveness of the Neighbourhood Area.



Churchyard cross, Madley

- 5.18 National planning policy and guidance and Local Plan Core Strategy policy LD4 *Historic environment and heritage assets* give an overall framework for the protection of the historic environment. The National Planning Policy Framework requires that designated and non-designated heritage assets should be conserved in a manner appropriate to their significance. The Framework provides a national policy approach to assessing development proposals which may impact on the significance of heritage assets. This takes account of the level of any

designation; the scale of harm or loss of significance; and the public benefits of the proposal. Policy LD4 applies to the County's designated and non-designated heritage assets, such as archaeological sites listed on the Herefordshire Historic Environment Record.

- 5.19 Historic farmsteads are a feature of the Neighbourhood Area and development proposals should have regard to their distinctive character including their plan form and layout, having regard to the Herefordshire Farmsteads Characterisation Project.

Policy ME3: Historic environment

Development proposals should protect, conserve and where possible enhance the historic environment and heritage assets in the Madley Neighbourhood Area. In considering the impact of proposed development on heritage assets, account will be taken of their significance (including any contribution made by their setting) in accord with the National Planning Policy Framework and Herefordshire Local Plan Core Strategy policy LD4 by:

- 1. giving great weight to conserving designated heritage assets including listed buildings and scheduled ancient monuments in a manner appropriate to their significance, regardless of the scale of harm or loss of significance; and**
- 2. for non-designated heritage assets including parks and gardens and archaeological sites, balancing the scale of any harm or loss against their significance; and**
- 3. ensuring that proposals for the redevelopment, alteration or extension of historic farmsteads and agricultural buildings are sensitive to their distinctive character, materials and form.**



Grade II listed Church Farmhouse, Madley

6. BUSINESS AND THE LOCAL ECONOMY

Madley Airfield

- 6.1 Madley Airfield comprises 13 hectares of employment land in the south of the Neighbourhood Area. It is situated in open countryside and is accessed from the B4352 via Stone Street. The site was safeguarded as employment land under the former Herefordshire Unitary Development Plan. It houses several local employers in a number of large units of average quality and condition with land available for expansion. Land to the north of the site is used as an auction venue for the sale of agricultural and land-based plant, machinery, equipment and commercial vehicles.
- 6.2 The potential of the site was assessed in 2012 through the Employment Land Study¹⁸ carried out to inform the Local Plan Core Strategy. Approximately 2.7 hectares were identified in the Study as being potentially available for new development for uses within use classes B1, B2 and B8. The site scored moderately in commercial terms with limited visibility to a local road and being more than two kilometres away from any major arterial route. The width of surrounding roads was seen as potentially causing issues for HGVs in terms of access. The site was reported as being relatively large with no apparent evidence of physical constraining features and outside of any identified flood risk area.
- 6.3 The site also achieved a moderate score in terms of environmental sustainability and strategic planning, being located completely outside of a defined urban area and more than a ten-minute walk to an hourly public transport route with no existing footpaths or cycle links to the site.
- 6.4 Overall the Employment Land Study classified the site as of moderate quality, such sites being those which scored poorly against one or more qualitative factors but which could perform a role in the employment hierarchy, including for local businesses.
- 6.5 Local Plan Core Strategy policy E2 *Redevelopment of existing employment land and buildings* permits the redevelopment of moderate-rated employment sites such as Madley Airfield to non-employment uses under certain conditions. These are that the development of the site for other uses would not result in an overall shortage in the quality and quantity of employment land supply in the area; or there would be a net improvement in amenity through the removal of a non-conforming use from within a residential area, and where an alternative use would offer amenity benefits; or the proposal would not result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme.
- 6.6 It is not necessary to repeat the provisions of policy E2 governing non-employment proposals at the Airfield site in the Neighbourhood Development Plan. However, responses to the Issues and Options consultation supported the inclusion of a policy to guide new employment uses. Comments have highlighted the limitations posed by its countryside location, the dependency

¹⁸ https://www.herefordshire.gov.uk/download/downloads/id/1604/employment_land_study_2012.pdf

on the rural road network, the scope for increased traffic impacts including from HGVs, and the potential for noise, light and air pollution. There were suggestions that polluting or noisy industrial / manufacturing uses should be avoided. It was also felt that more could be done by way of landscaping and screening, to protect residential and visual amenity.

