

Madeley Examination Response

Neighbourhood Plan

Regulation 16 Comments

We welcome the opportunity to review and respond to the comments. Regulation-16 consultation is about the neighbourhood plan meeting the basic conditions. Our BCS submitted together with the plan makes clear how the Madeley Neighbourhood Plan meets the basic conditions.

It is noted that some of the comments made do not relate specifically to the basic conditions. However, they are useful in suggesting necessary amendments to reflect the policy context and change since submission.

In relation to NULBC commentary on the proposed local green space at Doctors Field (LGS 1) we want to make clear that LGS have a quite different purpose (protecting community value) to the five purposes for Green Belts which is about urban sprawl. The entire process has been informed by our consultant and the Locality guide to LGS.

The concern about a precedent does not carry weight. Any proposed LGS must meet the criteria set clearly in the NPPF and be demonstrably special. Each proposed LGS should be considered on its merits regardless of the principle of its land use. The eastern portion of LGS 1 is an important part of the site and there is a strong body of evidence to ensure this LGS robustly meets the criteria set in the NPPF and is demonstrably special.

Furthermore, to ensure each proposed LGS is robust we have undertaken an independent health check prior to Regulation-14. A copy is attached and it is also available on the neighbourhood plan website.

Please visit the Evidence Base page of our website for the NP for more detail at:
www.madeleynp.org/evidence-base/

Please also see below our timeline of engagement with the community and stakeholders, including landowners.



Health Check Report

A copy is supplied together with this response. It is also available on the Evidence Base page of the neighbourhood plan website at: www.madeleynp.org/evidence-base/

Policy LGS: Local Green Space

In response to LGS4 the wildlife value is evidenced in the Draft Madeley Conservation Area Appraisal Part 1. This acknowledges that Madeley Pool and the River Lea within the Conservation Area:

“attracts many kinds of water birds, and is well stocked with fish. The River has been diverted past the pool to avoid it silting up. The Pool and the river as well as the

green corridors associated with them, provide an important habitat for wildlife and form a crucial part of the character and appearance of the area.”

In relation to College Field, the school has a sports field in the grounds of the school so to our knowledge it is only occasionally used by the school. It is also used informally by the community and has been the site of the village fair on a few occasions in the past.

Policy HOU1: Housing Development

The settlement boundaries are taken from the adopted local plan.

Policy HOU2: Housing Mix

The policy seeks to inform a mix of homes based on local need, identifying particular types currently required. This policy relates to the application it is being tested upon. Any application should make clear how it is meeting this policy.

Policy DES1: Design

The application of the term ‘Sustainable’ is intended to be guided by the criteria set in the policy.

Policy DES2: Development in the Madeley Conservation Area

The viewpoints for B are along Station Road, its junction with Bar Hill (A525) and about the ‘gateway’ to the village, maintaining the open settling towards the church, and the visual connection.

Policy TRA1: Critical Road Junctions

Yes, we are referring to mobility scooters. The expectation is that appropriate to the development secure storage would be provided. It is for the applicant to make the case for what would work.

Policy CMV1: Centre of Madeley Village Special Policy Area

The policy needs to be updated to reflect use class E. Your suggested wording would be welcomed.