

# Madley Neighbourhood Development Plan 2011-2031

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## Response to Regulation 16 representations

### Introduction

1. The Madley Neighbourhood Development Plan (NDP) was submitted by Madley Parish Council to Herefordshire Council on 11 December 2019. A consultation in accordance with Regulation 16 was carried out by Herefordshire Council from 18 December 2019 to 12 February 2020.
2. The NDP progressed to examination on 25 February 2020. Madley Parish Council has been given an opportunity to respond to the representations made at the Regulation 16 stage. The Parish Council wishes to respond to the representations made by Gladman Developments Ltd. This response is set out in the schedule overleaf. The opportunity to respond is appreciated.
3. Madley Parish Council has no comment to make on the other representations.

**Schedule of responses by Madley Parish Council to representations by Gladman Developments Ltd. to the Madley Neighbourhood Development Plan Regulation 16 consultation**

NPPF = National Planning Policy Framework (February 2019)

LPCS = Herefordshire Local Plan Core Strategy 2011-2031 (October 2015)

NDP = Madley Neighbourhood Development Plan 2011-2031, Consultation draft (May 2019)

Summary of representation	Madley Parish Council response
<p><b>Policy MH1: Housing delivery:</b> Object to the use of settlement limits where they would preclude otherwise sustainable development from coming forward. The use of settlement limits to arbitrarily restrict suitable development on the edge of settlements does not accord with the positive approach to growth required by the NPPF. Policy should be worded more flexibly in interim to the progression of the LPCS Review.</p> <p><b>Policy MH3: Madley settlement boundary:</b> NDP policies will be superseded by the LPCS Review if they are not drafted to allow for sufficient flexibility towards changing needs (as suggested in response to policy MH1).</p>	<p>Settlement boundaries are a tried and tested planning tool to manage village development and protect the surrounding countryside. They provide clarity as to where different planning policies apply, so that decision makers can apply them consistently and with confidence when determining planning applications, whilst also being able to respond to local characteristics and the immediate planning context.</p> <p>In Herefordshire the use of settlement boundaries is promoted by the LPCS (para. 4.8.23). NDPs are the established planning mechanism for their definition. The principle of using settlement boundaries has been supported at Examination, including recently at Pembridge (December 2018), Aymestrey (March 2019) and Withington (July 2019), despite similar representations to those made here being raised by Gladman Developments Ltd.</p> <p>The Madley NDP has implemented the strategic approach set out in the LPCS. This provides clarity as to whether land is in the village, and so subject to policy MH3 with its positive support for infill development, or the countryside (and so subject to LPCS policy RA3). By being able to demonstrate the delivery of more housing than the minimum required it is taking a positive approach to growth. HC have confirmed in their Regulation 14 consultation response that it is clear the plan takes a positive approach towards identifying settlement boundaries and allocation of housing in line with the LPCS.</p> <p>The representation suggests a more flexible approach so as to be able to respond to speculative future needs. This would be contrary to the LPCS, as explained above. Moreover, LPCS policy SS3 sets out a strategic approach to ensuring sufficient housing land delivery, including provision for a Review (now commenced). In this context there is no call to develop local approaches in NDPs to provide flexibility. This would represent an unjustified</p>

Summary of representation	Madley Parish Council response
	<p>weakening of planning control which, by potentially allowing further building in relatively remote and poorly-served rural locations, would risk being contrary to sustainable development.</p> <p>In short, the NDP’s approach to housing delivery is soundly-based, implementing a key requirement of the LPCS by defining an appropriate settlement boundary. This enables proportionate housing delivery to meet strategic needs and enable local development, whilst protecting village character and the surrounding open countryside.</p>
<p><b>Policy MSC3: Local Green Spaces</b></p> <p>The Glebe Field is 2.1 ha and does not meet the requirements for an area proposed for LGS designation not to be an extensive tract of land. It should be removed from the policy.</p>	<p>There is no definition of what makes an area “extensive” in the context of designating land as Local Green Space (LGS). Planning Practice Guidance indicates that there are no hard and fast rules about how big LGS can be because places are different and a degree of judgment will inevitably be needed, although blanket designation of open countryside adjacent to settlements will not be appropriate.</p> <p>Whilst the examples cited in the representation appear to show that Examiners have sometimes recommended deletion of LGS on the basis of size, this will have been a matter of judgement based on the context. It is also the case that larger areas have been designated as LGS. In Herefordshire, the made Fownhope NDP includes LGS of 4.1 ha.; elsewhere, the made Goodworth Clatford NDP includes one of 6.0 ha. In any event, the Glebe Field at Madley is smaller than all the examples given in the representation.</p> <p>Turning then to the local context, there is no suggestion that the Glebe Field amounts to the blanket designation of open countryside. Nor does it represent an extensive tract of land. It is a discrete parcel of land with well-defined hedgerow boundaries. A glance at the Madley village policies map shows that it is of similar size and shape to other land parcels east of Madley, and much smaller than other fields surrounding the village to north, west and south. It is evident that in the local context the Glebe Field does not represent an extensive tract of land.</p>

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 March 2020  
 For Madley Parish Council