

## NDP MEETING

2 MAY 2019

Present:-

Cllr Chris Williams – Chairman

Cllr Jane Hirst

Mr Nick Pollock – Head of Planning (Duchy of Cornwall)

Mr David Nicholson – Planning Consultant

Mr Mark Hearne – Clerk

20 Residents

### Welcome

The Chairman welcomed everyone to the meeting and explained that Nick Pollock will present the findings from the open evening and the BIMBY workshop on the 18<sup>th</sup> and 19<sup>th</sup> January 219 respectively. David Nicholson will present the key aspects of the draft NDP plan which will be submitted for approval to the Parish Council on the 13<sup>th</sup> May 2019.

### Draft Housing Manual

Nick Pollock explained that the purpose of the open evening and workshop held on the 18<sup>th</sup> and 19<sup>th</sup> January 219 respectively was to achieve, through community engagement, three key deliverables namely: -

- Know the area
- Links and connections
- Character building

The emerging principles from this process would be adopted and integrated into the NDP plan being drafted by David Nicholson. A copy of the Housing Manual will shortly be uploaded to the website.

### Draft NDP Plan

David Nicholson briefly explained the Madley village policies underpinning the NDP process and how they led to the preferred site for a potential housing development – this would be the means of satisfying the overall requirement for a minimum of 89 houses by 2031. David also touched on the need for Sustainable Development which will require the balancing of three objectives- Social, Environmental & Economic. Next steps were

also highlighted in David's presentation where he confirmed that the draft plan will be passed to Herefordshire Council for an environmental assessment. In parallel, the plan will be submitted to the Parish Council for approval on the 13 May 2019 which will allow a public consultation to take place. The key milestones beyond the public consultation were covered in the presentation a copy of which can be found on the website.

### Questions & Answers

Residents raised a number of questions during and following the presentations with the key issues highlighted below: -

#### Green Space

Following discussion about the "green space" which had been tabled by most of the groups at the workshop held on the 19<sup>th</sup> January, Nick Pollock confirmed this proposal remained a possibility and would be subject to further consideration at a later date. The Chairman confirmed that it was important to note that the settlement boundary had not changed.

Nick added that Simon Lockett (vicar of Madley Parish Church) had approached him about creating a community vegetable garden and whether the Duchy would be able to support such a venture. He advised if Simon to set up a committee and established a project Nick would revisit the project again in 12 month's time.

#### Housing Type

In response to a question from a resident David Nicholson stated that any housing development would be completed by 2031. He explained that the process can become protracted. A resident suggested that the Faraday House development was analogous and had taken 12 years and was still not finalised. Nick said that once the NDP has been adopted then he would envisage completion within 5 years.

#### Future Developers

When asked about future developers Nick Pollock explained that it was a possibility the Duchy would enlist a developer but emphasised that they always work with the developer with very strict guidelines. The Duchy architects always sign off all building work carried out, ensuring the strict, specific criteria has been met.

## Other Issues

A resident highlighted an issue revolving around the Allensmore glass houses and the real possibility of potential houses on the site in the future. David Nicholson replied by stating that normal planning application guidelines would need to be followed.

There was a general enquiry about transport and David Nicholson advised that this was not material to the NDP process.