

BASIC CONDITIONS STATEMENT

MALVERN NEIGHBOURHOOD PLAN 2015 - 2030

On behalf of



OCTOBER 2018

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1 Introduction

- 1.1 This Statement has been produced to explain how the proposed Malvern Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012. In particular, it explains how the basic conditions of Neighbourhood Planning and other considerations as prescribed by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) have been met.

2 Basic Conditions Requirements

2.1 Paragraph 8 of Schedule 4B of the TCPA 1990 states that the Examiner must consider the following (see Sub-Paragraph 1):

- (a) Whether the draft neighbourhood development order meets the basic conditions (see Sub-Paragraph 2),
- (b) Whether the draft order complies with the provision made by or under Sections 61E(2), 61J and 61L,
- (c) Whether any period specified under Section 61L(2)(b) or (5) is appropriate,
- (d) Whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates, and
- (e) Such other matters as may be prescribed.

2.2 A draft order meets the basic conditions (Sub-Paragraph 2) if:

- (a) Having regard to national policies¹ and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) The making of the order contributes to the achievement of sustainable development,
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) The making of the order does not breach, and is otherwise compatible with EU obligations, and
- (g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

2.3 The Examiner is not to consider any matter that does not fall within Sub-Paragraph (1) (apart from considering whether the draft order is compatible with the Convention rights).

2.4 Sections 5 – 9 of this Statement set out how the Malvern Neighbourhood Plan meets the basic conditions as required by Sub-Paragraph 1(a) [2.1(a) above] and Sub-Paragraph 2 (a – g) [2.2a – g above] of Paragraph 8 of Schedule 4B. The remainder of this section addresses the requirements under Sub-Paragraph 1(b), (d) and (e) of Paragraph 8 of Schedule 4B [2.2(b), (d) and (e) above].

¹ The Government published a new NPPF in July 2018 which replaces the 2012 version. Paragraph 214 of NPPF 2018 states that the policies in the previous Framework (i.e. the 2012 version) will apply for the purposes of examining plans, where those plans are submitted on or before 24 January 2019. For neighbourhood plans submission means where a qualifying body submit a plan proposal to the LPA in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

Sub-Paragraph 1(b)

2.5 The provisions of 61E(2), 61J and 61L as amended by S38C(5)(b) is a reference to the provision of S38A and 38B of the Planning and Compulsory Purchase Act 2004. In relation to the provisions of S38A and S38B the following is submitted:

S38A: Meaning of Neighbourhood Development Plan

2.6 **Paragraph 1:** Malvern Town Council (MTC) is a qualifying body under the provisions of S61G of the Localism Act 2011 and is therefore entitled to submit a Neighbourhood Plan for its civil parish area.

2.7 **Paragraph 2:** The Malvern Neighbourhood Plan (MNP) expresses policies relating to the development and use of land within the Neighbourhood Plan Area (NPA) (i.e. the civil parish of Malvern).

2.8 **Paragraphs 3 – 12:** These are matters relating to post-examination procedures which are not relevant at this stage.

S38B: Provision that may be made by Neighbourhood Development Plans

2.9 **Paragraph 1(a):** The period of the Malvern Neighbourhood Plan is 2015 – 2030. This period aligns with the dates of the South Worcestershire Development Plan prepared and adopted by Malvern Hills District Council (MHDC) on 25 February 2016 following a Local Plan Inquiry.

2.10 **Paragraph 1(b):** The MNP does not include any provision for excluded development such as national infrastructure.

2.11 **Paragraph 1(c):** The MNP does not relate to more than one Neighbourhood Area. It relates to the Malvern NPA as designated by MHDC on 22 August 2014 (see Appendix 2.1).

2.12 **Paragraph 2:** There is no other neighbourhood plan in place or proposed in the NPA.

2.13 **Paragraph 3:** We do not consider there are any conflicts within the MNP.

2.14 **Paragraph 4:** Refers to Regulations that the Secretary of State can make relating to neighbourhood development plans. In this case this refers to the Neighbourhood Planning (General) Regulations 2012 (SI No. 637) which have been used to inform the process of making the MNP. These Regulations set out:

- The process by which neighbourhood development plans are to be made and set out the consultation bodies for neighbourhood development plans.
- Neighbourhood development plans that are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. Following a joint Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening and Scoping Exercise the MNP it was considered by MHDC following consultation with the statutory bodies that neither an SEA or HRA Appropriate Assessment was required.

2.15 **Paragraph 5:** Refers to the publication of the neighbourhood development plans once made by a Local Planning Authority.

2.16 **Paragraph 6:** Clarifies what is excluded development.

Paragraph 1(d)

2.17 It is not considered that there is any reason or benefit for extending the area for the Referendum beyond the designated NPA.

Paragraph 1(e)

2.18 It is considered that there are no other prescribed matters relevant in this case.

3 Malvern Neighbourhood Plan Area and the Malvern Town Council Neighbourhood Plan Working Party

- 3.1 In May 2014 Malvern Town Council (MTC) resolved to prepare a neighbourhood plan for the civil parish. The Town Council established a Neighbourhood Plan Working Party (NPWP) whose aim is to deliver the MNP. The NPWP consists of nominated Town Councillors and the Town Clerk.
- 3.2 The NPWP has been responsible for managing the neighbourhood plan process and the procurement and management of consultants. The NPWP provided significant input and comment on an early draft of the MNP in May 2017 which paved the way for the future progress of the plan. MTC have an officer working part-time on the neighbourhood plan.
- 3.3 MTC set up a number of Working Groups, with volunteers from the local community, to look at a number of issues within nine key themes including:
 - i. Business and employment
 - ii. Local and Neighbourhood Centres
 - iii. Travel and Transport
 - iv. Visitor Economy
 - v. Design
 - vi. Heritage (non-designated heritage assets)
 - vii. Green Spaces
 - viii. Nature Conservation (local conservation assets)
 - ix. Youth Provision
- 3.4 The Malvern Town NPA was formally designated by Malvern Hills District Council on 22 August 2014. The NPA is shown at Appendix 2.1. The NPA's boundary is coterminous with the boundaries of the civil parish of Malvern.
- 3.5 The MNP provides a Vision for the NPA for the period of 2015 – 2030. It covers this period to align with the SWDP time period. It sets out planning policies to help realise this Vision. These policies are considered to be in general conformity with higher level planning policy, as required by the Localism Act, and with the NPPF.
- 3.6 The MNP has been developed through extensive consultation with the people of the Town and others with an interest in the Town. It is based on sound research and analysis of the available evidence.
- 3.7 As well as the work undertaken by the aforementioned Working Groups above, MTC used a number of sources as evidence base to support the neighbourhood plan including which are all available at <http://www.malvernsfuture.org/documents/>

