Martley, Knightwick and Doddenham Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

'Basic Conditions' Statement

Martley, Knightwick and Doddenham Parish Councils



1.0 LEGAL REQUIREMENTS

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by qualifying bodies, namely Martley, Knightwick and Doddenham Parish Councils.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made up to 2030 (the same period as the South Worcestershire Development Plan).

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Martley, Knightwick and Doddenham Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 BASIC CONDITIONS

2.1 Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

The Martley, Knightwick and Doddenham Neighbourhood Development Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that "The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan." The Neighbourhood Plan has been drafted with regard to the relevant strategic planning policies for Malvern Hills District, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should "not promote less development than set out in the Local Plan or undermine its strategic policies". The Martley, Knightwick and Doddenham Neighbourhood Plan does not undermine the strategic policies of South Worcestershire and Malvern Hills. The Plan aims to support these policies by protecting and enhancing local community facilities and local employment opportunities, supporting new housing in Martley in line with its role as a Category 1 Village under Policy SWDP2 of the adopted South Worcestershire Development Plan, meeting local housing needs, supporting improvements in traffic management, protecting landscape character, heritage assets and locally important views and designating local green spaces.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Martley, Knightwick and Doddenham Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that the Martley, Knightwick and Doddenham Neighbourhood Development Plan has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.	The Parish Councils have produced the Submission Plan in line with this guidance. The NDP will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through extensive consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2030. The Neighbourhood Plan sets out a concise and practical suite of policies (18 in total) to guide development management decisions.
Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.	The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Martley, Knightwick and Doddenham in a creative way, ensuring that the quality and distinctiveness of these places is enhanced by protecting important local green spaces, supporting existing employment opportunities, protecting community facilities, whilst at the same time supporting housing growth.
Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the	This Submission Neighbourhood Plan refines and amplifies strategic policies set out in the South Worcestershire Development Plan. The Submission Neighbourhood Plan protects existing sources of local

NPPF Core Planning Principle	Regard that the Martley, Knightwick and Doddenham Neighbourhood Development Plan has to guidance
country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.	employment and supports the expansion and improvement of existing business premises, rural diversification and home-based working (Policy MKD16). Policies MKD6 and MKD7 support new housing within the development boundary of Martley.
Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	The Submission Neighbourhood Plan protects the character, form and setting of Martley, Knightwick and Doddenham through the identification of a development boundary in Policy MKD6, and the restriction of development in the open countryside (Policy MKD8). Policies MKD2 and MKD3 require housing development proposals to be of high quality design and sympathetic to local character in terms of size, scale, boundary treatment, materials and detailing.
Planning should 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 supporting thriving rural communities within it.	The Martley, Knightwick and Doddenham Neighbourhood Development Plan seeks to protect the surrounding open countryside by identifying a development boundary and aims to protect and enhance services and facilities vital to supporting a thriving rural community (Policies MKD13 and MKD14). Policy MKD1 protects and enhances local landscape character and requires the layout and design of new development to be in keeping with

NPPF Core Planning Principle	Regard that the Martley, Knightwick and Doddenham Neighbourhood Development Plan has to guidance
	the scattered settlement character of the villages and hamlets. It also seeks to protect significant views which are locally valued and which make an important contribution to the neighbourhood area's landscape character.
	New housing within the defined development boundary of Martley is supported whilst housing development elsewhere is restricted (Policies MKD6 and MKD7).
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	The Submission Neighbourhood Plan promotes an approach which reduces reliance on the private car and improves the pedestrian environment, for example, by requiring new development to be designed in such a way as to encourage slower speeds. (Policy MKD14).
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	The Submission Neighbourhood Plan is fully consistent with this principle. The Plan provides a policy framework for protecting and enhancing local green spaces (Policy MKD9) and restricting development in the open countryside. This should have a beneficial impact on the natural environment. Policy MKD requires new development proposals to include ecological enhancements as part of landscaping and building design. Policy MKD3 seeks to ensure that new development proposals minimise

NPPF Core Planning Principle	Regard that the Martley, Knightwick and Doddenham Neighbourhood Development Plan has to guidance
	limited so that it does not lead to light pollution that detracts from the area's dark skies.
Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.	The Submission Plan seeks to safeguard locally important open spaces from new development and encourages new housing within the development boundary of Martley. Policy MKD6 promotes housing development on previously developed land or through the re-use, conversion or extension of an existing building. There is a restrictive approach to new housing development in the open countryside (Policy MKD8)
Planning should 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 (such as wildlife, recreation, flood risk mitigation, carbon storage or food production).	The Submission Plan recognises that open spaces can perform multiple functions in Policy MKD10 which protects identified Local Green Spaces. Policy MKD11 promotes green infrastructure to support local biodiversity and in so doing, recognises the multiple functions that land can perform.
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	Policy MKD4 seeks to protect local heritage assets of the parishes which are yet to be identified. Development is expected to be sensitively designed with careful regard to the heritage asset's historic and architectural interest and setting. Policy MKD5 seeks to protect archaeology and refers to the archaeological assessment work undertaken for the 2 parishes by Worcestershire County Council.

