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

The Planning People
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Public Consultation

How to Comment on this Document

This consultation will run from 1st – 30th November 2016.

This document and accompanying response form are available online at www.madley.org.uk.

Hard copies are available on request from the parish clerk.

Copies will also be available at the open drop-in event on Saturday 12th November, 2-5pm at Madley Parish Hall.

Please email your completed response form to the parish clerk at clerk@madley.org.uk or post them to Madley Parish Clerk, 12 Grenfell Road, Hereford HR1 2QR, or drop them off at the village shop.

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

1.1 Neighbourhood Development Plans (NDPs) are a new type of planning policy document which are prepared by Parish Councils (and other relevant bodies) to guide new development within a defined area such as a parish, alongside local authority (here, Herefordshire Council) and national planning policy documents. Madley Parish Council has decided to prepare a NDP for this area, and this document has been prepared for public consultation as a first step in the process.

1.2 The neighbourhood area for the proposed NDP was designated by Herefordshire Council on 14th April 2015 and is shown on Map 1 below. The designated neighbourhood area is the same as the Parish Boundary. A Steering Group of interested local residents and Parish Councillors was set up to oversee the preparation of the NDP on behalf of the Parish Council in March 2016. A Neighbourhood Plan open meeting was held in March 2016 facilitated by Herefordshire Association of Local Councils. A Steering Group was formed from those who expressed an interest. Since then open Steering Group meetings have been held in April, May, June, July and September 2016.

1.3 The Parish of Madley lies 6 miles to the east of the City of Hereford and approximately 10 miles from the Welsh border. The Parish is bounded to the north by the River Wye and extends south to north western edge of the village of Kingstone. A Roman Road forms part of the eastern boundary and Preston on Wye and Tyberton lie to the west. The Parish extends over 2,162 ha and had a population of 1200 in 2011 (see Census 2011 Neighbourhood Statistics).

1.4 The main settlement is the village of Madley, which lies slightly to the east in the middle of the Parish. There are several small scattered settlements including Lulham and Canon Bridge to the north near the River Wye, Shenmore and Cublington to the east and Parkway and

1) http://www.neighbourhood.statistics.gov.uk/dissemination
Brampton to the south. The area is very rural in character with a mix of pasture, woodland and traditional and modern, commercial orchards. Numerous public footpaths crisscross the Parish providing plenty of opportunities for walking and enjoying the countryside. Parts of the area around the River Wye are at risk of flooding.

1.5 There are several sites of wildlife interest and a number of built heritage assets including the River Wye which is a Site of Special Scientific Interest (SSSI) and Special Area for Conservation (SAC), and several areas of ancient woodlands and traditional orchards. Within the Communications Centre is the Madley Environmental Study Centre (MESC) providing environmental education to all ages and abilities. The main site covers seven acres on land subject to a 99 year lease from BT. A further 13 acres has been leased and this area will be developed to increase the biodiversity of the site.

1.6 There are 35 Listed Buildings and Scheduled Monuments in the Parish. The village Church of the Nativity of the Blessed Virgin Mary is Listed Grade I and is one of the best known local examples of Norman architecture, and there was said to have been a medieval tunnel system linking the church to Cublington Castle near Shenmore. The church is one of the
largest and finest in southern Herefordshire, mainly built in the 13th and 14th centuries and essentially unaltered since. The prosperity of the church is explained by the fact that Madley is by tradition the birthplace of St Dyfrig (Dubricius), later Bishop of Llandaff, and was a destination for pilgrims from the 6th century.

Planning Policy

1.7 The key policy documents which are relevant to the area are: National Planning Policy Framework (NPPF), and Herefordshire Adopted Local Plan Core Strategy 2011-2031. The NPPF sets out the national planning policy framework within which NDPs have to sit. Paragraph 6 sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 advises that there are three dimensions to sustainable development: economic, social and environmental.

1.8 Paragraphs 183 – 185 provide more detailed advice about Neighbourhood Plans.

183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

1.9 In the Herefordshire Core Strategy Local Plan, Madley neighbourhood area falls within the Hereford Rural Housing Market Area which is required to grow by 18% over the Plan period up to 2031. Herefordshire Council’s Neighbourhood Planning Team have confirmed that the proportional growth required for Madley is a minimum of 89 new dwellings up to 2031. As
of April 2016 there were 24 units with planning permission, 27 units with a resolution to grant planning permission, and 6 net housing completions giving a total number of commitments of 57. This leaves a net housing requirement of at least 32 new houses over the Plan period.

1.10 Madley is identified in the Core Strategy as a settlement which will be the main focus of proportionate housing development (Fig 4.14). There are no other settlements in the neighbourhood area identified as suitable for growth, and therefore everywhere outside the main village will be considered to be the wider rural area and Policies RA3 Herefordshire’s Countryside, RA4 Agricultural, forestry and rural enterprise dwellings, RA5 Re-use of rural buildings, and RA6 Rural Economy will apply.

1.11 The Core Strategy sets out the strategic planning framework for the Herefordshire with a range of planning policies which support limited housing and economic growth, protect and enhance wildlife and special landscapes, and protect community facilities. Overall the Core Strategy aims to promote sustainable development across the county.

1.12 The NDP for Madley has a role in providing the local detail for these higher level policies; providing more information about the Parish context to inform planning policies such as the location of development, house types, sizes and design, and identifying those special features in settlements and the local landscape which should be protected and enhanced.

1.13 The preparation of a NDP is a complex and lengthy process, and takes around 2 years. Madley is at the very beginning of this process (Preparing the Plan), and the main steps are set out in Figure 1.

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https://www.herefordshire.gov.uk/media/8060801/5-year-supply-july-16.pdf
This “Issues and Options” document explains more about the key planning issues identified by the Steering Group. These identified issues have been informed by the results of the questionnaire prepared for Madley Parish Plan in 2012 and the published reports which are available on the Parish Council’s website [www.madley.org.uk](http://www.madley.org.uk).
2.0 Draft Vision and Objectives

2.1 The Draft Vision and Objectives have been prepared by the Steering Group.

Draft Vision for Madley

To protect and enhance the rural nature of the Parish through incremental development in an appropriate and sustainable way in order to maintain and, where possible, enhance the quality of life for all sections of the village community.

Draft Objectives for the NDP:

Objective 1:

To involve the residents of the Parish, on an on-going basis, by inviting participation in the process of planning, maintaining and delivery of development within the Parish.