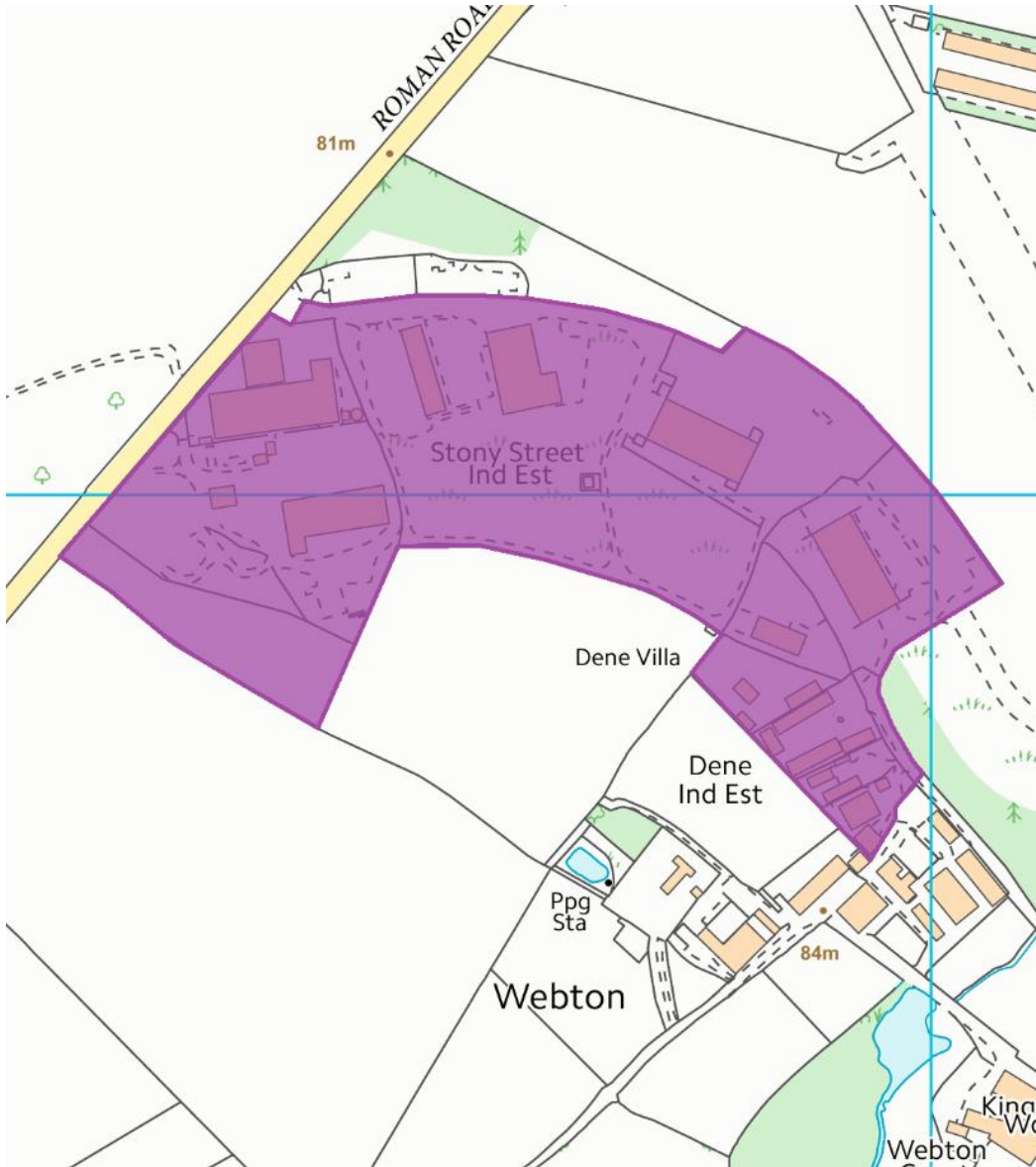
- 6.7 It is recognised that there are limiting factors posed by the site's isolated location. It is relatively remote from a main road and dependent for access on the rural road network with width limitations evident along Stone Street. It is poorly-located with respect to any settlement and there is no provision for sustainable travel by way of public transport, footpaths or cycle. The amount of land potentially available for new development has the potential to cause significant impacts through traffic generation, including heavy goods traffic, or through odour, noise, light and air pollution. These are addressed in the following policy.
- 6.8 The Airfield has been identified by Herefordshire Council as having had a potentially contaminative use. The implications of this will need to be addressed by development proposals. As a minimum a desk-top study to the current British Standard should be undertaken by a suitably competent person and submitted with any planning application, so that the risk from contamination can be fully considered.