NPPF Core Planning Principle	Regard that the Martley, Knightwick and Doddenham Neighbourhood Development Plan has to guidance
Planning should 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	The Submission Neighbourhood Plan seeks to focus development in sustainable locations by promoting new housing development within the development boundary of Martley (Policy MKD6) and by encouraging home-based working (Policy MKD16).
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. An additional policy has been included following representations at Regulation 14 by Worcestershire County Council – Policy MKD 12 Promoting Health and Wellbeing. Policies in the plan safeguard and seek to improve local green spaces (Policy MKD13). The Plan also protects local community facilities and services (Policy MKD14).

2.2 Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

There are 79 Listed Buildings in the neighbourhood area. Policies MKD1, MKD2, MKD3, MKD4 and MKD5 collectively help to protect the historic environment.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

2.3 Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Submission Neighbourhood Plan has special regard to the desirability of preserving and enhancing the character and appearance of the Conservation Area at Martley, through the provision of planning policies which aim to protect and enhance historic, natural and built heritage assets. The Plan includes policies which set out design principles for landscape, settlement patterns and buildings.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

2.4 The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Development Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A screening report was prepared by Malvern Hills District Council to determine whether or not the content of the draft Martley, Knightwick and Doddenham Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The draft screening report was subsequently sent to the relevant statutory bodies; Natural England, Historic England and the Environment Agency to clarify whether they agreed with Malvern Hills District Council's findings as to whether the plan requires a full SEA and/or HRA.

Requirement for HRA / legislative Background

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation. As set out in the Screening Report, there are no internationally designated wildlife sites within the neighbourhood plan area. However, there is a site that falls within 15km, which is the Lyppard Grange Ponds SAC (approximately 11km to the east of the plan area). The impact on this site was considered in the screening assessment.

Screening Determination

Strategic Environmental Assessment (SEA)

A screening assessment to determine the need for a SEA in line with regulations and guidance was undertaken and can be found in Section 5 of the Malvern Hills Screening Report. The assessment found that no significant environmental effects will occur as a result of the implementation of the Martley, Knightwick and Doddenham Neighbourhood Plan. Consequently, it is recommended that a full SEA does not need to be undertaken for the Martley, Knightwick and Doddenham Neighbourhood Plan.

This was confirmed through the responses from Historic England, Natural England and the Environment Agency.

Habitats Regulations Assessment (HRA)

A screening assessment to determine the need for HRA in line with regulations and guidance was undertaken and is set out in Section 4 of the screening report. It found that it was unlikely that the neighbourhood plan will result in any significant negative impacts on internationally designated wildlife sites which have not already been examined and addressed as part of the Appropriate Assessment conducted for the South Worcestershire Development Plan. As such, it was recommended that a full Appropriate Assessment is not required.

This was confirmed through the responses from Historic England, Natural England and the Environment Agency.

2.5 Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development.

Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

- "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 at the right time to support growth and innovation; and by identifying and coordinating 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 the 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 well- being; 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."

In Paragraph 6, the NPPF states that "the policies in paragraphs 18-219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system".

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below summarises how the policies and allocations in the Martley, Knightwick and Doddenham Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan's contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan's Contribution
Economic	The Submission Neighbourhood Plan supports local employment uses by development at the Maylite Trading Estate and Edgar Estate, supporting extensions to existing rural business premises, supporting rural diversification and encouraging homeworking (Policy MKD15 - Re-use of Redundant or Disused Buildings for Economic Uses, Policy MKD16 - Supporting Local Employment and Policy MKD17 - Supporting New Communication Technologies).
Social	The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development. Policy MKD9 seeks to promote a mix of new housing to meet local needs.

	The plan protects local community facilities and promotes health and well-being by supporting proposals for new and expanded community and leisure facilities and services (Policy MKD14) and recreation open space (Policy MKD13).	
	Policy MKD 10 identifies a number of Local Green Spaces for protection for the benefit of local people.	
	Policy MKD12 promotes health and wellbeing in new development.	
Environmental	The Submission Neighbourhood Plan includes a number of policies (Policies MKD1, MKD2, MKD3, MKD4 and MKD5) that seek to protect and enhance the character, form and setting of the neighbourhood area and distinctive landscape features.	
	All new developments would be expected to maintain the existing settlement pattern of scattered buildings with many open spaces (Policy MKD6). Local green spaces are identified for protection from development (Policy MKD10).	

2.6 Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the South Worcestershire Development Plan 2016.

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted South Worcestershire Development Plan.

Table 3 Conformity with Local Strategic Planning Policy

Martley, Knightwick and Doddenham Neighbourhood	South Worcestershire Development Plan 2016
Development Plan	
	Policy SWDP 22: Biodiversity and Geodiversity
Policy MKD1 - Landscape Design Principles	A. Development which would compromise, the favourable condition of
	a Special Area of Conservation (SAC) or other international
All new proposals for built development should demonstrate the	designations or the favourable conservation status of European or
following:	nationally protected species or habitats will not be permitted.
	B. Development likely to have an adverse effect on a Site of Special
1. The key features of any Significant Views can continue to	Scientific Interest (SSSI) will not be permitted, except where the
be enjoyed, including distant buildings, natural features,	benefits of the development at that site clearly outweigh both its likely
features of importance, areas of landscape, and the	impact on the features of the site that make it of special scientific
juxtaposition of settlement edges and open countryside.	interest and any broader impacts on the national network of SSSIs.
Significant Views are identified in Appendix 1 and are	C. Development which would result in the loss or deterioration of an
shown on Maps 8, 12 and 13. Development which	Ancient Woodland (AW), a Veteran Tree (VT), or a nationally protected
impacts on these views will only be supported where the	species will not be permitted unless the need for and the benefits of
scheme is sited and designed sensitively, and	the proposed development in that location clearly outweigh the loss
development is of an appropriate scale, to ensure that	or deterioration.
the key features are not unduly obscured.	D. Development which would compromise the favourable condition or
	the favourable conservation status of a Grassland Inventory Site (GIS),
2. The design and layout of new development is in keeping	a Local Wildlife Site (LWS), a Local Geological Site (LGS), an important
with the scattered settlement character of the villages	individual tree or woodland and species or habitats of principal