Objective 2:

To ensure that all development is sympathetic to, and preserves, the character of the Parish and specifically protects the landscape and natural environment especially through attention to the size, style and location of new housing.

Objective 3:

To ensure that future developments are phased and are planned in accordance with the existing infrastructure of the Parish, at the time.
Objective 4:

To structure all development on sound environmental principles in order to minimise any impact on the local environment and provide for planned sustainable development.

Objective 5

To encourage new enterprises which are perceived as being beneficial to the economic health of the Parish thereby bringing local employment opportunities provided that they are in scale with, and sensitive to, the rural character of the Parish.

Option 1: Do you have any comments on the draft vision and objectives for the NDP?
3.0 Options for NDP Planning Policies

3.1 Housing

3.1.1 A key area for consideration in the NDP will be providing a positive planning framework to support limited housing growth in the neighbourhood area. The minimum housing growth required in the Parish is set out in the Core Strategy Policies RA1 and RA2. Policy RA1 sets the housing growth figure for Hereford rural Housing Market Area (within which Madley lies) as 18% of the number of dwellings in the Parish. This equates to at least 89 new dwellings over the Plan period from 2011 – 2031. Taking into account existing commitments (planning consents and development which has started or been completed) since 2011, the net requirement for the NDP will be at least 32 new houses.

3.1.2 Policy RA2 identifies the settlements in Herefordshire where growth should be focussed (in Figures 4.14 and 4.15). The Policy sets out that “Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity. Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area…;

2. Their locations make best and full use of suitable brownfield sites wherever possible;

3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and

4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.
Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

3.1.3 There are several different approaches or “options” for preparing a local, Madley based planning policy framework for new housing.

Policy 1 - Identification of a settlement boundary for Madley.

This would be a line on a map around the built up area of the village, identifying where new development would be acceptable within Madley.

It is usually drawn quite tightly around the existing built form, and may include identified site allocations for new development.

Option 2: Should the NDP include a settlement boundary for Madley?
3.1.4 The summary schedule and maps for the rural settlements from the 2012 Strategic Housing Land Availability Assessment (SHLAA) includes some areas of land around the village which were submitted for consideration and have been assessed by Herefordshire Council – see Figure 2 below.

**Figure 2 Assessment of land with housing potential in Madley, 2012 SHLAA.**

3.1.5 In order to allocate sites, the NDP process should include a new local “Call for Sites” from local landowners and agents. The submitted sites would be assessed using a technical Site Assessment to provide a ranking of the most suitable sites in planning terms. The highest scoring sites could form the basis of “Preferred Option Sites” for public consultation, and once finalised, would form the proposed site allocations in the neighbourhood plan.

**Policy 2 – Site Allocations**

The NDP could allocate one or more new housing sites.

This is usually done through a Call for Sites process and then a technical Site Assessment based on an agreed set of criteria. The site assessment provides a ranking of possible sites, with some suggested as Preferred Options for informal consultation and then possibly taken forward into the Draft Plan as proposed Site Allocations.

Please note there would be an additional cost to the Parish Council of £1,575.00 for a Call for Sites and Sites Assessment exercise.
Option 3: Should the Parish Council undertake a call for sites process to identify site allocations in the NDP for new housing development?

Option 4: Should development be focussed on several smaller sites around the village or on one or two larger sites?

Option 5: Are there any areas of the village where you think development would not be appropriate? Please explain your reasons for this.

**Policy 3 - Criteria for New Housing Development**

Instead of, or in addition to, identifying new housing sites, the NDP could set out in a planning policy the criteria against which planning applications for new housing will be considered.

The policy could include for instance requiring new housing to be infill development within a settlement boundary, on brownfield sites, and of a scale and design that responds to the distinctive character of the surrounding area.

Other criteria could include for instance promoting sustainable, energy efficient design, maintaining the rural character and encouraging new development to be phased across the Plan period rather than all built at once.

Option 6 Should the NDP include a policy setting out criteria for new housing within the settlement boundary?

3.1.6 The NDP could set out the proposed house types and sizes in new development in Madley. The Census 2011 neighbourhood statistics pages show that there were 468 households living in 487 dwellings in the Parish in 2011. These included 240 households in detached properties, 123 in semi-detached properties, 91 in terraced properties and 10 in flats, maisonettes or apartments.

3.1.7 In terms of tenure, the majority of households were in owner occupied accommodation; 184 households owned their house outright, and 130 were owned with a mortgage or loan. Only 1 single household was in shared ownership accommodation, 86 were in social rented accommodation, and 51 were in private rented accommodation.
3.1.8 The Parish Plan questionnaire report (2012) advised that a significant majority of respondents were in favour of affordable homes and realistically priced starter homes, both to purchase or to rent. There is a danger that if younger people are 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. This would indicate that in general terms further building in the Parish would be viewed favourably.

3.1.9 Herefordshire (along with many areas in the UK) has an ageing population with changing housing needs and this is evidenced in a recent study\(^3\). The study recommends developing non-specialist general needs two and three bedroom houses, flats and bungalows for rent and sale that meet lifetime homes standards, across all areas of the county and encouraging mixed developments to balance the market, meet the needs of older people and create genuine lifetime communities. The Herefordshire Local Housing Market Assessment (LHMA) 2013\(^4\) sets out that for the Hereford HMA within which Madley lies, 58% of households are unable to afford market housing, there is an annual requirement for 417 affordable dwellings between 2012 and 2017 (across the HMA) and in rural parts of the HMA, there is a need for 1215 market houses and 654 affordable houses. The study highlights that within the Hereford HMA the overall estimated housing need by size 2012-2017 is as follows:

- 1 Bed - 57.3%
- 2 bed - 18.6%
- 3 bed – 18.5%
- 4 bed – 5.7%

3.1.10 In schemes of 11 or more dwellings an element of affordable housing can be required. Affordable housing is defined in the NPPF and includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

3.1.11 The NDP could promote a wider choice of tenure and house types in new development and encourage schemes for homes for first time buyers, affordable homes, houses for older people etc.

**Policy 4 - Encouraging a Mix of New Housing to Meet Local Needs**

A Policy could be prepared setting out the types of houses needed in the local area and requiring new development to address these needs.

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\(^3\) Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc4

https://www.herefordshire.gov.uk/media/1740855/Housing_older_people_study_final_report.pdf

\(^4\)

Option 7: What sort of housing do you want to see being built in the village in the next 15 years?