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- The SWDP and its evidence base (where relevant to the NPA);
 - Housing Needs Assessment for Malvern Town Council by AECOM (February 2016);
 - Evidence Base Report by Cass Associates July 2016 (Updated March 2017);
 - Protected/notable species and designated sites information by Worcestershire Biological Records Centre (December 2016);
 - Heritage Character Assessment for Malvern Town Council by AECOM (November 2017);
 - Worcestershire's Local Transport Plan 4 (LTP4) (November 2017);
 - The Malvern NPA: Issues and Considerations by Cass Associates (June 2018);
 - Proposed Neighbourhood Heritage Areas Study by MTC (August 2018);
 - Public Health England Local Health Profiles (2016) from SWCCG (September 2018);
 - Local Green Space Reasoning Statement by MTC (October 2018); and
 - Visual Study by Carly Tinkler Landscape, Environmental and Colour Consultancy (October 2018).
- 3.8 The MNP and its supporting documents were submitted for a Health Check on 11 September. The Health Check report was received on 9 October. The MNP has been revised in response to the comments and suggestions within the Health Check.

4 The Neighbourhood Plan Proposal

4.1 A number of documents have been produced to support the MNP and demonstrate how it meets the 'Basic Conditions':

- **The Malvern Neighbourhood Plan October 2018:** This is the main document which includes policies and proposals developed by the Town Council and informed through evidence and responses from the local community.
- **The Malvern Neighbourhood Plan: Key Diagram October 2018:** This provides a plan showing existing land use designations from within the SWDP and those proposed within the Neighbourhood Plan.
- **The Malvern Neighbourhood Plan Basic Conditions Statement October 2018:** A statement demonstrating how the MNP and the process of its evolution meet the Basic Conditions requirements.
- **The Malvern Neighbourhood Plan Consultation Statement October 2018:** A statement setting out how the community and other stakeholders have been involved in the preparation of the Neighbourhood Plan.
- **The Malvern Neighbourhood Plan Sustainability Statement October 2018:** An assessment of how sustainability considerations were taken into account in the preparation of the MNP and how it promotes sustainable development objectives.
- **The Malvern Neighbourhood Plan Housing Needs Assessment February 2016 (AECOM):** An assessment of the type of local housing need within the NPA.
- **The Malvern Neighbourhood Plan Evidence Base Report March 2017 (Cass Associates):** A document providing additional evidence which has been collated during the neighbourhood plan-making process and supports the policies and/or projects within the MNP.
- **The Malvern Neighbourhood Plan Heritage Character Assessment November 2017 (AECOM):** An assessment of the historic environment and character within the NPA.
- **The Malvern Neighbourhood Area: Issues and Considerations June 2018 (Cass Associates):** A document that summarises the key land use, development and environmental issues within the NPA.
- **The Malvern Neighbourhood Plan Proposed Neighbourhood Heritage Areas August 2018 (MTC):** The evidence base to justify the proposed designation of the NHAs within the NPA.
- **The Malvern Neighbourhood Plan Visual Study October 2018 (Carly Tinkler Landscape, Environmental and Colour Consultancy):** The evidence base to justify the proposed designation of key views and vistas within the NPA.
- **The Malvern Neighbourhood Plan Local Green Space Reasoning Statement October 2018 (MTC):** the rationale for identifying sites as Local Green Space within the NPA.
- **Public Health England Local Health Profiles (2016)**

5 General Conformity with the National Planning Policy Framework

Paragraph 2(a): A draft neighbourhood development plan meets the basic conditions if:

- (a) Having regard to national policies and advice contained in the guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan.

- 5.1 The Government published a new NPPF in July 2018 which replaces the 2012 version. Paragraph 214 of NPPF 2018 states that the policies in the previous Framework (i.e. the 2012 version) will apply for the purposes of examining plans, where those plans are submitted on or before 24 January 2019. For neighbourhood plans submission means where a qualifying body submit a plan proposal to the LPA in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Therefore for the purposes of this Statement the following paragraphs relate to NPPF 2012.
- 5.2 Paragraphs 183 – 185 of the NPPF 2012 refers to neighbourhood planning and how it can be used to give *'communities direct power to develop a shared vision for the neighbourhood and deliver the sustainable development they need'*.
- 5.3 This vision must be aligned with the strategic needs and priorities of the wider area and as such neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Beyond these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Policies within adopted neighbourhood plans take precedence over existing non-strategic policies in the Local Plan for that area where there may be a conflict.
- 5.4 Paragraphs 14 – 16 of the NPPF 2012 sets out the presumption in favour of sustainable development which is at the heart of national planning policy. For neighbourhood plans this means:
- Having plans that support the strategic needs set out in Local Plans.
 - Plan positively to support local development, shaping and directing development in their area.
- 5.5 The MNP includes an over-arching policy seeking to promote and achieve sustainable development throughout the NPA. Policy MSD1: 'Promoting and Achieving Sustainable Development' provides the context for each of the 27 policies within the MNP and reflects the Plan's 12 objectives.
- 5.6 The NPPF 2012 sets out 12 core land-use planning principles that should underpin plan-making. These are that planning should:
- 1 Be genuinely plan-led, empowering local people to shape their surroundings, with succinct neighbourhood plans setting out a positive vision for the future of the area;
 - 2 Be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
 - 3 Proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs;

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- 4 Seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - 5 Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and support thriving rural communities within it;
 - 6 Support the transition to a low carbon future in a changing climate and encourage the re-use of existing resources and encourage the use of renewable resources;
 - 7 Contribute to conserving and enhancing the natural environment and reducing pollution;
 - 8 Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value;
 - 9 Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas recognising that some open land can perform many functions;
 - 10 Conserve heritage assets in a manner appropriate to their significance;
 - 11 Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
 - 12 Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- 5.7 These principles have been considered in the preparation of the Malvern Neighbourhood Plan. The following paragraphs illustrate how the MNP has reflected the key policy areas within the NPPF.