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and hamlets. In areas of principle timbered farmlands additional individual dwellings could be accommodated within the dispersed settlement pattern but they should not occur in sufficient density to convert the pattern to wayside or clustered status. The historic dispersed settlement pattern should be maintained. Modern development favouring groups or clusters of new houses would not be appropriate in this landscape. In areas of principle wooded hills occasional additional dwellings could be assimilated, but the density should remain extremely low. In riverside meadows settlement is typically absent and new development should be exceptional. The Landscape guidelines suggest building or road construction works should be avoided.

- 3. Boundary treatments should favour, where appropriate, planted hedges of native species, reclaimed brick that matches local examples or sandstone walls.
- 4. Where appropriate, landscaping proposals in new development should take into account the latest Worcestershire Landscape Character Assessment and its guidelines in accordance with SWDP 25. The following landscape design guidelines should be incorporated into schemes where appropriate:

In areas of <u>principal timbered farmlands</u> <u>and wooded</u> <u>estatelands</u> these are to:

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importance recognised in the Biodiversity Action Plan, or listed under Section 41 of the Natural Environment and Rural Communities Act 2006, will only be permitted if the need for and the benefits of the proposed development outweigh the loss.

E. Where the policy requirements of B, C or D have been met, full compensatory provision, to include establishment (secured through a legal agreement where appropriate), commensurate with the ecological / geological value of the site will be required. In the first instance this should be through on-site mitigation, the details of which should be agreed with the Local Planning Authority. Off-site mitigation will only be acceptable where on-site mitigation is shown not to be possible.

F. Development should, wherever practicable, be designed to enhance biodiversity and geodiversity (including soils) conservation interests as well as conserve on-site biodiversity corridors / networks.

Developments should also take opportunities, where practicable, to enhance biodiversity corridors / networks beyond the site boundary.

Policy SWDP 25: Landscape Character

A. Development proposals and their associated landscaping schemes must demonstrate the following:

- That they take into account the latest Landscape Character
 Assessment and its guidelines; and
- ii. That they are appropriate to, and integrate with, the character of the landscape setting; and
- iii. That they conserve, and where appropriate, enhance the primary characteristics defined in character assessments and

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Development Plan	
Maintain the tree cover character of hedgerow oaks, and	important features of the Land Cover Parcel, and have taken
enhance the age structure of the hedgerow oak	any available opportunity to enhance the landscape.
population.	B. A Landscape and Visual Impact Assessment (LVIA) will be required
 Conserve all ancient woodland sites and restock with 	for all major development proposals and for other proposals where
locally occurring native species.	they are likely to have a detrimental impact upon:
Seek to bring about coalescence of fragmented relic	i. A significant landscape attribute;
ancient woodlands (see Glossary).	ii. An irreplaceable landscape feature; or
Encourage the planting of new woodlands, reflecting the	iii. The landscape as a resource.
scale, shape and composition of the existing ancient	The Landscape and Visual Impact Assessment should include proposals
woodland character, favouring oak as the major species.	to protect and conserve key landscape features and attributes and,
 Conserve and restore tree cover along water courses and stream lines. 	where appropriate, enhance landscape quality.
Seek opportunities to enhance tree cover along highways	
and other non-farmed locations.	
Conserve and restore the pattern and composition of the	
hedgerow structure through appropriate management,	
and replanting.	
Conserve the organic pattern and character of the lane	
networks.	
Maintain the historic dispersed settlement pattern.	
In areas of <u>principal wooded hills</u> these are to:	
Conserve and restore the ancient broadleaved character	
of all woodlands.	
Seek to restore the wooded character of the area	
through large scale woodland planting in areas where the	
interlocking pattern has become diluted.	