Option 8: Should the NDP include a policy setting out requirements for particular housing types, sizes and tenures?

3.1.12 Outside the settlement boundary, the area is considered to be wider countryside and new development is very constrained, for instance under Core Strategy Policy RA3 new housing has to be for agricultural, forestry and rural enterprise dwellings, or re-use a redundant building, or be “rural exception housing” (see Policy H2 in the Core Strategy – affordable and local needs housing), or be of exceptional design quality, or be for gypsy and traveller accommodation. This would include the hamlets of Shenmore, Lulham, Canon Bridge, Brampton and Cublington.

Policy 5 - Housing in the Wider Countryside

The Core Strategy allows for some limited housing in the wider countryside eg Affordable Housing, or housing required by agricultural workers or related to other rural industries which is required to be close to the work place eg forestry, charcoal burning etc.

The NDP could include a policy with more detail eg guiding development to existing hamlets and smaller settlements.

Option 9: Should the NDP include a policy for development in the wider countryside?
3.2 Environment

3.2.1 The Parish is located within a very rural area, with a high quality natural and built environment. These environmental assets are shown on Map 3 below.

Map 3 SEA Scoping Report Map 1

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Madley Parish Council (Licensee) License number 0100057918
Natural Environment

3.2.2 The Parish of Madley is situated in the Wye Valley to the west of the City of Hereford. It is bounded to the north by the River Wye and to the south by low wooded hills. It is a parish of small scattered farmsteads and clustered settlements set within a rolling landscape of orchards, pasture, arable land and woodland. The patchwork of fields is defined by field boundaries of mature hedgerows rich with native species.

3.2.3 The Parish Area has the following landscape types:

- Riverside meadows (along the Wye);
- Principal timbered farmlands (mainly north of Madley);
- Principal settled farmlands (mainly south of Madley);
- with Principal Wooded Hills along the south western boundary and
- an area of Wet Pasture Meadows (around the Airfield).

3.2.4 This gives the Parish a distinctly rural character typical of Herefordshire and it is important to maintain this with regard to future development. The Landscape Character Assessment Supplementary Planning Guidance 2004 provides the guidance to support Policy LD1 in the Core Strategy. It is intended to promote the use of landscape assessment as part of the development control process, to increase awareness of the countryside’s character and to ensure that future development is compatible with that character.

3.2.5 A particular feature of the Madley landscape are the kettle ponds. On the river terraces beside the River Wye kettle holes were formed after the last glaciation. As the ice retreated the hollows were filled with water creating a series of natural lakes and pools. Many still exist to the south of Wye between Hay and Hereford. These form a unique habitat distinct from the surrounding landscape. The NDP should seek to protect these from development or infill as has occurred at The Bage Farm.

3.2.6 Herefordshire Amphibian and Reptile Team (HART) monitors these habitats and also Madley Moat which is an important wildlife habitat close to the village. In recent years the moat has been restored with the help of Herefordshire Nature Trust. In the Parish Plan report
approximately one third of respondents said that they visited Madley Moat, and two thirds were supportive of the conservation of the area.

**3.2.7** Madley has several areas of ancient woodland in the Parish, and The River Wye is designated as an SAC and SSSI. There are a number of remnant traditional orchards which are of significant wildlife interest. A significant proportion of respondents to the Parish Plan would appreciate an increase in designated wildlife habitats and other areas improving the flora and fauna in the Parish. The open countryside of the parish is home to Red List species such as Curlew, Lapwing and Skylark plus once common species such as House Sparrow, Starling and Yellow Hammer which are now Red Listed.

**3.2.8** The Parish Plan report provided information setting out that residents had significant concerns about environmental issues but these tended to focus on litter, fly tipping and dog mess. These are not planning issues but the NDP could include a planning policy aimed at protecting and enhancing this special landscape character and local biodiversity.

**3.2.9** The rural nature of the Parish is evident from whichever way it is approached. The village itself sits well within the landscape and does not dominate it in any way. Any future development should aim to preserve this and avoid large uniform housing estates on the edge of the village. Any development in the smaller settlements should be in scale and in sympathy with the existing housing stock. They should also take into account the natural habitat and have a minimal impact on it.

**Images of Views - Taken from Madley Church Tower**

<table>
<thead>
<tr>
<th>1. Madley North – looking along the Canon Bridge road towards the Wye. This shows a kettle pond in the centre of the field immediately behind the houses.</th>
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<td><img src="https://example.com/image1.jpg" alt="Image" /></td>
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<tr>
<th>2. Madley North East – showing the Vicarage and Town House</th>
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<th>Description</th>
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<tr>
<td>3.</td>
<td>Madley East – showing the Glebe Field</td>
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<tr>
<td>4.</td>
<td>Madley South – towards Kingstone and the hills beyond</td>
</tr>
<tr>
<td>5.</td>
<td>Madley South West – across Pennylock towards Shenmore and the hills beyond</td>
</tr>
<tr>
<td>6.</td>
<td>Madley West – towards Stockley Hill to Merbach Common</td>
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</tbody>
</table>
Madley has several areas of ancient woodland and a number of Special Wildlife Sites (SWS) in the Parish, and The River Wye is designated as an SAC and SSSI. Wildlife sites are shown on Map 4. There are a number of remnant traditional orchards which are of significant wildlife interest. Madley Moat is an important wildlife habitat, and in recent years has been restored with the help of Herefordshire Nature Trust. In the Parish Plan report approximately one third of respondents said that they visited Madley Moat, and two thirds were supportive of the conservation of the area. A significant proportion of respondents would appreciate an increase in community flower beds and gardens, designated wildlife habitats and other areas improving the flora and fauna in the Parish.

Policy 6 - Protecting Local Landscape Character and Biodiversity

A landscaping policy could be prepared which identifies those features which contribute towards the special landscape character of the area and encourages development to protect and enhance them.

Such a policy could require new development to protect important features and incorporate appropriate local species and landscape design to enhance local biodiversity eg protecting existing and planting hedgerows using native tree species, conserving and restoring tree cover along watercourses and roadsides, restoring natural riverbank features and incorporating ponds and bat boxes etc.
Herefordshire is recognised for its dark skies and the policy could require external lighting to be minimised and designed sensitively.

The NDP could also identify locally important views and require development to be sited and designed to ensure such views are protected.

Option 10: Should the NDP include a policy requiring new development to protect and enhance the local landscape character and wildlife?