Building a Strong, Competitive Economy

- 5.8 Paragraph 19 of the NPPF 2012 states that ‘the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system’.
- 5.9 The MNP sets out the following policies which aim to build a strong and competitive economy through protecting the land availability for future employment development; enabling micro and small business development; protecting and delivering appropriate development within existing employment land assets, and providing high quality communications:
- Policy ME1: Protecting Employment Allocations
 - Policy ME2: Provision of Micro and Small Business Development
 - Policy ME3: Employment Development within Existing Industrial Estates and Business Parks
 - Policy ME4: Non-Employment Development within Existing Industrial Estates and Business Parks

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- Policy MI2: High Quality Communications Infrastructure

5.10 This policy support the MNP's objective; *'Support and encourage a range of modern, sustainable and high quality industrial and business premises which provide opportunities for economic development and employment and create attractive and accessible environments.'* (Objective 9).

5.11 The provision of appropriate and adequate infrastructure is a key element of the MNP's strategy to ensure that the NPA can accommodate new development in a sustainable manner.

Ensuring the Vitality of Town Centres

5.12 Paragraph 23 of the NPPF 2012 recognises that town centres are the heart of their community and that policies should support their viability and vitality. Plans should define the extent of town centres and set policies that make clear which uses will be permitted. In addition, plans should allocate suitable sites to meet retail, leisure, commercial, office, tourism, cultural, community and residential development needed in the town centre.

5.13 The MNP sets out the following policies which aim to ensure the vitality and viability of the NPA's designated centres and also the proposed neighbourhood parades which provide an important resource within many of the Town's suburbs :

- Policy MR1: Town and District Centres
- Policy MR2: Neighbourhood Parades
- Policy MT2: Town and District Centres Car Parking

5.14 This policy supports the MNP's objective; *'Support and encourage a diverse range of retail and other associated town centre uses to meet the everyday needs of the Town's expanded community and enhance the public realm and environments of the key centres to create vibrant retail, social and cultural hubs for the Area.'* (Objective 10).

5.15 The MNP's strategy seeks to ensure the protection of the level of existing car parking and the provision of new car parks where possible within the NPA's Centres.

Supporting a Prosperous Rural Economy

5.16 Paragraph 28 of the NPPF 2012 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. This should include supporting sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. Policies should also support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

5.17 The MNP sets out the following policies that aim to support a prosperous rural economy.

- Policy ME2: Provision of Micro and Small Business Development
- Policy MR1: Town and District Centres

5.18 This policy supports the MNP's objective; *'Strengthen and support the Area's tourism assets and associated infrastructure to increase the visitor numbers to the NPA and provide opportunities for additional local businesses and employment (Objective 6).*

Promoting Sustainable Transport

5.19 Paragraph 35 of the NPPF 2012 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to (amongst others):

- give priority to pedestrians and cycle movements, and have access to high quality public transport systems.
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate, establishing home zones.
- consider the needs of people with disabilities by all modes of transport.

5.20 Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities (NPPF 2012 paragraph 37).

5.21 NPPF 2012 paragraph 40 states that authorities should seek to improve the quality of parking so that it is convenient, safe and secure.

5.22 The MNP sets out the following policies that aim to promote sustainable transport:

- Policy MT1: Transport and Development
- Policy MT2: Town and District Centres Car Parking
- Policy MT3: Malvern Link Railway Station Opportunity Area
- Policy MT4: Electric Vehicle Charging Points

5.23 These policies support the MNP's objective; *'Ensure the wider integration, co-ordination and connectivity of the existing transport infrastructure including improvements to the road and rail services to and from the Area; improvements to bus provision; measures to reduce traffic congestion; promotion of cycling and the protection and enhancement of parking provision in the area and in particular within the NPA's retail centres' (Objective 7).*

5.24 A key element of the MNP's strategy is to facilitate improvements to the transport infrastructure along with enhancements to public transport services. The strategy also seeks to make improvements to walking and cycling within both the urban and rural areas within the NPA. Existing car parks are to be protected and extended where possible within and adjacent to the NPA's Centres.

Supporting High Quality Communications Infrastructure

5.25 NPPF 2012 paragraphs 42 and 43 states that high quality communications infrastructure is essential to support economic growth. In preparing plans, authorities should support the expansion of

electronic communications networks, including telecommunications and high speed broadband provided it is sympathetically designed and the need for new sites can be justified.

5.26 The MNP sets out the following policy that aims to ensure to promote high quality communications infrastructure for all new development:

- Policy MI2: High Quality Communications Infrastructure

5.27 This policy will help to support the MNP's objective; *'Improvements in the existing infrastructure and utilities ensuring that new development does not exacerbate existing problems and, where appropriate, contributes towards improving the existing network.'* (Objective 8).

5.28 The provision of appropriate and adequate infrastructure is a key element of the MNP's strategy to ensure that the NPA can accommodate new development in a sustainable manner.

Delivering a Wide Choice of High Quality Homes

5.29 The NPPF 2012 makes it clear that it is up to local planning authorities to assess the housing needs in its housing market area and identify the housing land supply to meet that need within its Local Plan. It is up to neighbourhood plans to promote this (and not less) development and support (not undermine) the strategic policies of the Local Plan (Paragraph 184 NPPF 2012).

5.30 The MNP puts forward policies to allow additional housing within the settlement boundary providing that it meets other policy requirements such as good design, etc.

5.31 The NPPF 2012 also seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. This includes the provision of affordable housing (Paragraph 50).

5.32 The MNP sets out the following policies that aim to deliver a wide choice of high quality homes in the area:

- Policy MH1: Housing Mix
- Policy MH2: New Residential Development within the Development Boundary
- Policy MH3: New Residential Development beyond the Development Boundary

5.33 These policies support the MNP's objective; *'Support and encourage new housing of high quality and sustainable design that responds to local character adding to the overall quality of the Area and meets local housing need for both market and social sectors at an affordable price.'* (Objective 11).

5.34 A key element of the MNP's strategy is to ensure that housing growth is to be accommodated within the allocations in the SWDP. Windfall sites of an appropriate scale and in sustainable locations within the existing settlement boundary will also be supported. The MNP seeks to resist any further development beyond the settlement boundaries with the exception of those proposals that meet national and local planning policy requirements for development in the countryside.

Requiring Good Design

5.35 The NPPF 2012 attaches great importance to the design of the built environment and states at paragraph 58 that *'Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.'* However, the NPPF is also clear that design policies should avoid unnecessary prescription or detail and should not stifle innovation.