Policy MB1: Madley Airfield


Proposals for new development or the re-use of existing buildings at Madley Airfield as shown on Plan 5 for employment uses within Use Classes B1 (Business), B2 (General industrial) or B8 (Storage or distribution) will be supported provided that:

- 1. the amount and type of traffic likely to arise is acceptable in terms of safety and highway capacity; and**
- 2. appropriate opportunities are included to promote sustainable transport modes, bearing in mind the location of the site; and**
- 3. the proposal does not lead to unacceptable adverse impacts on residential amenity or the environment from odour, noise, light, air or water pollution; and**
- 4. the risk from any previous contaminative uses has been shown to be acceptable or as otherwise being capable of satisfactory remediation; and**
- 5. visual amenity and landscape character is respected in building design, choice of colour and associated native-species landscaping.**

Proposals for non-employment uses will be guided by Herefordshire Local Plan Core Strategy policy E2 and should also have regard to the site's rural location and access limitations.



Plan 5: Madley Airfield

 NORTH © Crown copyright and database rights (2016) Ordnance Survey (0100057918). Not to scale.

Tourism

- 6.9 Madley attracts visitors throughout the year by virtue of its historic interest, important listed buildings such as Madley Church, and the attractive and tranquil countryside well-served by footpaths. These qualities foster such pursuits as walking and the quiet enjoyment of the countryside. The Neighbourhood Area has two public houses, a golf course, bed and breakfast accommodation and self-catering holiday cottages. The village is also well-situated on routes leading to Hay-on-Wye, “town of books” and home to the annual Hay Literary Festival, and to the Golden Valley, the Brecon Beacons and Black Mountains.
- 6.10 The Issues and Options consultation showed qualified support for various forms of small-scale and low-impact provision linked to furthering enjoyment and appreciation of the countryside, including such country pursuits as fishing, shooting, and walking. The principal concern identified was in respect of the impacts of additional traffic and the lack of car parking. It was felt that developments should be small-scale, sustainable in nature, support local employment, enhance the environment, and encourage access by walking, cycling and public transport.
- 6.11 Local Plan Core Strategy policy E4 *Tourism* supports the development of tourism based on the intrinsic character and beauty of the countryside and heritage assets. The policy promotes sustainable tourism opportunities based on and respecting these features, particularly cycling, walking and heritage tourism and the development of long-distance walking and cycling routes, food and drink trails and heritage trails.
- 6.12 In line with this strategic approach, tourism proposals of a scale and nature which are both proportionate and appropriate to the rural location and setting of the Neighbourhood Area will be supported. Madley’s rural appeal tends to the small-scale and the character of the area could be unduly impacted by larger-scale tourism and leisure proposals which will generally not be appropriate. Schemes should enable access by active travel and public transport as far as possible. Proposals which support local employment or foster enjoyment of the countryside and rural environment will be encouraged.

Policy MB2: Tourism

Rural tourism and leisure development proposals will be supported where they:

- 1. are appropriate in scale, design and materials to their location and setting, including landscape character; and**
- 2. provide for access as far as practicable by walking, cycling and public transport; and**
- 3. incorporate adequate car parking for staff and visitors as may be required after maximising the use of sustainable transport modes; and**
- 4. can demonstrate that additional traffic can be safely accommodated on the rural road network, with any adverse impacts appropriately and acceptably mitigated.**

Proposals of an appropriate scale will be encouraged where they provide local employment and/or serve to sustain, enhance and promote an appreciation of the local natural, historic and cultural environment.

Re-use of redundant agricultural buildings

- 6.13 Traditional farm buildings which become redundant and fall into disuse offer opportunities for re-use and conversion to small workshops and offices as well as dwellings. Local Plan Core Strategy policy RA5 *Re-use of rural buildings* provides the strategic context. Subject to specified criteria, re-use schemes which will make a positive contribution to rural businesses and enterprise, support the local economy, or which otherwise contribute to residential development, will be permitted.
- 6.14 Responses to the Issues and Options consultation supported the inclusion of a policy in the Neighbourhood Development Plan to guide the sensitive re-use of disused farm buildings for employment uses. Comments on this option focussed on ensuring that the new use(s) were appropriate to the character of the existing structure and its setting, and that any increase in traffic and parking requirements was able to be accommodated on the rural lane network and on-site respectively. Policy MB3 reflects these concerns and is intended to complement Local Plan Core Strategy policy RA5.

Policy MB3: Re-use of redundant agricultural buildings

The re-use of redundant farm buildings for small-scale rural business uses such as workshops, offices, artisan activities, creative industries and live/work units will be supported provided they do not generate unacceptable levels of traffic on the rural road network.

Conversion schemes should respond positively to the existing building fabric and the site context. Adequate car parking to meet operational, servicing and customer requirements should be provided on site.