Built Environment

3.2.11 Madley has a wealth of listed buildings and scheduled monuments within its parish boundary. These consist of one Grade I, two Grade II*, thirty-one Grade II listed buildings and 1 scheduled monument.

3.2.12 The parish church at Madley is one of the largest and finest in southern Herefordshire, mainly built in the 13th and 14th centuries and essentially unaltered since. The prosperity of the church is explained by the fact that Madley is by tradition the birthplace of St Dyfrig (Dubricius), later Bishop of Llandaff, and was a destination for pilgrims from the 6th century.

3.2.13 The dedication is rather unusual; the church is dedicated to the 'Nativity of The Blessed Virgin Mary'. The current church dates from the late 11th to the mid-14th century, and terminates at the east end with an unusual polygonal apse decorated with external pinnacles. There may be only two other polygonal apses in England at Wells Cathedral in Somerset, and at Marden, in Hereford. The apse stands over an underground crypt thought to be the last medieval crypt in England. The font is unusually large, measuring 49 inches across the bowl. It dates to the 12th century but was damaged by Scottish army troops in 1645 when they were billeted in the church. Courtesy of Britain Express: The church is rated by Britain Express as being of “exceptional heritage interest”.

3.2.14 In the Middle Ages, in 1382, Madley was important enough for King Richard II to grant a licence to hold a fair and market in the village and the Madley Cross marked the market site, next to a road which ran from Castle Farm via the village to Stoney Street.

3.2.15 Another historic feature is the remains of the old moat which served the small castle which the Normans built in Madley. This together with The Madley Cross are tourist attractions for visitors who may be interested in the story of this very important village which was originally a Celtic settlement of Welsh migrants who cleared the woods to farm the area before Roman occupation.

3.2.16 Today, the village is a mix of older and more recent, modern properties. Traditional materials include traditional red brick, Herefordshire red sandstone and black and white timber frames and slate roofs.

3.2.17 The NDP could include a design policy to help ensure new development is sensitively sited and designed so that it compliments existing settlements. The NDP could promote
contemporary designs which support principles of energy efficiency and sustainability and provide a positive policy framework to ensure that new development is appropriate and enhances the local character of this very rural area.

**Policy 7 - Protecting and Enhancing the Built Environment**

A design policy could be prepared which promotes sustainable, energy efficient design and contemporary new housing.

The policy could also identify those features and materials which contribute to the local distinctiveness of the Madley area and encourage new development to incorporate them.

For example, the NDP could set out height, scale and massing of new development and identify preferred materials such as traditional red brick, slate roofs etc.

**Option 11:** Should the NDP include one or more policies to encourage sustainable and locally distinctive design in new development?
3.3 Economy

3.3.1 Madley has traditionally been known as a working class village. This is mainly down to the fact there are approximately fifteen farms located within this village, and these farms in the past have employed farm hands/labours who were paid a 'working class wage for doing a working class job'. This has changed dramatically with the introduction of the minimum wage, and the fact that the farm machinery used today is far more technical and sophisticated and requires more skilled individuals to work on these farms. Therefore workers now receive a salary that reflects this.

3.3.2 In recent years Madley has become a vibrant thriving village from where small, medium and larger companies have decided to run their commercial businesses. This should continue to be encouraged through the Neighbourhood Plan. Madley is an attractive tranquil village lying in the heart of the Golden Valley with easy access to Hay on Wye, the Brecon Beacons and the Black Mountains. This has also encouraged families to move to the village and to work from home.

3.3.3 The village is serviced by two public houses, a village shop/post office and take away restaurant and these facilities were highly valued by local residents in the Parish Plan. There is a plant centre and cafe on the southern outskirts of the village. There is a long established hairdressing salon and a dressmaking/tailoring facility which are valuable assets to residents and visitors. There are in total approximately eighty-four businesses located within the proximity of the Parish of Madley. These have been broken down in to three categories:

- Small (two or less employees)
- Medium (Two to ten employees)
- Large (more than ten employees).
A consolidated list providing name, address and trading occupation is provided in Appendix II.

3.3.4 There are two main locations within Madley where there is a need to support investment in economic development, either through investment of existing facilities or expanding the accommodation available for employment to improve local job opportunities. These are:

**Madley Industrial Estate**

This is an area where there are existing hangers and industrial units used as commercial business premises and there is still scope for smaller businesses to work out of this estate subject to the relevant approvals. There is also scope for this industrial estate to be extended to include land to the east within the former Madley airfield to attract new employment opportunities to the area.

**Madley Airfield (12 ha)**

This area still houses a few hangers which are used as warehousing and a repairs garage. This is an area that is in need of refurbishment and reinvestment to provide an outlet for smaller businesses. Brightwells Auctioneers own the land between the hangers and the poultry sheds and are a large company who employ over hundred and fifty employees throughout Hereford and Wales. Brightwells hold a plant and machinery sale once a month on this land and this means the employment of over forty staff on sale day and up to fifteen staff on a daily basis. The majority of these staff live locally.

3.3.5 The two public houses, shop and locks garage all see an increase in trade on the build up to sale day and many of the overseas clients and those travelling from the north and south of the country stay in local accommodation prior to and after the sale which is normally held on the second Friday of each month. Without doubt the move from Shobdon to Madley has been a huge success and this means more employment in the local area.

3.3.6 Etel (electronic engineering) have also expanded their business over recent years and are located near the junction off Gooses Foot. Allensmore Nurseries who lease the land on the Airfield adjacent to the Brightwells site have expanded their business in terms of square meterage and production. Unfortunately, there is a decrease in work activity at the BT satellite station which means a decrease in employment.

3.3.7 Brightwells are seeking approval to hold a second auction at their site that will increase employment and at the same time decrease the flow of traffic leaving the site. They are also reconfiguring the site internally to provide the safe flow of traffic entering and exiting the site on to Stoney Street. Extending the boundaries will again provide a safer strategy for the flow of traffic exiting the auction site. Brightwells are also hoping to build offices to support their business on the Airfield, this can only be an improvement on the porta cabins that are currently being used.

3.3.8 The larger based companies should be supported and encouraged to expand their businesses because they are already located in an area of Madley that can sustain this. New business should also be encouraged to support an increase in job availability for the residents of
Madley. However, this is not always the case; for example, an increase in chicken sheds does NOT necessarily mean an increase in jobs.