5.36 The MNP sets out the following policies that aim to deliver good quality and sustainable design for all new developments within the area:

- Policy MD1: Building Design and Accessibility
- Policy MD2: Landscaping and Public Realm
- Policy MD3: Sustainable Design
- Policy MD2: Microgeneration

5.37 These policies support the MNP's objectives; *'Retain the existing character of Malvern's historic spa town and its countryside setting adjacent to the Hills and Commons and ensure that new development enhance this character and are fully integrated into the fabric and infrastructure of the Area.'* (Objective 1).

Promoting Healthy Communities

5.38 The NPPF 2012 at paragraph 70 recognises that planning policies should:

- Plan positively for the provision of community facilities and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services; and
- Ensure services and facilities are able to develop and modernise in a sustainable manner.

5.39 Paragraph 72 places great importance on ensuring that there is sufficient choice of school places including the need to create, expand or alter schools.

5.40 The NPPF 2012 also includes, under this theme, the provision and protection of open space. Paragraph 76 highlights that local communities should be able, through a neighbourhood plan, to identify green areas for special protection designating them as Local Green Space.

5.41 The MNP sets out the following policies that relate to promoting healthy communities within the area:

- Policy MG1: Local Green Space
- Policy MG2: Neighbourhood Open Space
- Policy MC1: Community Facilities
- Policy MC2: Healthy Communities

5.42 These policies support the MNP's objectives; *'Support and encourage a diverse range of education, health, leisure, recreation and social facilities to meet the everyday needs of the expanded community and protect, where possible, these facilities where there is a demonstrated need,'* (Objective 4); *'Sustain and improve the vitality, health, wellbeing and safety for all in the community through the provision and protection of appropriate facilities such as greenspace, cycle and pedestrian routes and health facilities'* (Objective 5), and *'Protect and enhance the Area's green infrastructure, landscape and nature conservation assets including its Hills, its Commons, its countryside and network of greenspaces within the urban area and ensure that new development protect and enrich the Area's visual amenity, key views and vistas, natural environment and landscape character'* (Objective 2).

5.43 A key element of the MNP's strategy is to protect the unique assets within Malvern such as the Hills, Commons and other green infrastructure which are an important setting to the Town. The strategy also seeks to provide, where possible new greenspace, which will have access by the local community. In addition, local community facilities will be protected and supported.

Protecting Green Belt Land

5.44 There is no Green Belt land within the NPA and therefore this national policy issue is not relevant within the MNP.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

5.45 The NPPF 2012 recognises that planning plays a key role in helping shape places to secure radical reductions in greenhouse gases, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure (paragraph 93).

5.46 The MNP sets out the following policies that seek to meet the challenges of climate, coastal and flooding change:

- Policy MG1: Local Green Space
- Policy MG2: Neighbourhood Open Space
- Policy MG3: Trees, Woodland and Hedgerows
- Policy MD2: Landscaping and Public Realm
- Policy MD3: Sustainable Design
- Policy MD4: Microgeneration
- Policy MT4: Electric Vehicle Charging Points

5.47 These policies support the MNP's objective of *'Support and encourage sustainable development and reduce carbon-dependent activities* (Objective 12).

Conserving and Enhancing the Natural Environment

5.48 The NPPF 2012 states at paragraph 109 that the planning system should contribute to and enhance the natural and local environment by:

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- Protecting and enhancing valued landscapes, geological conservation interests and soils;
 - Recognising the wider benefits of ecosystem services; and
 - Minimising impacts on biodiversity and providing net gains in biodiversity where possible including by establishing coherent ecological networks that are more resilient to current and future pressures.

5.49 A key objective of the MNP is to *'Protect and enhance the Area's green infrastructure, landscape and nature conservation assets including its Hills, its Commons, its countryside and network of greenspaces within the urban area and ensure that new development protect and enrich the Area's visual amenity, key views and vistas, natural environment and landscape character'* (Objective 2). The MNP contains a number of policies that support this objective and the NPPF policies:

- Policy MG1: Local Green Space
- Policy MG2: Neighbourhood Open Space
- Policy MG3: Trees, Woodland and Hedgerows
- Policy MV1: Key Views

Conserving and Enhancing the Historic Environment

5.50 The NPPF 2012 sets out at paragraph 126 that 'Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'. In developing this strategy, Local Planning Authorities should take account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

5.51 The MNP sets out the following policies that relate to the area's historic environment:

- Policy MHE1: Non-Designated Heritage Assets
- Policy MHE2: Neighbourhood Heritage Areas

5.52 This policy supports the MNP's objectives; *'Protect and enrich the Area's heritage assets and historic environment and ensure new development sustains and enhances the significance of designated and non-designated heritage assets within the Area's existing townscape and landscape'* (Objective 3).

5.53 The MNP strategy seeks to recognise and protect buildings and structures of local historical and/or architectural value.

Facilitating the Sustainable Use of Minerals

5.54 This is not a relevant topic for neighbourhood plans to deal with and therefore is not relevant.

6 Contribution to the Achievement of Sustainable Development

Paragraph 2(a): A draft neighbourhood development plan meets the basic conditions if:

(d) the making of the order contributes to the achievement of sustainable development.

- 6.1 The NPPF 2012 states at paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and '*should be seen as a golden thread running through both plan-making and decision-taking*'.
- 6.2 There are three dimensions to sustainable development within the NPPF 2012: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **An economic role** – contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and co-ordinating development requirements, including the provision of infrastructure.
 - **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing, and
 - **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low-carbon economy.
- 6.3 The MNP has been subject to a Sustainability Appraisal (SA) based on the same themes and indicators as the SWDP. A copy of the Sustainability Statement has been submitted in support of the MNP. The purpose of the SA is to ensure that the principles of sustainable development are considered throughout the plan making process and that the MNP has considered all aspects of economic, social and environmental sustainability in its production.
- 6.4 The MNP includes an over-arching policy seeking to promote and achieve sustainable development throughout the NPA. Policy MSD1: 'Promoting and Achieving Sustainable Development' provides the context for each of the 27 policies within the MNP and reflects the Plan's 12 objectives.
- 6.5 The MNP contributes to the achievement of sustainable development by:
- Planning positively for housing growth to meet the needs of present and future generations.
 - Strengthening and supporting the local economy, the visitor economy and retail provision.
 - Promoting sustainable transport.

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- Protecting and enhancing the natural, built and historic environment.
 - Promoting high quality and sustainable design.
 - Promoting healthy communities.