Agricultural development

- 6.15 Whilst older farm buildings have fallen into disuse, pressures have arisen for larger-scale, industrial-sized developments in the countryside such as intensive livestock units, polytunnels and glasshouses. Permitted development rights for agriculture and forestry mean that only buildings above certain size thresholds will require planning permission. Local Plan Core Strategy policy RA6 *Rural economy* provides that proposals to diversify the rural economy will be permitted provided that there are no undue impacts due to scale or on residential amenity, traffic safety and water quality.
- 6.16 Responses to the Issues and Options consultation supported a Neighbourhood Development Plan policy to help manage such developments when planning permission is required. There

were concerns about the large-scale and dramatic impacts such developments could have on the landscape and the potential for knock-on effects on tourism.

- 6.17 Larger-scale proposals may give rise to a range of possible impacts including on the landscape, the highway network and public rights of way. The following policy is intended to help ensure that new agricultural development is undertaken sensitively and with due regard to its implications.
- 6.18 For polytunnels, Herefordshire Council has issued a Planning Guide which provides a comprehensive assessment of the relevant issues and a set of guidelines.¹⁹ These guidelines will also be taken into account in deciding whether polytunnel proposals requiring planning permission are to be supported.

Policy MB4: Agricultural development

Proposals for agricultural development requiring planning permission, for example intensive livestock units, polytunnels or horticulture, should be able to demonstrate that they meet the following requirements. Any other existing, permitted or proposed similar developments in the locality should be taken into account so that cumulative impacts can be considered:

- 1. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and**
- 2. the impacts on landscape character and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and**
- 3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of external lighting or the design and siting of any installation; and**
- 4. there are no unacceptable impacts on the natural and historic environments, in accordance with policies ME1 and ME3; and**
- 5. sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution and soil erosion; and**
- 6. there are no unacceptable impacts on the utility and enjoyment of public rights of way.**

¹⁹ https://www.herefordshire.gov.uk/download/downloads/id/14577/polytunnels_planning_guide_2018.pdf

7. SOCIAL AND COMMUNITY INFRASTRUCTURE

Community facilities

7.1 Local community facilities are important in meeting the current and future needs of residents. They comprise:

- Madley Parish Hall
- The Church of the Nativity of the Blessed Virgin Mary
- The Stables Café, a community meeting place in the church grounds
- Methodist Chapel
- The Red Lion and The Comet public houses
- Madley Primary School and Pre-School
- Village shop and Post Office
- Madley Fish Bar and take-away.

7.2 Replies to the Issues and Options consultation show support for a local policy to protect the existing community facilities and encourage further investment. Existing facilities will be retained, and enhancements and proposals for new provision supported, in line with Local Plan Core Strategy policy SC1 *Social and community facilities*. This provides that facilities will be retained unless an appropriate alternative is available or can be provided, or that the facility can be shown to be no longer required, viable or fit for purpose. Where appropriate, it must have been vacant and marketed for community use without success.



Madley village shop, Post Office and Fish Bar

-
- 7.3 Viable alternative facilities must be equivalent to those they are to replace in terms of size, quality and accessibility (including by foot, cycle and public transport).

Policy MSC1: Community facilities

Existing community facilities in Madley will be retained in accordance with Herefordshire Local Plan Core Strategy policy SC1. Development proposals for the enhancement of community facilities and for new provision will be supported. Diversification proposals which can be shown to enable or increase the viability of existing and proposed services and facilities will be encouraged. Proposals should take account of the potential for the co-location of services in achieving viability.

Open space and recreation

- 7.4 Madley Recreation Field is maintained by the Parish Council and has a football field, adult fitness trail, children’s play area and tennis courts. There is also a nine-hole golf course at Brampton. Local Plan Core Strategy policy OS3 *Loss of open space, sports or recreation facilities* provides a set of principles to be taken into account when development proposals are made which may lead to the loss of open space, sports or recreation facilities. These principles are reflected in the following policy together with relevant provisions in the National Planning Policy Framework.²⁰



Madley Recreation Field

²⁰ National Planning Policy Framework paragraph 97

Policy MSC2: Open space and recreation

Proposals that would result in the loss of open space, sport and recreational land and buildings will not be permitted unless:

1. it can be satisfactorily demonstrated that the open space, buildings or land concerned are surplus to requirements, or
2. that the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, taking into account accessibility by foot, cycle and public transport, or
3. the development is for alternative sports or recreational provision, the benefits of which clearly outweigh the loss.

Local Green Space

7.5 Neighbourhood Development Plans can designate land as Local Green Space in order to protect green areas of particular importance. From the Issues and Options consultation, several areas of Local Green Space have been identified for designation. They are shown on Plans 4 and 6 and are:

1. The Glebe Field, Madley (Plan 4)
2. Kettle Ponds north of Madley village (Plan 4)
3. Madley Moat (Plan 4)
4. The Bower, Shenmore (Plan 6).