3.3.9 Unfortunately there is always a possibility that an increase in productivity could mean an increase in traffic and the flow of traffic. It is a fact that the car boot sale held down Stoney Street on a Sunday creates more traffic congestion than all of the larger based companies put together. Having two sales a month and expanding the boundaries will also mean that the traffic leaving the Brightwells site will be reduced. If growth is managed appropriately it should not lead to an increase in traffic problems.

3.3.10 The Parish Plan report advised that from those who offered an opinion, there was a very favourable view towards existing businesses. However, concern was expressed by more than 30% of respondents should there be further industrial development in the Parish. Most of the negative comments concerning additional industrial (and housing) developments related to perceived consequent traffic and highway issues.

**Policy 8 - Supporting Economic Development at Madley Airfield**

A policy could be prepared which supports investment in business accommodation at the Airfield Site, subject to criteria such as minimising impacts on the rural road network, provision of landscaping, screening etc.

**Option 12: Should the NDP include a policy which guides investment in employment uses at the airfield site?**
Tourism

3.3.11 Madley attracts many tourists and visitors throughout the year. This may be people stopping off on their way to Hay on Wye which is renowned for its second hand books and its famous festival which is held every year. The two B roads north and south of the village both lead to Hay on Wye, Brecon Beacons and the Black Mountains.

3.3.12 There are also tourist attractions within the village of Madley such as fishing, golf and the many bridle paths that are open to those who prefer to see some of the spectacular views on horseback, or the many footpaths that are open to the general the public and rambling associations.

3.3.13 There are also various shooting events organised throughout the shooting season this also attracts 'outsiders' into the village. Many visitors visit the environmental centre where wild life, pond life and insects can be seen in their natural habitat. Another attraction is Madley Church and the cross that is located in the heart of the village and these are steeped with history. There are mainly two sites that accommodate touring caravans, motorhomes and tents:

The Comet (Stoney Street)

This is a traditional pub that serves traditional food and real ales and is a halfway stopping off point for visitors heading for Hay. The Comet is also known for holding the occasional 'Beer Fest' which also attracts locals from other villages and the city centre its self.

Great Brampton Golf Course

The club house also serves beverages and food, and there is a small lake located at the rear of the course that can be fished.

3.3.14 It is worth noting that there is plenty of accommodation in the form of bed and breakfast and holiday lets for those visitors who prefer that type of accommodation while staying for a period of time in Madley.
3.3.15 Madley is a very picturesque village in the heart of the Golden Valley and tourism should be encouraged and supported to keep Madley firmly on the map and to bring in further revenue to the village.

Policy 9 - Supporting Tourism Development in the Wider Rural Area

A policy could be prepared which supports appropriate tourism related development.

Appropriate tourism related development which is in keeping with the Parish’s rural location, setting and historic character will be supported.

Eg

Development for small scale business and tourism related activities will be supported where:

1. Development is appropriate to the Parish character in terms of design and materials; and
2. Proposals demonstrate consideration of impact on infrastructure and incorporate appropriate mitigation measures to minimise any adverse impacts; and
3. Adequate car parking is provided for employees and visitors; and
4. Proposals are for small scale business / start up units and facilities which support local tourism linked to the enjoyment of the countryside.

Proposals which include the redevelopment or re-use of existing buildings or previously used sites will be given priority over proposals using green field locations.

Option 13: Should the NDP include a policy which supports appropriate tourism related development?

Rural Diversification and Large Agricultural Buildings in the Countryside

3.3.16 Farming practices continue to undergo rapid change and in recent years there have been pressures for larger, industrial sized agricultural units for intensive livestock rearing and increases in the extent and size of polytunnels and glass houses. Not all such development requires planning permission (ie new development under given size thresholds) but the NDP could provide a policy for assessing new development when planning consent is required. At the same time older, traditional farm buildings have become disused and redundant and offer opportunities for sensitive re-use and conversion to small workshops and offices etc.
3.3.17 The NDP has a role in seeking to manage these changes and to ensure that the re-use of existing agricultural buildings and the development of new large scale buildings are undertaken sensitively.

<table>
<thead>
<tr>
<th>Policy 10 - Supporting Economic Re-Use of Redundant Agricultural Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>A policy could be prepared which supports the sensitive re-use of disused agricultural buildings for new appropriate economic activity eg workshops, offices etc.</td>
</tr>
</tbody>
</table>

Option 14: Should the NDP include a policy which guides the re-use of existing disused farm buildings for employment uses?

<table>
<thead>
<tr>
<th>Policy 11 - New Agricultural Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>A policy could be prepared which requires new large agricultural buildings to be sited and designed as sensitively as possible to reduce industrialisation of the landscape.</td>
</tr>
</tbody>
</table>

Option 15: should the NDP include a policy which guides new agricultural development of large farm buildings when planning consent is required?

3.3.18 Herefordshire Council already has an adopted Supplementary Planning Document on Polytunnels – see [https://www.herefordshire.gov.uk/media/5450290/polytunnels_spddec_08.pdf](https://www.herefordshire.gov.uk/media/5450290/polytunnels_spddec_08.pdf). The principles set out in this could be brought forward into the NDP which will have more weight in planning decisions than an SPD.

<table>
<thead>
<tr>
<th>Policy 12 - Polytunnels</th>
</tr>
</thead>
<tbody>
<tr>
<td>A policy could be prepared which requires new large poly tunnels to be sited and designed as sensitively as possible to protect sensitive landscapes.</td>
</tr>
</tbody>
</table>

Option 16: Should the NDP include a policy which guides new polytunnels when planning consent is required?
3.4  Flooding

3.4.1  Some areas of the Parish are at risk of flooding. The areas at greatest risk of flooding from water courses is around the River Wye in the north of the Parish and an area to the south of Marsh Farm. The Environment Agency Flood Map for Planning (Rivers and Sea), Madley\(^5\) is shown below.

![Environment Agency Flood Map for Planning (Rivers and Sea)](http://apps.environment-agency.gov.uk/wiwy/37837.aspx)

Key

- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

3.4.2 Surface water events have occurred on the B4352 during 2012, Brampton Road and Shenmore in 2013, and on Canon Bridge and Bridge Sollars Road most years.
Planning policies could be prepared to guide development to areas at lowest risk of flooding and to support designs which improve flood resilience and resistance and which minimise surface water run off eg through sustainable drainage (SuDS) techniques.

**Policy 13 - Reducing Flood Risk**

A policy could be prepared which requires new development to be located in areas of lowest probability of flooding, and which is designed to be flood resilient and resistant.