7 General Conformity with Strategic Policies contained in the Development Plan for the Area

Paragraph 2(a): A draft neighbourhood development plan meets the basic conditions if:

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

- 7.1 Neighbourhood plans must demonstrate that they are in general conformity with the strategic policies of the adopted plan for the local area. Section 38 of the Planning and Compulsory Purchase Act 2004 defines 'development plan' as the Development Plan Documents adopted for the area.
- 7.2 MHDC adopted the South Worcestershire Development Plan on 25 February 2016. This Plan forms part of the statutory development plan and provides the spatial strategy, site allocations, and strategic and non-strategic planning policies for the Area up to 2030.
- 7.3 In addition to the SWDP, the statutory development plan also includes the Waste Core Strategy for Worcestershire (adopted November 2012) and the saved policies within the County of Hereford and Worcester Minerals Plan (adopted 1997). In relation to these, neighbourhood plans do not have jurisdiction over waste or minerals and therefore there are no implications on one to the other.
- 7.4 The South Worcestershire combined authorities started a review of the SWDP in late 2017. This is in line with new Government requirements that local plans should be updated every five years, and therefore a revised SWDP is required by 2021. The review will provide an updated plan period to the year 2041. The plan will update the existing SWDP and where necessary it's Vision, Objectives, Spatial Strategy and policies for the future development of the South Worcestershire area. The second part of the plan will include site allocations, policies and policy designations that will provide for the development needs of the area up to 2041 (11 years beyond the current SWDP). The review is at an early stage and documents produced at this stage in relation to the Review have no weight in plan-making.

South Worcestershire Development Plan

- 7.5 MHDC produced a note relating to strategic policies within the SWDP relevant to neighbourhood planning². The following paragraphs demonstrate how the MNP's policies are in general conformity with the strategic policies relevant to the NPA.
- 7.6 **SWDP1: Overarching Sustainable Development Principles** – the Sustainability Statement demonstrates how the MNP has taken the economic, social and environmental aspects of sustainable development into consideration. The MNP reflects this strategic policy within the over-arching policy MSD1: Promoting and Achieving Sustainable Development.
- 7.7 **SWDP2: Development Strategy and Settlement Hierarchy** – the MNP recognises the role of Malvern as a Main Town which is a focus for balanced growth within the District. This includes

² https://www.malvern hills.gov.uk/documents/283188/8815787/Strategic_Policies_NP.pdf/603496eb-f877-8b22-4b72-bad6d7e1fe6b

accommodating growth through urban extensions, other allocations and infill development within the defined development boundaries. The following policies are in general conformity with and support the objectives of SWDP2:

- Policy MH2: New Residential Development within the Development Boundary - allows windfall development within the development boundaries subject to proposals meeting criteria;
- Policy ME1: Protecting Employment Allocations - protects the allocations identified to meet the employment needs within Malvern, and
- Policy MR1: Town and District Centres - allows for main town centre development of an appropriate scale within the NPA's centres.

7.8 **SWDP3: Employment, Housing and Retail Provision Requirement and Delivery** – this policy sets out the objectively assessed need and requirement for the key land uses within each of the constituent parts of South Worcestershire.

7.9 The MNP supports this policy through the following policies:

- Policy MH2: New Residential Development within the Development Boundary – allows windfall development within the development boundaries subject to proposals meeting criteria;
- Policy ME1: Protecting Employment Allocations – protects the allocations identified to meet the employment needs within Malvern, and
- Policy MR1: Town and District Centres – allows for main town centre development of an appropriate scale within the NPA's centres which can help to meet the identified requirement.

7.10 These policies are considered to be in general conformity with SWDP3.

7.11 **SWDP4: Moving Around South Worcestershire** – this policy seeks to manage travel demand, provide alternative modes of travel and deliver transport infrastructure necessary to support economic prosperity.

7.12 The MNP supports this policy through the following policies:

- Policy MT1: Transport and Development – seeks to ensure that new development is accessible by different modes of travel, has safe and efficient access for all, does not lead to highway capacity issues and has adequate parking provision.
- Policy MT3: Malvern Link Railway Station Opportunity Area – promotes the provision of a transport interchange and a park and ride site which supports the proposals within WCC's Local Transport Plan 4.

7.13 These policies are considered to be in general conformity with SWDP4.

7.14 **SWDP5: Green Infrastructure** – this policy seeks to ensure the provision, maintenance and connectivity of GI within proposals for new development. The policy links with SWDP38: Green Space which is a non-strategic policy.

7.15 The MNP supports this policy through the following policies:

- Policy MG1: Local Green Space – identifies green space sites within the development boundary that are demonstrably special to the local community for special protection;
- Policy MG2: Neighbourhood Open Space – identifies other open spaces within the NPA that are protected unless particular tests are satisfied, and
- Policy MG3: Trees, Woodland and Hedgerows – seeks to protect these assets from development and ensure appropriate provision if proposed to be lost.

7.16 These policies are considered to be in general conformity with SWDP5.

7.17 **SWDP6: Historic Environment** – the policy seeks to conserve and enhance the Area’s designated and non-designated heritage assets. The policy links with SWDP24: Management of the Historic Environment which is a non-strategic policy.

7.18 The MNP supports this policy through the following policies:

- Policy MHE1: Non-designated heritage assets – seeks to ensure the protection or enhancement of the asset and its’ setting;
- Policy MHE2: Neighbourhood Heritage Areas – identifies Areas of local historic and/or architectural value which warrant protection from inappropriate development that could diminish its historic value, sense of place and environmental quality.

7.19 These policies are considered to be in general conformity with SWDP6.

7.20 **SWDP7: Infrastructure** – the local authorities will work closely with partners to bring forward appropriate and proportionate infrastructure required to deliver the Plan and development will be required to provide or contribute towards the provision of infrastructure needed to support it.

7.21 The MNP supports this policy through the following policy:

- Policy MI1: Infrastructure and Development – seeks to ensure the appropriate provision of infrastructure associated with new development and that developers demonstrate this provision within their proposals.

7.22 This policy is considered to be in general conformity with SWDP7.

7.23 **SWDP8: Providing the Right Land and Buildings for Jobs** – seeks to protect the employment allocations for B1, B2 and B8 uses. The policy does allow for other uses that demonstrate job creation provided they do not undermine or constrain the main purpose of the employment allocation. The policy also provides criteria that need to be met for change of use of existing B1, B2 and B8 premises over 1,000sqm.

