

Regulation 16 Consultation on the Submitted Malvern Town Neighbourhood Plan RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Malvern Town Council has submitted the draft Malvern Town Neighbourhood Plan to Malvern Hills District Council. In accordance with Regulation 16, Malvern Hills District Council would like to invite comments from organisations and individuals on the Neighbourhood Plan.

This consultation runs for six weeks from Friday 9th November to 5:00pm on Friday 21st December 2018.

If you wish to comment on the draft Malvern Town Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 21st December 2018** to:

Email: policy.plans@malvern hills.gov.uk , or by

Post: Planning Policy, Malvern Hills District Council, Planning Services, The Council House, Avenue Road, Malvern, Worcestershire, WR14 3AF.

The personal information you provide on this form will be held and processed in accordance with the requirements of the Data Protection Act 2018 and the General Data Protection Regulation 2018.

Please note that your name and comments will be made publicly available when displaying the outcome of this consultation and cannot be treated as confidential. Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published. Your details will be retained in order for us to validate your comments. We will use these details to notify you of the progress on the Malvern Town Neighbourhood Plan. If you do not wish to be notified of the progress of the Neighbourhood Plan please let us know by ticking the appropriate box at the end of this response form.

Please fill in your details in the boxes below:

Full Name: Anthony N Champion FRICS

Organisation (if applicable): Fisher German LLP

Address (including postcode):

[Redacted address]

Telephone number:

[Redacted telephone number]

Email address:

[Redacted email address]

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

6.9 – Housing land; Policy MH2

Please use the space below to make comments on this part of the Neighbourhood Plan.

The draft Malvern Town Neighbourhood Plan fails to identify any sites outside the settlement boundary for potential housing allocations.

Whilst the draft Plan does include the major allocations at Newland 800 dwellings and the Technology Centre 300 dwellings, no other major sites are allocated.

Policy MH2 in 6.9.4 requires the proposals for further new residential development should not be permitted beyond the existing development boundary. This is unsustainable as it would comply with Development Principles in both the SWDP and the NPPF. It will be necessary to consider sites outside the development boundary.

The draft Plan would therefore appear to be in conflict and incompatible with SWDP2: Development Strategy and Settlement Hierarchy – this identifies Malvern within the second tier of the SWDP Settlement Hierarchy as a “Main Town”. It states that these towns will continue to be the focus of balanced growth in Malvern Hills and Wychavon. Future development will be delivered through urban extensions etc.

Importantly, Criteria “H” states that the SWDP is supportive of development proposals that are promoted through the Neighbourhood Plan mechanisms but it does also state that the proposals should not compromise the delivery of the Plan’s strategic policies and proposals. As drafted, it would appear to compromise that delivery.

SWDP3: Employment, Housing and Retail Provision Requirement and Delivery – this again supports the need for Malvern to look outside its development boundary with 5,650 dwellings to be provided in Malvern Hills of which 4,450 dwellings are to be provided within the Malvern Hills WWA.

In support of this representation, we would propose that consideration should be given to urban extension to the north of Malvern off the Leigh Sinton Road at Half Key as edged red on the attached plan and this would form part of an urban extension on the development boundary at that point. This would not prejudice, if policy continues to require it, retaining some strategic gap between Malvern and Leigh Sinton.

Please use a separate form for each representation.

Future Notification

Please state whether you would like to be notified of the decision on the Neighbourhood Plan proposal:


Yes No

Signature

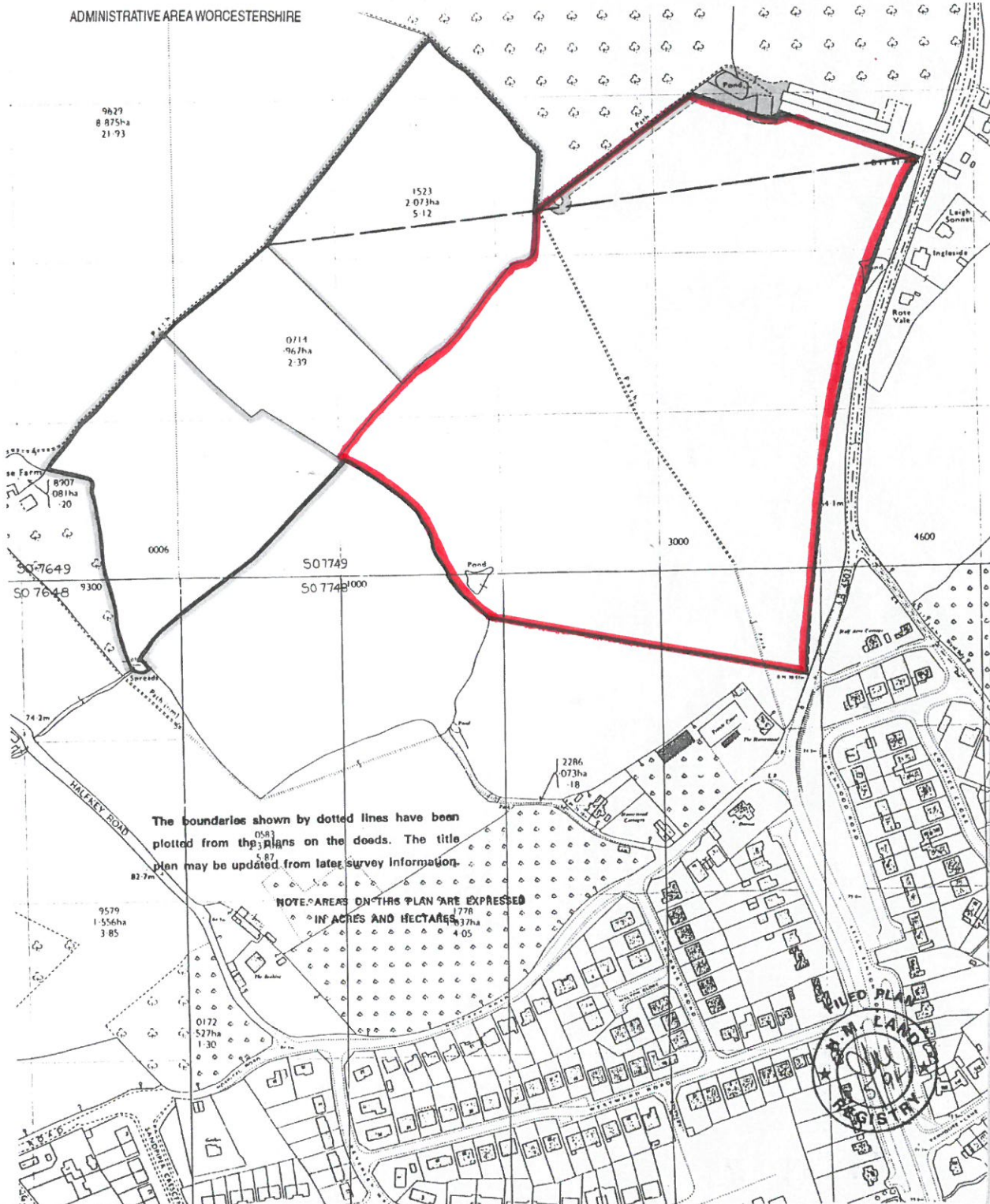


Date 6th December 2018

Thank you for completing this form.

H.M. LAND REGISTRY		TITLE NUMBER		
		HW 139282		
ORDNANCE SURVEY PLAN REFERENCE	SO 7649 SO 7749	Scale		© Crown Copyright
	SO 7648 SO 7748	1:2500		
COUNTY HEREFORD AND WORCESTER DISTRICT MALVERN HILLS				

ADMINISTRATIVE AREA WORCESTERSHIRE



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES



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MALVERN DRAFT NEIGHBOURHOOD PLAN
FIGURE 5.1 KEY DIAGRAM NOVEMBER 2017