Glebe field, Madley

7.6 The Local Green Space designation should only be used where the green space concerned is in reasonably close proximity to the community served, is demonstrably special to the community and holds a particular local significance, and is local in character and not an extensive tract of land.²¹ Table 3 demonstrates how these requirements are met by each of the Local Green Spaces. In summary:

- All of the Local Green Spaces are adjacent to the local communities at Madley and Shenmore;
- By virtue of the uses they represent and benefits they offer, they are all special to the community, for the reasons described below, and are of local significance; and
- They are all local in character and none is extensive in area.

Name of Local Green Space	Close proximity to the community	Demonstrably special and of local significance	Local in character
The Glebe Field, Madley	The Glebe Field is on the eastern side of the village adjoining the churchyard.	Responses to the Issues and Options consultation identified the Glebe Field as having a particular local significance stemming from its landscape beauty. It is significant to the landscape setting of Madley as a whole and of the Church in particular. Seen on the principal approach to the village from the east on the B4352, the prospect across the Field of the tower and apsidal eastern end of the Church surrounded by trees is an iconic view.	The Glebe Field is a contained parcel of land with clear physical boundaries. It has strong visual associations with the Church immediately to the west, and is 2.1 ha. in area.
Kettle Ponds north of Madley village	These two kettle ponds are situated to the north of the village, in farmland immediately to the rear of Lion Close.	Kettle ponds are a feature of the lowland landscape of the Wye Valley. Natural England's National Character Area profile 100 <i>Herefordshire Lowlands</i> states that "Kettle hole ponds in hummocky glacial moraine form an important and rather rare habitat in the Wye Valley west of Hereford". ²² Kettle ponds provide a geological, landscape and wildlife resource of value to the local community.	The two ponds and the immediate bankside habitat total 0.36 ha.
Madley Moat	Madley Moat is located on the south-western edge of the village, on land	Madley Moat is a kettle pond which was restored as a wildlife habitat in 2007 as part of a County-wide project undertaken by Herefordshire Amphibian and Reptile Team, the Herefordshire Nature Trust, and	The Moat and the immediate bankside habitat is 0.2 ha.

²¹ National Planning Policy Framework paragraph 100.

²² Natural England, National Character Area profile 100: Herefordshire Lowlands, 2013, p. 59.

	<p>to the rear of Sycamore Croft and the Recreation Field, from which it is easily accessible on foot.</p> <p>The Moat is situated on private land with permissive access which is regularly used by local residents for dog-walking.</p>	<p>many local volunteers.²³ The Friends of Madley Moat continue to look after it. The Moat provides a wildlife habitat, including for Great Crested Newts. The Moat is also of historic and archaeological interest; of educational value, as it is visited by classes from the Primary School; and is of amenity value to users of the permissive footpath around the surrounding field.</p> <p>Both the Parish Plan survey and responses to the Issues and Options consultation confirm the continuing value of Madley Moat to residents. Two-thirds of respondents to the Parish Plan were supportive of its conservation, and one-third said they visited it.</p>	
The Bower, Shenmore	<p>This well-used local green space is an amenity area situated centrally in the dispersed community at Shenmore, at the junction of the two unclassified roads which serve Upper and Lower Shenmore.</p> <p>Public footpaths MY39 and MY39a run eastwards immediately opposite.</p>	<p>The Bower is an area of highway verge which was restored by local residents in 2000 as an amenity and meeting-area. A commemorative seat was provided through local subscription and craftsmanship and was inaugurated in July 2000. This occasion is now marked by an annual anniversary party held by the community. Regular maintenance of the area, seat and hedges is undertaken.</p> <p>The Bower is well-used by young and old alike as an informal amenity area, picnic venue and meeting point. The tranquil pastoral setting is an opportunity for quiet contemplation. The well-placed seat affords a sweeping vista over the countryside together with spectacular sunset views. The Bower is home to a rare black poplar and so gives biodiversity benefits. It also offers a safe haven for walkers, away from the blind spot at the road junction.</p>	The Bower is 120 sq.m. in area.

Table 3: Local Green Spaces

²³ See information sheet at http://herefordhart.org.uk/wp-content/uploads/2017/12/madley_moat_info_sheet.pdf