7.24 The MNP supports this policy through the following policies:

- Policy ME1: Protecting Employment Allocations – seeks to ensure the protection of the allocations at land at North East Malvern and QinetiQ for employment uses due to Malvern’s

national role in the provision of high technology and advanced electronics, communications and digital industries;

- Policy ME2: Provision of Micro and Small Scale Business Development – seeks to enable the provision of premises for smaller scale enterprises to broaden the range of employment provision and meet identified need,
- Policy ME3: Employment Development within Existing Industrial Estates and Business Parks – supports the principle of employment development within these designated areas subject to proposals satisfying certain criteria; and
- Policy ME4: Non-Employment Development within Existing Industrial Estates and Business Parks – seeks to protect all buildings and premises (i.e. no size threshold) within the existing employment areas from change of use unless certain criteria are fulfilled and supports the principle for further B1, B2 and B8 uses again subject criteria.

7.25 These policies are considered to be in general conformity with SWDP8.

7.26 **SWDP9: Creating and Sustaining Vibrant Centres** - The policy supports new retail, leisure and tourism development of an appropriate scale to its location. Measures to secure the vitality and viability of Centres can be set out in neighbourhood plans which can include environmental enhancements and activities that seek to improve the visitor experience.

7.27 The MNP supports this policy through the following policy:

- Policy MR1: Town and District Centres – allows for main town centre development of an appropriate scale within the NPA's centres.

7.28 This policy is considered to be in general conformity with SWDP9.

7.29 'Community Aspirations' within Section 6 'Plan Delivery' of the MNP identifies a number of potential initiatives aimed at improving the visitor experience within the NPA's Centres including public realm improvements within Malvern Link and Barnards Green District Centre and the provision of a town square within Great Malvern.

7.30 **SWDP10: Protection and Promotion of Centres and Local Shops** - The policy supports new retail and leisure development of an appropriate scale to its location and the hierarchy of centres as shown at Table X. Great Malvern is identified as a Town Centre and Barnards Green and Malvern Link as District Centres.

7.31 The MNP supports this policy through the following policies:

- Policy MR1: Town and District Centres – allows for main town centre development of an appropriate scale within the NPA's centres; and
- Policy MR2: Neighbourhood parades – identifies parades of local shops within the NPA and seeks to protect existing retail provision subject to criteria.

7.32 These policies are considered to be in general conformity with SWDP10.

7.33 **SWDP12: Employment in Rural Areas** - The policy refers to Category 1, 2 and 3 villages and lower category villages and the open countryside. Malvern is defined as a Main Town and there are no villages within the NPA. There are some areas of open countryside beyond the defined development boundary and policy ME2: Provision of Micro and Small Business Development would apply to proposals within these areas.

7.34 The MNP supports this policy through the following policy:

- Policy ME2: Provision of Micro and Small Business Development – allows for this type of development providing it meets certain criteria including the impact on landscape character and quality, biodiversity interest and key views which is particularly relevant to those proposals located within the open countryside.

7.35 This policy is considered to be in general conformity with SWDP12.

7.36 **SWDP13: Effective Use of Land** – This policy relates to housing and ensuring that new residential development makes the most effective and sustainable use of land focusing on housing density, reusing previously developed land (PDL) including windfall sites and making only exceptional use of Best Most Versatile Agricultural Land.

7.37 The MNP supports this policy through the following policies:

- Policy MD1: Building Design and Accessibility – includes a criteria relating to making efficient use of land;
- Policy MH2: New Residential Development within the Development Boundary – includes a criteria relating to re-using PDL in an effective manner; and
- Policy MH3: New Residential Development beyond the Development Boundary – the policy limits housing in this location unless it meets strict criteria.

7.38 These policies are considered to be in general conformity with SWDP13.

7.39 **SWDP14: Market Housing Mix** - The policy relates to housing development of 5 or more units which should contain, subject to viability considerations, a mix and type of market housing. The mix will be informed by latest SHMA and other local data for example neighbourhood plans. A Housing Needs Assessment has been carried out for the NPA as part of the neighbourhood plan evidence gathering.

7.40 The MNP supports this policy through the following policy:

- Policy MH1: Housing Mix – require proposals of 5 or more units to demonstrate through the provision of a Local Housing Provision Statement how the development meets local housing need for all housing types.

7.41 This policy is considered to be in general conformity with SWDP14.

7.42 **SWDP15: Meeting Affordable Housing Needs** - The policy seeks the provision of affordable housing associated with new residential development. The proportion of affordable housing is dependent on size and location of development.

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- 7.43 The MNP defers to SWDP in relation to the requirements for affordable housing. Policy M1: Housing Mix requires developers (for proposals of 5 or more units to demonstrate how the proposal meets local need including for affordable housing.
- 7.44 This policy is considered to be in general conformity with SWDP15.
- 7.45 **SWDP17: Travellers and Travelling Showpeople** – The MNP does not include a policy or policies that are related to or relevant to this strategic policy.
- 7.46 **SWDP21: Design** – This criteria based policy is supported by:
- Policy MD1: Building Design and Accessibility
 - Policy MD2: Landscaping and Public Realm
 - Policy MD3: Sustainable Design
- 7.47 The MNP policy complements and provides a local perspective to SWDP21.
- 7.48 **SWDP22: Biodiversity and Geodiversity** – There are a number of policies within the MNP which recognise the importance of the NPA's nature conservation and biodiversity assets including:
- Policy MG1: Local Green Space
 - Policy MG2: Neighbourhood Green Space
 - Policy MG3: Trees, Woodlands and Hedgerows
 - Policy MD2: Landscaping and Public Realm
- 7.49 These policies are considered to be in general conformity with SWDP22.
- 7.50 **SWDP23: The Cotswolds and Malvern Hills AONB** – a small area of the NPA, which includes the Hills and Malvern Common, are designated within the AONB. The remainder of the town is within the setting of the AONB. This location is recognised by the MNP within the following policies:
- Policy MV1: Key Views
 - Policy MD2: landscaping and Public Realm – criteria 2
 - Policy MD4: Microgeneration – criteria 2
 - Policy MI2: High Quality Communications Infrastructure – criteria 1
 - Policy ME2: Provision of Micro and Small Business Development – criteria 3
 - Policy MH3: New Residential Development beyond the Development Boundary – criteria 4
- 7.51 These policies are considered to complement and provide a local perspective to SWDP23 and to be in general conformity with it.
- 7.52 **SWDP27: Renewable and Low Carbon Energy** – this policy seeks to ensure that new developments over 100 sqm gross or one or more dwellings incorporate, subject to viability

considerations, at least 10% of its predicted energy requirements from renewable or low carbon sources. Policy MD4: Microgeneration provides a criteria based policy to be considered on proposals that require planning permission for these small scale energy generation equipment. The policy is considered to complement and be in general conformity with Policy SWDP27.