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 Conserve and restore the irregular pattern of assarted fields. Strengthen the wooded character of hedge lines and stream lines through replanting or natural regeneration. New woodland planting and felling coupes should be carefully designed to take particular account of their visual impact. 	
In areas of <u>riverside meadows</u> these are to:	
 Seek to retain the unity of the linear form of these landscapes Conserve all existing areas of permanent pasture. Seek opportunities to encourage the conversion of arable land back to pasture. Conserve and enhance continuous tree cover along hedge lines, ditches and watercourses. Conserve existing wetland habitats and seek opportunities for further wetland habitat creation. Avoid building or road construction works. Avoid further drainage of waterside meadows. Explore opportunities to return to patterns and processes of natural flooding cycles. 	
In areas of <u>unenclosed commons</u> , these are to:	

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•	Conserve and enhance the unenclosed visual distinctiveness of open common areas. Conserve and enhance the spatial pattern, scale and specific character of wayside dwellings associated with commons. Seek to integrate wildlife benefit, current recreational interests and other uses, together with the historical interest.	
5.	Development that damages or results in the loss of ancient trees, or trees and hedgerows of aboricultural and amenity value, will be resisted. Proposals should be designed to retain such features.	
6.	Proposals for poly-tunnels, glasshouses and solar farms should seek to minimise their negative visual impact on the landscape as well as any loss of, or detriment to, public amenity. Where planning permission is required, particular attention should be given to the following: • Encouraging the use of brownfield sites wherever possible, or land of lower agricultural value. • Consideration of visual impact of any structures, particularly on identified significant views (see Appendix I and Maps 8, 12 and 13) • Ensuring heritage assets are conserved in a manner appropriate to their significance, and considering any	

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adverse impacts of proposals on views important to their setting. Use of appropriate landscaping such as hedgerows to provide screening, and encouraging management of the site to enhance environmental and biodiversity wellbeing. Where possible, new development should incorporate Sustainable Drainage Systems which are fully compliant with the most recently adopted national and local standards, in order to minimise flood risk. The following significant local geological and landscape features and their settings are protected: Ankerdine Common, Berrow Hill, The Nubbins, The Millennium Green, Martley Rock, Penny Hill Quarry, Kingswood Weir, Rodge Hill (see Maps 6 and 7). Development on these sites will not be supported. Development which impacts on the setting of these sites or views towards them will be required to demonstrate that careful consideration has been given to design and siting, so that any adverse visual impacts are minimised. Such proposals should aim to protect the feature(s), and where possible incorporate information and interpretation facilities explaining the feature's significance.	

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Policy MKD2 - Building Design Principles in Martley Conservation Area and its Immediate Setting

- 1. New development in Martley within the Conservation Area or which impacts on its setting will be supported only where the type, character and design of the development actively enhances the Conservation Area.
- 2. New buildings or extensions should reflect the overall pattern of buildings within and around the setting of the Conservation Area, in terms of size and scale, form, proportion and detailing. Use of local materials is encouraged. However, good quality, modern materials used in an innovative or challenging design which complements those qualities which contribute to character and appearance will also be acceptable. Extensions should be in materials sympathetic to the main building.
- 3. New buildings or extensions should be sited according to the locally prevailing building pattern within the village, and service buildings such as garages and outbuildings sited so as to be subsidiary to the main house and not unduly prominent within the street scene.
- 4. Proposals should retain significant views and open spaces, trees and hedgerows or boundary features that

Policy SWDP 1: Overarching Sustainable Development Principles

A. When considering development proposals, the Local Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work jointly and proactively with applicants to find solutions that mean proposals can be approved wherever possible and to secure development that improves economic, social and environmental conditions in south Worcestershire.

- B. Planning applications that accord with the policies in the SWDP (and where relevant, with polices in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.
- C. Where applications do not accord with policies in the SWDP, the Local Authority will seek to work with applicants with a view to mitigating adverse impacts and identifying sustainable solutions where possible.
- D. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Local Authority will grant permission unless material considerations indicate otherwise taking into account whether:
- i. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- ii. specific policies in the Framework indicate that development should be restricted.

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	Policy SWDP 6: Historic Environment A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire. B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to: i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.
	 iii. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes. iv. Archaeological remains of all periods. v. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries. vi. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open

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	spaces and archaeological remains, along with their settings and views of the city. vii. The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.
	Policy SWDP 21: Design (Extract) A. All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve - and where appropriate enhance - cultural and heritage assets and their settings. New and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.
	 B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed. They will also need to address the following matters: i. Siting and Layout The siting and layout of a development should reflect the given
	characteristics of the site in terms of its appearance and function. Orientation should take advantage of passive heating and cooling systems, offer shade as appropriate and provide for the use of renewable energy. ii. Relationship to Surroundings and to Other Development Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that

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Development Plan	
	contribute to the visual and heritage interest of the townscape,
	frontages, streets and landscape quality of the local area. iv. Neighbouring Amenity
	iv. Neighbouring Amenity Development should provide an adequate level of internal and
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	external space, privacy, outlook, sunlight and daylight, and
	should not be unduly overlooking or overbearing. v. Settlement Character
	v. <u>Settlement Character</u> The distinct identity and character of settlements should be
	safeguarded.
	vi. Mix of Uses
	To create vitality and interest, proposals should incorporate a mix of uses where appropriate to the location.
	vii Flexible Design
	Buildings should incorporate flexible designs, addressing access
	to public open spaces and enabling adaption for future needs
	and uses in terms of internal spaces and extensions.
	viii. Scale, Height and Massing
	The scale, height and massing and height of development must
	be appropriate to the setting of the site and the surrounding
	landscape character and townscape, including existing urban
	grain and density.
	ix. Links, Connectivity and Access
	Design and layouts should maximise opportunities for
	pedestrian and cycle linkages to the surrounding area and local
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	services and should be generally accessible for all users,
	including those with disabilities. Vehicular traffic from the
	development should be able to access the highway safely; and