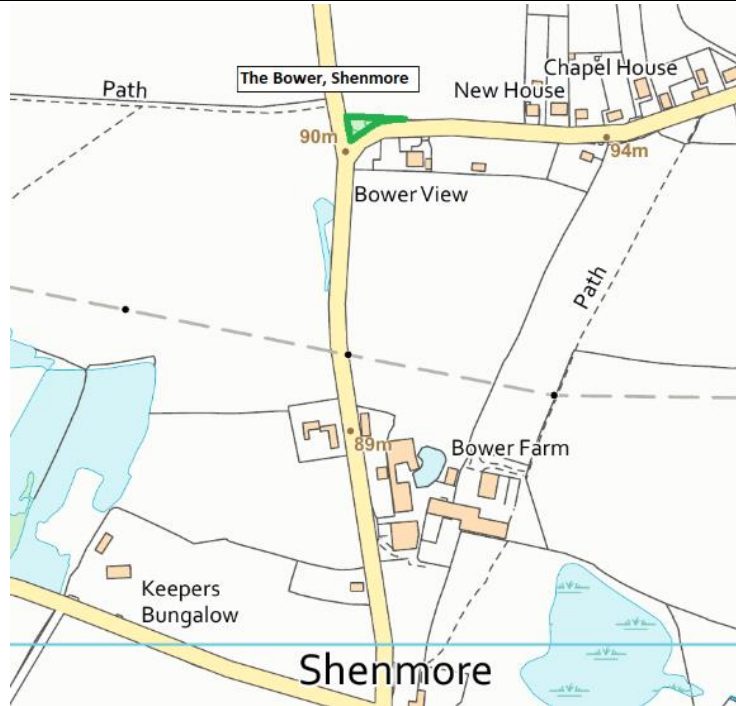
Policy MSC3: Local Green Space

The development of the following Local Green Spaces as shown on Plans 4 and 6 will not be permitted unless very special circumstances arise which outweigh the need for protection:

1. The Glebe Field, Madley (Plan 4)
2. Kettle Ponds north of Madley village (Plan 4)
3. Madley Moat (Plan 4)
4. The Bower, Shenmore (Plan 6).




Madley Moat



Local Green Space (policy MSC3)

Plan 6: The Bower, Shenmore

 NORTH © Crown copyright and database rights (2016) Ordnance Survey (0100057918). Not to scale.



The Bower, Shenmore looking west

Traffic and transport

7.7 Responses to the Issues and Option consultation highlighted many aspects of traffic and transport in and around the Neighbourhood Area which were of concern to residents. Most of these issues were also raised in the preparation of the Parish Plan. They include:

- Speed and volume of traffic through the village and elsewhere, such as Stone Street. Positive interventions to improve road safety such as reduced speed limits, enforcing existing provisions and other speed reduction measures such as traffic calming were suggested
- Lack of parking around the Primary School and in the village generally, resulting in congestion particularly at the start and end of the school day
- Condition, width and capacity of the rural lanes throughout the Neighbourhood Area, particularly those around Brampton, Shenmore and at Stone Street which serve existing businesses
- Availability of public transport highlighting the importance of local bus services in enabling access to services and reducing isolation for those without a car
- Maintenance of public rights of way and lack of continuous footpath provision.

7.8 These traffic and transport issues do not generally involve land use and development and to this extent they are outside the scope of the Neighbourhood Development Plan. For instance, Herefordshire Council sets speed limits as the highway authority, and these are enforced by West Mercia Police and the Safer Roads Partnership. Public transport is mainly delivered by commercial operators supported by public subsidy from Herefordshire Council. However, local initiatives to address such issues may be expressed in the Neighbourhood Development Plan as Community Actions, to be undertaken or led by Madley Parish Council. Such Community Actions are listed at Table 4 (Chapter 8).

7.9 When development is proposed, relevant planning policies are to be found in the Local Plan Core Strategy. Policies SS4 *Movement and transportation* and MT1 *Traffic management, highway safety and promoting active travel* sets out the planning requirements and these do not need to be repeated here.

Flood resilience and resistance

7.10 Areas at risk of flooding from watercourses are shown on Plan 3. There are also records of surface water flood events on the B4352 during 2012, on Brampton Road and at Shenmore in 2013, and on the Canon Bridge Road and Bridge Sollars Road on an annual basis. The Issues and Options consultation supported guiding development to areas of lowest flood risk and that new buildings should be designed to be flood resilient and resistant.

7.11 Local Plan Core Strategy policy SD3 *Sustainable water management and water resources* requires development proposals to be located in accordance with the Sequential Test and Exception Tests (where appropriate) set in national guidance. Where flooding is identified as an issue, new development should reduce flood risk through the inclusion of flood storage

compensation measures, or provide similar betterment to enhance the local flood risk regime. Development should include appropriate sustainable drainage systems (SuDS) to manage surface water appropriate to the hydrological setting of the site. This may include the use of attenuation facilities such as lagoons, ponds and swales within the development area. There should be no increase in runoff and schemes should aim to achieve a reduction in the existing runoff rate and volumes. Sustainable drainage can be enhanced by the use of “green” or “living” roofs, and of “blue roofs” which support rain water harvesting. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is also to be encouraged. Such measures are encouraged by policy ME2 of the Neighbourhood Development Plan.

