

# Madley Neighbourhood Development Plan

Minutes of meeting held on Tuesday 19<sup>th</sup> June 2018

Present: Chris Williams, Jane Hirst, Sheila Cook, Alison Davies, Suzy Bishop, Marianne, Roger Crisp, Roger Beard, John Thorne and two additional members of the public.

Chris had brought along maps showing the areas of interest and the possible settlement boundary. The Parish Boundary is different from the settlement boundary which is determined in the neighbourhood development plan. The settlement boundary needs drawing within the area for expansion which is Madley village only and not the rest of the parish. Outside the settlement boundary is all classified as countryside so not within the realms of guidance although some windfall sites may fall outside the settlement boundary. E.g. barn conversions. The 2017 figures are for 89 houses by 2031 of which 40 still needed, the remainder already having planning permission. Faraday House site has 10 to be built first with a further 17 coming later on the site.

10 sites were put forward originally, of these 5 were put forward for further investigation. No's 6,7,8,9,10 were all put aside as not suitable. Sites 1,2,3,4,5 were chosen for further investigation.

Site 1: Overall assessment: relates to the village well but development of whole site inappropriate. Size of development to be considered, possibly 30 houses. Looking to build 2-3 bedroom houses, sustainable, low energy with some social housing on site. Adequate parking and open space very important, possibly small play area and allotments, Easy access, serviceable site, need for safe access and increased number of footpaths. Phasing need to be considered, possibly 15 in first phase and 15 in second.

Site 2: Part of the site relates to the existing village, limited development with good access. Mix of sizes needed some slightly larger houses with some work/live possible. Size of site needs revisiting and development needs safe access to main road. Need for some executive housing.

Site 3: There are significant access issues with this site. Also issue of Madley Moat when Sites 1 & 2 can cope with necessary development.

Sites 4 & 5: The access into the village for these sites will cause issues as there is no scope to improve access along Brampton Road.

The settlement boundary includes the Faraday House site and will be kept as tight as possible to prevent land banking and large developments in the future. All sites need adequate parking and good garden sizes for residents.