- 7.53 **SWDP28: Management of Flood Risk** – MNP Policy MD3: Sustainable Design includes a criteria which refers to the provision of SUDS to help manage surface water run-off and reduce flood risk associated with new development. This is considered to support and be in general conformity with SWDP28.
- 7.54 **SWDP52: Malvern** – the policy lists a number of allocations within the NPA that help to ensure that the objectively assessed need will be met through new development. The MNP recognises these allocations.
- 7.55 **SWDP53: Malvern Technology College (QinetiQ) and SWDP56: Development at North East Malvern** – the policy identifies the site for future housing and employment development. The latter is specifically supported by Policy ME1: Protecting Employment Allocations. Both allocations are recognised within the MNP and referred to in relation to ensuring need is met for both housing and economic development. The MNP is considered to support and be in general conformity with these policies.

8 Compatibility with EU Legislation

Paragraph 2(a): A draft neighbourhood development plan meets the basic conditions if:

(f) the making of the order does not breach, and is otherwise compatible with, EU obligations.

- 8.1 A screening process was carried out by Malvern Hills District Council to determine whether a Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment (HRA) would be required to support the MNP. This Assessment is a requirement of the EU Directive on the assessment of the effects of certain plans and programmes on the environment.
- 8.2 A joint SEA and HRA Screening Opinion request was submitted to Malvern Hills District Council (MHDC) in July 2017. The Screening Opinion was provided in September 2017 following consultation with the statutory authorities. This concluded that the draft MNP did not require either a full SEA or HRA Appropriate Assessment (HRAAA) to be undertaken.
- 8.3 The reasoning given for this decision was that the draft MNP does not propose any policies or allocate land for development which departs from the strategy of the South Worcestershire Development Plan (SWDP) and the potential environmental impacts of this strategy have been examined and addressed through means of a Sustainability Appraisal (SA) incorporating a SEA. The conclusions of the SA are therefore applicable to the draft MNP.
- 8.4 In relation to the HRA the Screening Opinion concluded that there are no internationally designated wildlife sites within the Malvern Neighbourhood Plan Area (MNPA) and the two identified within a 20km radius have been addressed within the SWDP HRAAA. As the draft MNP is considered to be in general conformity with the SWDP it is concluded that a HRAAA is not required.
- 8.5 The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a 'protected characteristic' and those who do not. 'Protected characteristics' are defined in the Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.6 Equality Impact Assessment is an analysis of a policy or policies, in order to identify the potential for an adverse impact on particular group or community, in particular those with a protected characteristic. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups so that if a policy results in unfairness or discrimination then changes to eliminate or lessen the impact can be considered.
- 8.7 An assessment has been made on whether the MNP has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available). Appendix 8.1 provides a schedule of potential impacts on 'protected characteristics'.
- 8.8 The MNP, in terms of its preparation and content, has had regard to the fundamental rights and freedoms enshrined under the European Convention on Human Rights and it complies with the Human Rights Act 1998.

9 Prescribed Conditions

Paragraph 2(a): A draft neighbourhood development plan meets the basic conditions if:

- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

9.1 There are no other prescribed matters.

10 Listed Buildings and Conservation Areas

Paragraph 2(a): A draft neighbourhood development plan meets the basic conditions if:

- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order.

10.1 These sub-paragraphs only apply in so far as the order grants planning permission for development that affects a listed building or its setting and/or grants planning permission for development in relation to buildings or other land in a Conservation Area.

10.2 The MNP does not grant planning permission for any development affecting a listed building or its setting or development within a Conservation Area. The MNP provides policies that may be used to assess such applications in the future along with NPPF and relevant policies within the SWDP.

11 Involvement of the Local Community and Stakeholders

- 11.1 The production of the MNP has involved the participation and contribution of the local community and stakeholders from the initial stages. The management of producing the MNP has been facilitated by the Town Council's Neighbourhood Plan Working Party and Officers from MTC. There have been a number of Working Groups working on particular themes which includes members of the local community working alongside Town Councillors.
- 11.2 There have been a number of public engagement and consultation exercises carried out by the MTC to raise awareness of the MNP and ascertain views on issues and proposals.
- 11.3 A Consultation Statement has been produced which provides the detail around the involvement of the local community and stakeholders in the development of the MNP.

12 Conclusion

- 12.1 It is considered that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) have been met within the MNP.
- 12.2 There are no apparent conflicts between the policies contained within the MNP and the policies within the NPPF 2012 and the policies within the South Worcestershire Development Plan.
- 12.3 The information within this Statement demonstrates general conformity with Paragraph 8(1) (a) of the Town and Country Planning Act 1990 (as amended). It is therefore respectfully suggested that the MNP should proceed to referendum.