Landscaping schemes should maximise the retention of surface water on the development site and minimise runoff.

Option 17: Should the NDP include policies to guide development to areas of lowest flood risk and design new buildings to be flood resilient and resistant?
3.5 Protecting Local Community Facilities

3.5.1 There are many excellent community facilities in Madley which serve the village itself, its rural hamlets, Shenmore, Cublington, Lulham, Bridge Sollers, Canon Bridge and other surrounding rural villages like Preston on Wye, Tyberton, Blakemere and Moccas.

3.5.2 The jewel in Madley’s crown is the historic Church in the centre of the village which stands on the site of the original stone church built by the Normans circa 1100AD and part of that original stone structure forms the porch of the present Church. The Stables cafe is annexed to the Church and various activities are held there throughout the week including a bread making class and a regular cooked lunch facility every Thursday.

3.5.3 Along the Brampton Road there is an active Methodist Chapel.

3.5.4 The local pub The Red Lion, is on the site of an earlier Inn and is highly valued locally. It serves food daily and has B&B facilities and separate holiday accommodation. On the outskirts of the village is another pub and restaurant called The Comet with a touring caravan site facility.

3.5.5 The Village Hall and the excellent and well subscribed Primary School are two very important facilities in the village and must be protected together with the Recreation field which has a children’s play area and tennis court. The primary school located in the centre of the village has one of the best reputations in Herefordshire for its results and achievements.

3.5.6 There is a popular nine-hole golf course just outside the village at Brampton.

3.5.7 The NDP could include a policy to protect local community and recreational facilities and support investment in new facilities.
Policy 14 - Protecting and Improving Community Facilities

For example:

The following local recreational facilities are protected:
- Recreation ground and playing fields
- Children’s playground
- Tennis Courts
- Golf Course and
- Parish Hall

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

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

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

Option 18: Should the NDP include a policy to protect existing community facilities and encourage investment in new facilities?
Local Green Space

3.5.8 NDPs can also identify areas of land known as Local Green Space which is of particular local significance and which should be protected from new development in a similar way to Green Belt. The NDP has to set out clearly the justification for such areas if you wish to include them, and this is set out in the NPPF:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

● where the green space is in reasonably close proximity to the community it serves;
● where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
● where the green area concerned is local in character and is not an extensive tract of land.

Policy 15 - Local Green Space

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

This could include for example:

● The Glebe Field and
● The Bower, Shenmore.

Option 19: Should the NDP include a policy which identifies 1 or more areas of Local Green Space for protection from development?

If so, please identify them and explain why they are important.
3.6 Traffic and Transport

3.6.1 The Parish Plan report noted that many respondents expressed concern about congestion on the main road (B4352) outside the School and Parish Hall, particularly at the beginning and end of the school day. Concern was also expressed at the speed of traffic on the main road (when congestion allowed) and Stone Street. The volume of traffic on Stone Street whenever there is a Boot Fair also attracted much comment. It was advised that road and street signs should be restrained and not duplicated.

3.6.2 The report also noted the high rate of car ownership in the village (93% of respondents had a car), although the bus service (mostly to and from Hereford) was valued and used on occasion by more than 50%. Since the Parish Plan there has been a reduction in bus services serving the village.

3.6.3 Currently there is a frequent bus service to and from Madley into Hereford and other buses pass through from Hay on Wye including the Hay Ho bus facility on Sundays. There is also the twice weekly Shenmore bus service which is a valuable and very necessary facility for the outlying hamlets and villages.

3.6.4 Should this facility be discontinued (it is currently the subject of a 'consultation' by the Council) it would be of great value to locals if Madley village had a community car park so that people could access the village bus service and leave their cars there - a form of Park and Ride for people living in rural areas outside the village. It would also be a welcome facility for visitors who might like to explore this historic village and eat at the Red Lion. It would also be a facility for parents from outside the village when dropping/collecting children at the school which currently causes severe congestion twice a day which needs to be addressed.

3.6.5 There are numerous public rights of way in the village and throughout this rural Parish, which are heavily used by locals and visitors alike and the Parish Plan report noted the importance of the network to local people. More than half of the respondents considered that improvements could be made to the footpaths and there was significant support for the replacement of stiles with gates, regular maintenance and improving the access by cutting back vegetation, clearer signage, and the provision of Parish footpath maps. It is important that these are maintained and protected, as they are an asset to the local economy by attracting walkers to the area. They also facilitate local dog owners and encourage healthy exercise in an ageing population. Housing development that would compromise the open aspect of these rural footpaths should be avoided as far as possible.

3.6.6 There is a lack of continuous pavements in the Parish, this being a particular problem for those who are disabled, and also those who might be pushing a pram/push chair.

3.6.7 The NDP can do little in terms of transport planning, but it could include policies which encourage developer contributions related to improved traffic management and which encourage walking and cycling as alternatives to the private car.
**Policy 16 - Supporting Improved Traffic Management and Walking and Cycling**

A policy could be prepared to encourage developer contributions which support improved traffic management eg in the village centre, and walking and cycling and a village car park.

The policy should include examples of schemes which will be encouraged.

A policy could also encourage connectivity and accessibility by means other than the private car in terms of location and design of new housing developments.

**Option 20:** Should the NDP include a policy to encourage developer contributions towards improved traffic management measures and walking and cycling?

If so, please provide suggestions.
4.0 Timescales and Next Steps

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

Madley NDP - Proposed Timetable

<table>
<thead>
<tr>
<th>Target Date</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer – Autumn 2016</td>
<td>Preparation and Consultation on Issues and Options paper</td>
</tr>
<tr>
<td>Autumn 2016</td>
<td>Call for Sites and Site Assessment Process (If required)</td>
</tr>
<tr>
<td>End 2016 / Early 2017</td>
<td>First Draft Plan published for informal consultation</td>
</tr>
<tr>
<td>Early 2017</td>
<td>Draft NDP finalised</td>
</tr>
<tr>
<td>Spring 2017</td>
<td>Reg 14 formal 6 weeks consultation on Draft NDP</td>
</tr>
<tr>
<td>Summer 2017</td>
<td>Revise NDP</td>
</tr>
<tr>
<td>Autumn 2017</td>
<td>Submit NDP to Herefordshire Council</td>
</tr>
<tr>
<td>Winter 2017</td>
<td>Herefordshire Council consult for 6 weeks</td>
</tr>
<tr>
<td>Spring 2018</td>
<td>Examination</td>
</tr>
<tr>
<td>Summer 2018</td>
<td>Referendum and Plan Made.</td>
</tr>
</tbody>
</table>

4.2 The consultation on this Issues and Options document will close on 30th November 2016. Please provide all comments to the Parish Clerk by that date.