- 7.12 The following policy seeks to complement this approach by promoting designs to improve flood resilience and resistance. Measures to promote flood resilience may include the use of water-resistant materials for floors, walls and fixtures; the siting of electrical controls, cables and appliances at a higher than normal level; setting the ground floor level above predicted flood levels; and raising land to create higher ground provided this would not increase flood risk elsewhere. Resistance to flooding may be delivered by, for example, the use of boundary walls and fencing incorporating solid gates with waterproof seals.

Policy MSC4: Flood resilience and resistance

Development should be designed to:

- 1. reduce the consequences of flooding and to facilitate recovery from the effects of flooding; and**
- 2. incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building in the event of a flood event.**

8. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 8.1 The Neighbourhood Development Plan is a long-term planning document which will be implemented in the period up to 2031. Madley Parish Council will seek to implement the objectives of the Neighbourhood Development Plan in delivering the sustainable development of the Neighbourhood Area.
- 8.2 The principal mechanism will be through decisions on planning applications, taken by Herefordshire Council as local planning authority in accordance with the development plan unless material considerations indicate otherwise. The Neighbourhood Development Plan will, when made, form part of the overall 'development plan'.
- 8.3 The Parish Council will seek planning decisions which accord with the Neighbourhood Development Plan when consulted on planning applications by Herefordshire Council. This includes supporting proposals which meet the policies of the Neighbourhood Development Plan, and opposing proposals which do not.
- 8.4 Wherever possible, the Parish Council will work pro-actively with applicants and the local planning authority to allow planning permission to be granted for development that improves the economic, social and environmental conditions of Madley Neighbourhood Area.

Community actions

- 8.5 The formal role of the Neighbourhood Development Plan is the setting of planning policies which deal with land use and development. However, in preparing the Neighbourhood Development Plan the local community has identified ways of improving the local Area which extend beyond this remit. These cannot be addressed through the land use planning policies of the Neighbourhood Development Plan but may be expressed as Community Actions to be undertaken or led by Madley Parish Council. The Community Actions are referred to throughout the Neighbourhood Development Plan and are collected together in Table 4. Where appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of village life.

Ref.	NDP policy or topic area	Community Action
CA1	Policy MH2 Land west of Archenfield, Madley	Madley Parish Council will work with the Duchy of Cornwall as landowner of the site to progress proposals to meet local housing requirements in a way which creates a sense of place, is responsive to local character, and enhances community and wellbeing.
CA2	Highways – road safety and traffic speed	Madley Parish Council will continue to work with Herefordshire Council, West Mercia Police and the Safer Roads Partnership others to identify and implement measures to address the issues raised where possible, to include seeking traffic calming and the enforcement and further introduction of speed limits.
CA3	Highways – parking in Madley	Madley Parish Council will continue to address roadside parking issues in Madley particularly at the Primary School by seeking ways of reducing car use for short trips and promoting alternative parking solutions.
CA4	Public transport provision	Madley Parish Council will work with Herefordshire Council, bus operators and Community Transport providers to investigate ways of addressing issues identified and will continue to press the case for existing service levels to be maintained and for improvements to be delivered. This should include upgrading bus stops, providing shelters with real time bus information and Kassel kerbs.
CA5	Walking and cycling	Madley Parish Council will continue to work with landowners to promote the maintenance of public rights of way throughout the Parish and to seek improvements to connectivity in and around the village to foster walking and cycling as alternatives to use of the private car for short trips.
CA6	Health care	Madley Parish Council will work with Kingstone Surgery and the Herefordshire Clinical Commissioning Group to ensure continued provision of local health services for residents of the Neighbourhood Area which are equivalent to at least current levels, taking into account population change in the catchment.

Table 4: Madley Community Actions

APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the Neighbourhood Development Plan.

HC = Herefordshire Council

National level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Natural England, National Character Area profile 100: Herefordshire Lowlands, 2013.

Environment Agency and Natural England, River Wye SAC, Nutrient Management Plan, Evidence base and options appraisal, Action Plan, 2014.

Environment Agency and Natural Resources Wales, Severn river basin management plan, updated December 2015, 2016.

Environment Agency, Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

County level evidence

HC, Herefordshire Unitary Development Plan, 2007.

Preece, N. and Rimmington, N., Herefordshire Historic Farmsteads Characterisation Project Report, Herefordshire Archaeology, 2008.

HC, Landscape Character Assessment, Supplementary Planning Guidance, 2004 updated 2009.

HC, Green Infrastructure Strategy, 2010.

A study of the Housing and Support Needs of Older People in Herefordshire, Peter Fletcher Associates and arc4 for Herefordshire Council, 2012.

HC, Employment Land Study, 2012.