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	the road network should have the capacity to accommodate the type and volume of traffic from the development. x. Detailed Design and Materials The detailing and materials of development should be of high quality and appropriate to its context. Design should have regard to sustainable construction approaches and ensure adaptability to changes in the climate. xi. Appropriate Facilities Development should incorporate the required parking facilities and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised
	standards. xii. Landscaping Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and incorporating arrangements for long term management is emphasised. xiii. Public Realm
	Public realm and open spaces should be designed, appropriately detailed and maintained via management agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development. xiv. Creating a Safe and Secure Environment Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through

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	the layout and positioning of buildings, spaces and uses. Where appropriate, measures for crime reduction should be applied to standards set out in the 'Design out Crime' guidance. Buildings and their surrounding spaces should be designed to allow rapid access by the emergency services.
Policy MKD3 - Building Design Principles outside Martley	Policy SWDP 1: Overarching Sustainable Development Principles
Conservation Area	A. When considering development proposals, the Local Authority will take a positive approach that reflects the presumption in favour of
All new development proposals must meet the following requirements:	sustainable development contained in the National Planning Policy Framework. It will always work jointly and proactively with applicants to find solutions that mean proposals can be approved wherever
New development should enhance and reinforce the local distinctiveness of the area and proposals should show clearly how the general character, scale, mass, and	possible and to secure development that improves economic, social and environmental conditions in south Worcestershire.
layout of the site, building or extension fits in with the 'grain' of the surrounding area. Care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the	B. Planning applications that accord with the policies in the SWDP (and where relevant, with polices in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.
street scene and impact on any significant wider landscape views. Generic house styles that do not reflect the distinct local character will not be acceptable.	C. Where applications do not accord with policies in the SWDP, the Local Authority will seek to work with applicants with a view to mitigating adverse impacts and identifying sustainable solutions where possible.
2. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the	D. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the

	ey, Knightwick and Doddenham Neighbourhood opment Plan	South Worcestershire Development Plan 2016
	quality or character of the surrounding environment. Elevations should be of traditional red brick, red sandstone or grey limestone. Roofs should be of grey slate or tiles. Window frames and doors should be of wood.	Local Authority will grant permission unless material considerations indicate otherwise – taking into account whether: i. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or ii. specific policies in the Framework indicate that development
3.	The use natural materials from environmentally- responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled is encouraged.	should be restricted. Policy SWDP 21: Design (Extract) A. All development will be expected to be of a high design quality. It
4.	Redevelopment, alteration or extension of historic farmsteads must be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework. ¹	will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve - and where appropriate enhance - cultural and heritage assets and their settings. New and innovative designs will be encouraged and supported where they enhance the overall quality of the built environment.
5.	Lighting that ensures public safety should be limited so that it does not lead to light pollution that detracts from the area's dark skies.	B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed. They will also need to address the following matters:
6.	Driveway and entrance gates should reflect the rural nature of the Parish and be of traditional wooden or metal field design.	 Siting and Layout The siting and layout of a development should reflect the giver characteristics of the site in terms of its appearance and function. Orientation should take advantage of passive heating

¹ See http://www.worcestershire.gov.uk/info/20230/archive and archaeology projects/1023/historic farmstead characterisation

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	and cooling systems, offer shade as appropriate and provide for the use of renewable energy. ii. Relationship to Surroundings and to Other Development Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area. iv. Neighbouring Amenity Development should provide an adequate level of internal and external space, privacy, outlook, sunlight and daylight, and should not be unduly overlooking or overbearing. v. Settlement Character The distinct identity and character of settlements should be safeguarded. vi. Mix of Uses To create vitality and interest, proposals should incorporate a mix of uses where appropriate to the location.
	vii Flexible Design Buildings should incorporate flexible designs, addressing access to public open spaces and enabling adaption for future needs and uses in terms of internal spaces and extensions. viii. Scale, Height and Massing The scale, height and massing and height of development must be appropriate to the setting of the site and the surrounding

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	landscape character and townscape, including existing urban grain and density. ix. Links, Connectivity and Access Design and layouts should maximise opportunities for pedestrian and cycle linkages to the surrounding area and local services and should be generally accessible for all users, including those with disabilities. Vehicular traffic from the development should be able to access the highway safely; and the road network should have the capacity to accommodate the type and volume of traffic from the development. x. Detailed Design and Materials The detailing and materials of development should be of high quality and appropriate to its context. Design should have regard to sustainable construction approaches and ensure
	adaptability to changes in the climate. xi. Appropriate Facilities Development should incorporate the required parking facilities and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised standards. xii. Landscaping Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using
	appropriate species and incorporating arrangements for long term management is emphasised. xiii. Public Realm

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	Public realm and open spaces should be designed, appropriately detailed and maintained via management agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development. xiv. Creating a Safe and Secure Environment Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, measures for crime reduction should be applied to standards set out in the 'Design out Crime' guidance. Buildings and their surrounding spaces should be designed to allow rapid access by the emergency services.
Policy MKD4 - Protecting Local Heritage Assets	Policy SWDP 6: Historic Environment A. Development proposals should conserve and enhance heritage
Proposals requiring consent which affect a building or structure on the proposed Local List must demonstrate how they protect or enhance the heritage asset. The renovation or alteration of buildings or structures identified on the local heritage list should be designed sensitively, and	assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire. B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In
with careful regard to the heritage asset's historical and architectural interest and setting.	particular this applies to:

Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes. Archaeological remains of all periods. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city. The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns. SWDP 24: Management of the Historic Environment elopment proposals affecting heritage assets will be considered redance with the Framework, relevant legislation and published all and local guidance. Osals likely to affect the significance of a heritage asset,

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	by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets. C. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged, as well as other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk.
Policy MKD5 - Archaeology Development proposals in areas shown on Worcestershire Archive and Archaeological Service Historic Environment Record (HER) Maps should take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development.	Policy SWDP 6: Historic Environment As above. Policy SWDP 24: Management of the Historic Environment As above.
In all instances the Worcestershire Historic Environment Record should be consulted at an early stage in the formulation of proposals.	

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Policy MKD6 - Maintaining the Settlement Pattern in Martley,	Policy SWDP 21: Design (Extract)
Knightwick and Doddenham	A. All development will be expected to be of a high design quality. It
	will need to integrate effectively with its surroundings, in terms of
All new housing developments in Martley, Knightwick and	form and function, reinforce local distinctiveness and conserve - and
Doddenham must be designed to continue the existing	where appropriate enhance - cultural and heritage assets and their
settlement pattern of scattered dwellings, with many open	settings. New and innovative designs will be encouraged and
spaces and piecemeal development in varied styles and with	supported where they enhance the overall quality of the built
irregular layouts.	environment.
	B. Applications should demonstrate, through a Design and Access
Developments will be required to meet the following settlement	Statement or other supporting evidence, how the objectives outlined
design principles:	in criterion A have been addressed. They will also need to address the
	following matters:
1. New developments must be small in scale (less than six	i. <u>Siting and Layout</u>
houses) and retain the open spaces surrounding	The siting and layout of a development should reflect the given
settlements.	characteristics of the site in terms of its appearance and
	function. Orientation should take advantage of passive heating
2. New developments must be fully integrated into the	and cooling systems, offer shade as appropriate and provide
existing settlement through layouts which promote	for the use of renewable energy.
permeability ² and accessibility to neighbouring	ii. Relationship to Surroundings and to Other Development
residential areas, open spaces ³ and facilities.	Development proposals must complement the character of the
	area. In particular, development should respond to surrounding
3. Infill developments should be in keeping with the scale of	
the immediate surrounding area and not adversely affect	contribute to the visual and heritage interest of the townscape,
the amenity of neighbouring properties by way of privacy	frontages, streets and landscape quality of the local area.

² **Permeability** is the extent to which urban forms permit (or restrict) movement of people and vehicles in different directions.

³ **Open space** is defined in the NPPF as all open space of public value, including not just land, but also areas of water (such as rivers, canals and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

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and outlook. Proposals will be required to demonstrate	iv. Neighbouring Amenity			
that proposed buildings on infill plots will not result in	Development should provide an adequate level of internal and			
the unacceptable loss of open spaces which are	external space, privacy, outlook, sunlight and daylight, and			
characteristic of the dispersed and scattered settlement	should not be unduly overlooking or overbearing.			
pattern.	v. <u>Settlement Character</u>			
	The distinct identity and character of settlements should be			
	safeguarded.			
	vi. <u>Mix of Uses</u>			
	To create vitality and interest, proposals should incorporate a			
	mix of uses where appropriate to the location.			
	vii <u>Flexible Design</u>			
	Buildings should incorporate flexible designs, addressing access			
	to public open spaces and enabling adaption for future needs			
	and uses in terms of internal spaces and extensions.			
	viii. Scale, Height and Massing			
	The scale, height and massing and height of development must			
	be appropriate to the setting of the site and the surrounding			
	landscape character and townscape, including existing urban			
	grain and density.			
	ix. <u>Links, Connectivity and Access</u>			
	Design and layouts should maximise opportunities for			
	pedestrian and cycle linkages to the surrounding area and local			
	services and should be generally accessible for all users,			
	including those with disabilities. Vehicular traffic from the			
	development should be able to access the highway safely; and			
	the road network should have the capacity to accommodate			
	the type and volume of traffic from the development.			
	x. <u>Detailed Design and Materials</u>			

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	The detailing and materials of development should be of high quality and appropriate to its context. Design should have regard to sustainable construction approaches and ensure adaptability to changes in the climate. xi. Appropriate Facilities Development should incorporate the required parking facilities and provision for the storage of bicycles. Satisfactory access and provision for the parking, servicing and manoeuvring of vehicles should be provided in accordance with the recognised standards. xii. Landscaping
	Development should provide high quality hard and soft landscaping. The importance of soft landscaping, using appropriate species and incorporating arrangements for long term management is emphasised. xiii. Public Realm
	Public realm and open spaces should be designed, appropriately detailed and maintained via management agreements. They should also incorporate active frontages where appropriate. Proposals should include hard and soft surfaces, public art, street furniture, shade, lighting and signage as appropriate to the development.
	xiv. Creating a Safe and Secure Environment Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, measures for crime reduction should be applied to standards set out in the 'Design out Crime' guidance. Buildings