4.3 Following careful consideration of all comments and responses to the questions, we will start preparing the Draft NDP. This process may also include a call for sites and sites assessment process, followed by further informal public consultation on the emerging Draft Plan and Preferred Option sites.
Appendices

Appendix I - Listed Buildings, © Historic England 2015

Background of categories of listed buildings nationally.

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I
- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II*
- Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

There are 35 Listed Buildings and Scheduled Monuments in Madley Parish. These are:

**CHURCH HOUSE**
- List Entry Number: 1099772
- Heritage Category: Listing
- Grade: II

**FIELD’S PLACE AND FIELD’S PLACE COTTAGE**
- List Entry Number: 1099773
- Heritage Category: Listing
- Grade: II

**STABLE AND ATTACHED WALL TO SOUTH OF FIELD’S PLACE COTTAGE**
- List Entry Number: 1099774
- Heritage Category: Listing
- Grade: II

**DOVECOT, CIDERHOUSE AND BARN RANGE ABOUT 25 YARDS EAST-NORTH-EAST OF FIELD’S PLACE**
- List Entry Number: 1099775
- Heritage Category: Listing
- Grade: II

**METHODIST CHURCH**
- List Entry Number: 1099778
- Heritage Category: Listing

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6 https://www.historicengland.org.uk/listing/the-list/
• Grade: II

OUTBUILDING ABOUT 25 YARDS NORTH EAST OF SWINMOOR

• List Entry Number: 1099779
• Heritage Category: Listing
• Grade: II

BARN ABOUT 30 YARDS NORTH OF TOWN HOUSE

• List Entry Number: 1099780
• Heritage Category: Listing
• Grade: II

MILEPOST AT NGR SO 397388

• List Entry Number: 1099781
• Heritage Category: Listing
• Grade: II

LULHAM COTTAGES

• List Entry Number: 1099782
• Heritage Category: Listing
• Grade: II

BARN ABOUT 15 YARDS SOUTH OF LOWER WORMHILL FARMHOUSE

• List Entry Number: 1099783
• Heritage Category: Listing
• Grade: II

DUTCH BARN OR SILAGE CLAMP AT NGR 4080 4122, LULHAM COURT FARM

• List Entry Number: 1099793
• Heritage Category: Listing
• Grade: II*

GROUP OF TWO MONUMENTS ABOUT 10 YARDS SOUTH OF THE CHANCEL OF THE CHURCH OF THE NATIVITY OF THE BLESSED VIRGIN MARY

• List Entry Number: 1099811
• Heritage Category: Listing
• Grade: II
SCATTERED GROUP OF NINE MONUMENTS (SOME OVERGROWN OR WITH ILLEGIBLE INSCRIPTIONS)
TO NORTH AND WEST OF THE NATIVITY OF THE BLESSED VIRGIN MARY

- List Entry Number: 1099812
- Heritage Category: Listing
- Grade: II

CARWARDINE GREEN FARMHOUSE

- List Entry Number: 1099813
- Heritage Category: Listing
- Grade: II

CHURCH FARMHOUSE AND ATTACHED CIDERHOUSE

- List Entry Number: 1099814
- Heritage Category: Listing
- Grade: II

CHURCHYARD CROSS ABOUT 20 YARDS SOUTH OF THE TOWER OF THE CHURCH OF THE NATIVITY OF
THE BLESSED VIRGIN MARY

- List Entry Number: 1178625
- Heritage Category: Listing
- Grade: II*

BARN ABOUT 20 YARDS NORTH OF BAGE MILL FARMHOUSE

- List Entry Number: 1178657
- Heritage Category: Listing
- Grade: II

CASTLE FARMHOUSE

- List Entry Number: 1178666
- Heritage Category: Listing
- Grade: II

SWINMOOR

- List Entry Number: 1178730
- Heritage Category: Listing
- Grade: II

TOWN HOUSE AND ATTACHED OUTBUILDING

- List Entry Number: 1178762
- Heritage Category: Listing
VICARAGE
- List Entry Number: 1178786
- Heritage Category: Listing
- Grade: II
- Location:

CANON BRIDGE HOUSE
- List Entry Number: 1178797
- Heritage Category: Listing
- Grade: II

FORMER SILAGE CLAMP AT NGR 4080 4122, LULHAM COURT FARM
- List Entry Number: 1250710
- Heritage Category: Listing
- Grade: II

WEBTON COURT
- List Entry Number: 1302246
- Heritage Category: Listing
- Grade: II

LOWER LULHAM FARMHOUSE
- List Entry Number: 1302254
- Heritage Category: Listing
- Grade: II

LULHAM COTTAGES
- List Entry Number: 1302258
- Heritage Category: Listing
- Grade: II

- List Entry Number: 1302326
- Heritage Category: Listing
- Grade: II

FORTY COTTAGE
- List Entry Number: 1348749
  - Heritage Category: Listing
  - Grade: II

LOWER HOUSE
- List Entry Number: 1348750
  - Heritage Category: Listing
  - Grade: II

THE RED LION
- List Entry Number: 1348751
  - Heritage Category: Listing
  - Grade: II

WAYSIDE CROSS AT NGR SO 420388
- List Entry Number: 1348752
  - Heritage Category: Listing
  - Grade: II

CUBLINGTON COTTAGES
- List Entry Number: 1348753
  - Heritage Category: Listing
  - Grade: II

LOWER WORMHILL FARMHOUSE
- List Entry Number: 1348754
  - Heritage Category: Listing
  - Grade: II

CHURCH OF THE NATIVITY OF THE BLESSED VIRGIN MARY
- List Entry Number: 1348768
  - Heritage Category: Listing
  - Grade: I

CHURCHYARD CROSS IN ST MARY'S CHURCHYARD
- List Entry Number: 1016340
  - Heritage Category: Scheduling