HC, Herefordshire Ecological Network Map, 2013.

HC, Herefordshire Local Housing Market Assessment 2012 update, 2013.

HC, Herefordshire Local Plan, Core Strategy 2011-2031, 2015.

HC, Strategic Housing Land Availability Assessment, Rural Report, 2015.

HC, Polytunnels Planning Guide, June 2018.

Parish and local level evidence

HC Research Team, Madley Community-led Plan Questionnaire Report, Questionnaire report, June 2012.

Madley Parish Plan, July 2013.

HC, Strategic Environmental Assessment, Madley Neighbourhood Area Scoping Report, 2016.

HC, Environmental Report and Habitats Regulations Assessment Reports, July and November 2019.

Reports by Kirkwells for Madley Parish Council:

- Planning policy assessment and review of evidence base, August 2016.
- Issues and Options, October 2016.
- Issues and Options consultation responses, undated.
- Call for Sites Assessment Report, April 2017.

Reports by DJN Planning Limited for Madley Parish Council:

- Housing site selection report, October 2018.
- Preferred option for housing delivery, November 2018.

The Princes Foundation for the Duchy of Cornwall, Madley Housing Manual, 2019.

HC, residential commitments and completions data for Madley Neighbourhood Area.

APPENDIX B: NATIONAL AND LOCAL PLANNING POLICIES

B.1 A number of planning policies apply to the Neighbourhood Area, courtesy of the National Planning Policy Framework and County-level plans. The principal documents and their provisions are listed below.

National Planning Policy Framework, 2019

B.2 The Framework sets out national policy statements on the full range of planning matters, including both development and environmental protection. Relevant chapters are:

- Delivering a sufficient supply of homes (Chapter 5)
- Building a strong, competitive economy (Chapter 6)
- Promoting healthy and safe communities (8)
- Promoting sustainable transport (9)
- Achieving well-designed places (12)
- Conserving and enhancing the natural environment (15)
- Conserving and enhancing the historic environment (16)

B.3 The Framework is supported by Planning Practice Guidance which sets out more detail on how the national policies should be implemented.

Herefordshire Local Plan, Core Strategy 2011-2031, 2015

B.4 This sets out a County-level spatial strategy and policies on a wide range of planning matters, with the following of particular relevance and importance to the Neighbourhood Development Plan:

- SS1 Presumption in favour of sustainable development
- SS2 Delivering new homes
- SS4 Movement and transportation
- RA1 Rural housing distribution
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire's countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- RA5 Re-use of rural buildings
- RA6 Rural economy
- H1 Affordable housing
- H2 Rural exception sites
- H3 Ensuring an appropriate range and mix of housing
- H4 Traveller sites
- SC1 Social and community facilities
- OS1 Requirement for open space, sports and recreational facilities
- OS3 Loss of open space, sports or recreation facilities

-
- MT1 Traffic management, highway safety and promoting active travel
 - E2 Redevelopment of existing employment land and buildings
 - E3 Home working
 - E4 Tourism
 - LD1 Landscape and townscape
 - LD2 Biodiversity and geodiversity
 - LD3 Green infrastructure
 - LD4 Historic environment and heritage assets
 - SD1 Sustainable design and energy efficiency
 - SD2 Renewable and low carbon energy generation
 - SD3 Sustainable water management and water resources
 - SD4 Wastewater treatment and river water quality
 - ID1 Infrastructure delivery

APPENDIX C: DWELLING COMPLETIONS AND COMMITMENTS**Completions 2011 - April 2018**

Address	Proposal	Proposed no. of units	Losses	Net total
Land rear of Whitehall	New dwelling	1	0	1
Land adj. Town House	Three detached dwellings	3	0	3
Lower House	Two dwellings	2	0	2
Whitehall Place	One dwelling	1	0	1
Land at Rosemary Cottage	Pair of semi-detached houses	2	0	2
Blenheim Place	Bungalow	1	0	1
Keepers Lodge, Shenmore	Replacement of bungalow with dwelling	1	1	0
Barn at Forty Farm	Conversion to 2 no. 1-bed flats	2	0	2
TOTAL NET COMPLETIONS				12

Commitments as at 1 April 2018

Address	Proposal	Proposed no. of units	Losses	Net total
Canon Bridge Farm, Canon Bridge	Use of traditional agricultural buildings as five dwellings	5	0	5
Bage House Farm	Use of redundant agricultural building as one dwelling	1	0	1
Land adjacent to Faraday House	Site for 10 cottages	10	0	10
Land adjacent to Faraday House	Site for 27 dwellings including affordable housing	27	0	27
The Yard, Brampton Road	Single detached dwelling	1	0	1
TOTAL NET COMMITMENTS				44