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	and their surrounding spaces should be designed to allow rapid access by the emergency services.					
Policy MKD7 - New Housing Development in Martley Village	Policy SWDP 2: Development Strategy and Settlement Hierarchy (extract)					
New housing development within the Martley village development boundary (Map 3 Policies Map) will only be supported if:	 A. The Development Strategy comprises the following principles: i. Provide accessible, attractive employment sites and positive policies to deliver job creation opportunities. ii. Provide for and facilitate the delivery of sufficient housing to 					
 It is infill development, or involves the conversion, re-us or extension of an existing building; 	meet objectively assessed needs to 2030. iii. Safeguard and (wherever possible) enhance the open countryside.					
2. It does not lead to the loss of community or recreation facilities or local employment opportunities; and	iv. Encourage the effective use and reuse of accessible, available and environmentally acceptable brownfield land.v. Maintain the openness of the Green Belt (as shown on the					
3. It accords with other relevant policies of the Martley, Knightwick and Doddenham Neighbourhood Plan and South Worcestershire Development Plan.	Policies Map). vi. Focus most development on the urban areas, where both housing needs and accessibility to lower-cost public services are greatest. B. Windfall development proposals will be assessed in accordance with					
	the settlement hierarchy below:					

Martley, Knightwick and Doddenham Neighbourhood Development Plan		South Worcestershire Development Plan 2016				
	Table 2 - Se	Table 2 - South Worcestershire Settlement Hierarchy (also see Annex D)				
	Category	Retail Hierarchy Position / Role	Settlements Included	Role	Implications for the SWDP	
	Urban areas - City	First (city centre)	Wider Worcester Area (excluding Worcester Technology Park)	Worcester is the administrative centre of the county and provides the greatest range of services. It is the main employment destination for people from Malvern Hills and Wychavon. The city is a subregional focus for strategic employment, housing and retail development.	To continue to fulfil its role, the city needs to accommodate the largest amount of employment, housing and retail development. To support implementation in an effective and sustainable manner, significant investment is required in infrastructure. Allocation policies SWDP 43, 44 and 45 are of particular relevance. In principle support for infill development within the administrative area subject to the more detailed Plan policies	

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	Urban areas - Main Towns	Second	Droitwich Spa, Evesham, Malvern	These towns provide a comprehensive range of local services and employment opportunities for their residents and the rural hinterland. The towns will continue to be the focus of balanced growth in Malvern Hills and Wychavon.	Housing development and the necessary associated infrastructure delivered through urban extensions, other allocations and infill development within defined development boundaries. Also significant focus upon supporting employment. Relevant allocation policies include: SWDP 48-53 and 56.
	Urban Areas - Other Towns	Third	Pershore, Tenbury Wells, Upton-upon- Severn	These are less than a third of the size of the main towns, with fewer high-level services. Nonetheless Pershore, Tenbury Wells and Upton-upon-Severn	New development is limited in Tenbury Wells and Upton-upon-Severn due to the extent of the floodplains surrounding these towns. Pershore is a larger settlement with more available suitable land, part of which is allocated for an urban extension. Provision

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	Rural Areas (1)	Fourth	Category 1, 2 and 3 villages	provide a range of services and employment opportunities and act as local service centres. These villages provide varying ranges of local services and facilities. However, the larger settlements generally tend to provide the greatest range. Their role is predominantly aimed at meeting locally identified housing and	will need to be made to meet the necessary local infrastructure requirements Relevant allocation policies are SWDP 46, 47, 57 and 58. Infill development within the defined development boundaries is acceptable in principle subject to the more detailed Plan policies. A number of housing sites of an appropriate scale are allocated in Category 1, 2 and 3 villages to address the need for housing and support local services. Rural employment opportunities of an appropriate scale are also encouraged. Directly relevant policies include: SWDP 12 and 16

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				employment needs. They are suited to accommodate market and affordable housing needs alongside limited employment for local needs.	together with allocation policy SWDP59. Infill development within the defined development boundaries is acceptable in principle subject to the more detailed Plan policies
	Rural Areas (2)	Fifth	Lower category villages	These villages tend to be very small and at best offer one or two local services. Their role in providing additional future development is limited.	Infill development within the defined development boundaries is acceptable in principle subject to the more detailed Plan policies. Small scale employment development and rural exception sites are acceptable in principle, as set out in Policies SWDP 12 and 16.
	-		l as a Categor egory 3 Village	y 1 Village in Ann e.	ex D and

Martley, Knightwick and Doddenham Neighbourhood Development Plan	South Worcestershire Development Plan 2016
	C. The open countryside is defined as land beyond any development boundary. In the open countryside, development will be strictly controlled, and will be limited to dwellings for rural workers (see policy SWDP 19), rural employment development (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) D. Development proposals should ensure the retention of the open character of the Significant Gaps.
	E. The West Midlands Green Belt will be maintained and development proposed in the Green Belt will be considered in accordance with national policy as set out in the Framework.
	F. Development proposals should be of an appropriate scale and type with regard to the size of the settlement, local landscape character (see SWDP 25), location and the availability of infrastructure.
	G. Encouragement is given to the redevelopment of brownfield sites. The biodiversity interest of brownfield sites will also be considered.
	H. The SWDP is supportive of development proposals that are promoted through neighbourhood planning mechanisms, where these proposals do not compromise the delivery of the plan's strategic policies and proposals.