Location: Madley, County of Herefordshire

© Historic England 2015
Appendix II Local Businesses in Madley

SMALL
KJ Heating Church Houses, Madley Hereford HR2 9PJ
Gleamclean Cleaning Services Ltd Lulham Cottage, Lulham Hereford, HR2 9JJ
PJ Moore Building Contractors Dewberry Pickhatch Lane, Madley, Hereford, HR2 9ND
Hewitt Mobile Saw Shenmore Court, Madley, Hereford, HR2 9PA
Leaders Working Groups Ltd Lulham House, Lulham, Madley, Hereford, HR2 9JL
Moore Driving Dewberry, Pickhatch Lane, Madley, Hereford, HR2 9ND
Dave Miles Transport Unit 7e, Madley Industrial Estate, Madley, Hereford, HR2 9NQ
Garden Maintenance 2 Boyce Cottages, Madley, Hereford, HR2 9NY
Shenmore Cottage Bed & Breakfast Madley, Hereford, HR2 9NX
Three Counties Woodworking Handlands Cross Farm, Lulham,
Madley, Hereford, HR2 9JW
Argon Effects Ltd Fields Mill, Canon Bridge, Madley, Hereford, HR2 9JG
Print Shed, Swinmore House, Canon Bridge, Madley, HR2 9JD
Peaceful Cottage Bage Pitch, Lulham, Madley, Hereford, HR2 9JP
Paula Jacobs Tamarix, Madley, Hereford, HR2 9LJ
Kenosis Wrens Nest, Madley, Hereford, HR2 9LU
Lynne Bradley 6 Archenfield, Madley, Hereford, HR2 9NS
Applicance Repairs 5 Seabourne Gardens, Madley, Hereford, HR2 9SQ
Aprilia RS 125’s R US 9 Archenfield, Madley, Hereford, HR2 9NS
Nick Lifely Farmer Storage Gooses Foot Rosie’s charity Shop Brampton Road Madley
Madley Trading Post Brampton Road Madley
Broadgreen Holiday Lets Brampton Road Madley
Seam Mistress Madley

MEDIUM
Car Boot Stoney Street, Madley Hereford
Nigel Green Stoney Street Poultry Houses Madley, Hereford
Bryn-Y-Gwog Builders Yard, Stoney Street Country Flavours Lower Bellamore, Preston On Wye Madley, Hereford, HR2 9JS
Golden Valley Hog Roast Swinmore Cottage Farm, Hereford, HR2 9JE
Woodcut Tree Surgery Lower Lulham Farm, Lulham, Madley, Hereford, HR2 9JJ
Poplar Tree Co, Lower Lulham Farm, Lulham, Madley, Hereford HR2 9JJ
Glyn Jones Felt Roofing Bray Cottage, Madley, Hereford, HR2 9PD
P Mason Building Contractors Castlebury, Madley, Hereford, HR2 9PE
Certainly Wood Ltd Lower Lulham, Madley, Hereford, HR2 9JJ
L P Owens & Son The Elms, Canon Bridge, Madley, HR2 9JF
H A Snell & Sons Lower Lulham Farm Lulham, Madley, Hereford, HR2 9JJ
P Price Upper Hall Farm, Canon Bridge, Madley, Hereford, HR2 9JF
H G Pennington & Sons Lulham Court, Lulham, Madley, Hereford, HR2 9JQ
J M Griffiths & Son Chilstone, Madley, Hereford, HR2 9JR
Hereford Homecare Ltd Lower Lulham, Lulham, Madley, Hereford, HR2 9JJ
Rowlands Roofing Wyebank House, Canon Bridge, Madley, Hereford, HR2 9JF
Ian Prior Farmer Unit 2 Madley Industrial Estate, Madley, Hereford, HR2 9NQ
Duncan K C Matthews Farmer Middle Brampton, Madley, Hereford, JR2 9LZ
J L Johnson Carwardine Farm, Lulham, Madley, Hereford, HR2 9JQ
Messrs G H Johnson Farmer Lower Chilstone Court, Madley, Hereford, HR2 9PW
Stoney Street Garage Unit 6 Madley Industrial Estate, Madley, Hereford, HR2 9NQ
Brampton Golf & Leisure Brampton Road, Madley, 9LX
J D Burman & Son Farmer Upper Cublington Madley, Hereford HR2 9NX
R W & R G Dyke Farmer Lower Cublington Farm, Madley, Hereford, HR2 9NX
Happy Waggers Boarding Kennels Swinmore Cottage Farm, Canon Bridge, Madley, Hereford, HR2 9JE
K Roberts Catering Services Swinmore Cottage Farm, Canon Bridge, Madley, Hereford, HR2 9JE
Austin J Winney Farmer Birches Farm, Canon Bridge, Madley, Hereford, HR2 9JE
D R Price Builders of Madley Brampton Road Broad Green Farm, Madley, Hereford, HR2 9LX
Madley Environmental Study Centre Stoney Street Madley, Hereford, HR2 9NH
D R Harding The Bage Farm, Madley, Hereford, HR2 9JP
AJ Nurseries Brampton Road, Madley, Hereford, HR2 9LX
A P Earthworks Bryngolwg, Madley, Hereford, HR2 9NN
Golden Valley Goats Cornerstone, Madley, Hereford HR2 9LP
Mr James Skyrme Llanrhos, Madley, Hereford, HR2 9LU
Madley Indian & English Take away Rosemary Lane, Madley, Hereford, HR2 9LS
Terry Payne Plastering Service 16 Tinglebrook Close, Madley, Hereford, HR2 9BZ
S J Hayes Roofer Forest Lodge, Madley, Hereford, HR2 9PH
The Red Lion Inn Madley, Hereford, HR2 9PH
Londis Madley Stores Madley, Hereford, HR2 9LS
Madley & Peterchurch Group of Parishes The Vicarage, Madley, Hereford, HR2 9LP
J Mart Madley Industrial Estate
S D Commercials Madley Industrial Estate
Justin Jones Great Brampton park
Hair Dressers Brampton Road
Two Cottages Rare Breeds Stoney Street
Steve Preece Builder
Dale Steel Fabricators
H Andrews Madley
Chris Cole Brampton Road
Portway Poultry Brampton Road
Mick Parry Roofing Brampton Road
Madley Plants
Madley SRS Madley

LARGE
Gelpack Industrial Ltd Unit 4 Madley Industrial Estate, Madley, Hereford, HR2 9NQ
AW Engineering Madley Industrial Estate, Madley, Hereford, HR2 9NQ
Brightwells Auction Brightwells Auction Site, Madley, Hereford, HR2 9NH
Allensmore Nurseries Stoney Street Madley, Hereford
Madley Primary School Madley, Hereford, HR2 9PH
BT Satellite Station Stoney Street, Madley, Hereford
ETL Electronics Gooses Foot