APPENDICES

APPENDIX 2.1

MALVERN TOWN NEIGHBOURHOOD PLAN AREA DESIGNATION FROM MHDC



**Neighbourhood Area Decision Notice
Neighbourhood Planning (General) Regulations 2012**

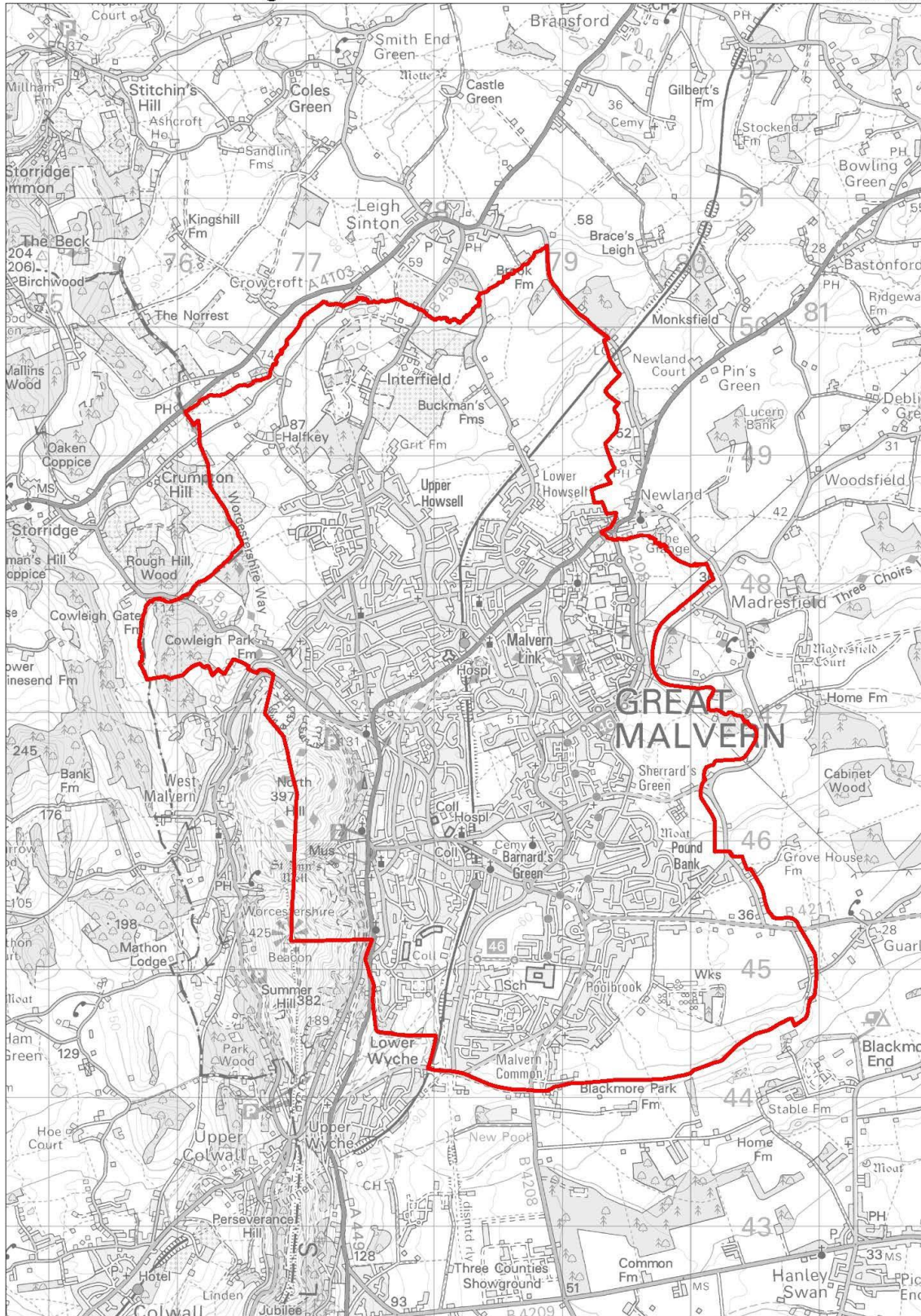
Name of Neighbourhood Area:	Malvern Town
Qualifying Body:	Malvern Town Council
Consultation Dates:	Friday 13 th June to Friday 25 th July 2014
Is the organisation making the area application a relevant body under section 61G(2) of the 1990 Act?	Yes
Is the Neighbourhood Area considered to be appropriate under section 61G(4) of the 1990 Act?	Yes
Does the area overlap with another designated area (section 61G(7))?	No
For joint area application, are all relevant bodies included as per section 61F(2) of the 1990 Act?	Not applicable
Were any comments received during the consultation period?	Yes
Summary of comments received	Support the application. Requested that the emerging neighbourhood plan take account of various strategic documents and designations. Requested that the District Council consider excluding a proposed strategic housing site from the neighbourhood area.
Are any modifications required to this or any adjoining neighbourhood area as per section 61G(6) of the 1990 Act?	No

Decision under Regulation 7 of the Neighbourhood Planning (General) Regulations 2012:

The application for the designation of the area defined by the boundaries of Malvern Town Council, as shown on the map overleaf, as a Neighbourhood Area for the purpose of neighbourhood planning is APPROVED.

Date of Decision: 22nd August 2014

Malvern Town Neighbourhood Area



APPENDIX 8.1
EQUALITY IMPACT ASSESSMENT SCHEDULE

APPENDIX 8.1 EQUALITY IMPACT ASSESSMENT SCHEDULE

Protected Characteristic	Policies											Comments
	Sustainable Development MSD1	Green Infrastructure MG1 – MG3	Visual Amenity MV1	Heritage MHE1 – MHE2	Community MC1 – MC2	Design MD1 – MD4	Transport MT1 – MT4	Infrastructure MI1 – MI2	Employment Land ME1 – ME4	Retail Land MR1 – MR2	Housing Land MH1 – MH3	
Age	●	✓	●	●	✓	✓	✓	✓	✓	✓	✓	Overall the MNP provides a positive benefit to all age groups within the NPA.
Disability	●	✓	●	●	✓	✓	✓	✓	●	●	●	Overall the MNP provides a positive benefit to persons who are disabled or who have limited mobility.
Marriage & Civil Partnership	●	●	●	●	●	●	●	●	●	●	●	Overall the MNP has a neutral impact on marriage and civil partnership.
Gender Reassignment	●	●	●	●	●	●	●	●	●	●	●	Overall the MNP has a neutral impact on persons having undergone or undergoing gender reassignment.
Pregnancy & Maternity	●	✓	●	●	✓	✓	●	✓	●	●	✓	Overall the MNP has a positive benefit to young families.
Race	●	●	●	●	✓	●	●	●	●	●	●	Overall the MNP has a minor positive benefit to people of all races.
Religion or Belief	●	●	●	●	✓	●	●	●	●	●	●	Overall the MNP has a minor positive benefit for people of all creed, religion, faiths and beliefs.
Sex	●	●	●	●	●	●	●	●	●	●	●	Overall the MNP has a neutral impact on gender. It does not benefit one gender over another.
Sexual Orientation	●	●	●	●	●	●	●	●	●	●	●	Overall the MNP has a neutral impact on sexual orientation.
Comments	This policy has a neutral impact on all protected characteristics.	Policies on greenspace provide positive benefits for all ages, young families and those who are disabled or have limited mobility.	This policy has a neutral impact on all protected characteristics.	This policy has a neutral impact on all protected characteristics.	Policies protecting community assets will be a positive benefit to all sections of the community.	Policies on design will benefit people of all ages, the disabled, young families and can provide a safe environment for all.	These policies particularly in respect of car parking have a positive benefit for all ages, the disabled and young families.	Policies on infrastructure will benefit people of all ages, the disabled, young families.	New businesses will give opportunities for young and old to obtain jobs, training and skills.	New businesses will give opportunities for young and old to obtain jobs, training and skills.	New housing in the NPA will give opportunities for young and old to live in the area, including those with or looking to start a family.	✓ positive impact
												● neutral impact
												X negative impact