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	I. As required by the Duty to Co-operate, due consideration will be given, including through a review of the SWDP where appropriate, to the housing needs of other local planning authorities in circumstances when it has been clearly established through the local plan process that those needs must be met through provision in the SWDP area J. The following three Sub Areas are identified to support the implementation of SWDP 2, including policy set out in SWDP 3: Wider Worcester Area Malvern Hills (Excluding Wider Worcester Area) Sub Area Wychavon (excluding Wider Worcester Area) Sub Area
	Policy SWDP 59: New Housing for Villages A. The sites listed below in Tables 25, 26 and 27, as identified on the Policies Map, are allocated for development in Category 1, 2 and 3 villages. B. In addition to A, housing proposals in all villages will be permitted where they comply with SWDP 2 B and fall into one or more of the following categories: i. Located on land within defined development boundaries, as identified on the Policies Map, where they comply with relevant other Plan policies. ii. Local initiatives including Neighbourhood Plans, Community Right to Build Orders and Neighbourhood Development Orders. iii. Rural Exception Sites (see SWDP 16).
	Table 25: Category 1 Village Allocations _Malvern Hills (extract)

Martley, Knightwick and Doddenham Neighbourhood Development Plan	South Worces	tershire Develo	elopment Plan 2016				
	Policy Ref	Category 1 Village	Location	Indicative no. of dwellings	Site Area (ha)		
	SWDP59/12	Martley	Land adjacent to the Crown	51	3.08		
	SWDP59k	Martley	Land adjacent to the primary school	14	0.77		
Policy MKD8 - New Housing Development Outside the Martley	1	2: Developmen	t Strategy and S	Settlement Hie	rarchy		
New housing development in the open countryside, outside the Martley village development boundary (Map 3), will be only supported when it is: 1. A dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or 2. Affordable housing on an exception site to meet identified local need; or	i. Provid policie ii. Provid meet c iii. Safegu countryside. iv. Encourand er v. Mainta Policie vi. Focus	e accessible, at s to deliver job e for and facility objectively asserted and (where the effectivironmentally ain the opennes Map).	y comprises the stractive employ creation opportate the delivery essed needs to 2 ever possible) errors of the Green ent on the urbaccessibility to love	ment sites and tunities. of sufficient he 030. hance the ope of accessible, vnfield land. Belt (as shown an areas, where	positive ousing to en available on the e both		
3. A replacement of an existing dwelling with established use rights and where the replacement dwelling does not exceed the original footprint by 30%; and	are greatest.						

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	Table 2 - South Worcestershire Settlement Hierarchy (also see Annex D)					
4. It accords with other relevant policies in the Martley Knightwick and Doddenham Neighbourhood Plan and South Worcestershire Development Plan.	Category	Retail Hierarchy Position / Role	Settlements Included	Role	Implications for the SWDP	
Extensions to existing dwellings will be supported, providing that they are subordinate to, and do not dominate the character and appearance of the original dwelling. Conversions or the reuse of existing buildings will be supported providing there is no need for substantial reconstruction or need for large extensions.	Rural Areas (1)	Fourth	Category 1, 2 and 3 villages	These villages provide varying ranges of local services and facilities. However, the larger settlements generally tend to provide the greatest range. Their role is predominantly aimed at meeting locally identified housing and employment needs. They are suited to accommodate market and affordable housing needs alongside limited employment for local needs.	A number of housing sites of an appropriate scale are allocated in Category 1, 2 and 3 villages to address the need for housing and support local services. Rural employment opportunities of an appropriate scale are also encouraged. Directly relevant policies include: SWDP 12 and 16 together with allocation policy SWDP59. Infill development within the defined development boundaries is acceptable in principle subject to	

Martley, Knightwick and Doddenham Neighbourhood Development Plan	South Wo	rcestershire	e Developme	nt Plan 2016	
					the more detailed Plan policies
	Rural Areas (2)	Fifth	Lower category villages	These villages tend to be very small and at best offer one or two local services. Their role in providing additional future development is limited.	Infill development within the defined development boundaries is acceptable in principle subject to the more detailed Plan policies. Small scale employment development and rural exception sites are acceptable in principle, as set out in Policies SWDP 12 and 16.
	C. The ope boundary controlled SWDP 19) exception replacement	en countrys. In the ope I, and will b, rural emplastes (see Sent dwelling	ide is defined n countryside e limited to d loyment deve WDP 16), bui	l as land beyond a e, development w wellings for rural elopment (see SW ildings for agricult	any development ill be strictly workers (see policy DP 12), rural cure and forestry, sions, replacement

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	D. Development proposals should ensure the retention of the open character of the Significant Gaps.
	E. The West Midlands Green Belt will be maintained and development proposed in the Green Belt will be considered in accordance with national policy as set out in the Framework.
	F. Development proposals should be of an appropriate scale and type with regard to the size of the settlement, local landscape character (see SWDP 25), location and the availability of infrastructure.
	G. Encouragement is given to the redevelopment of brownfield sites. The biodiversity interest of brownfield sites will also be considered.
	H. The SWDP is supportive of development proposals that are promoted through neighbourhood planning mechanisms, where these proposals do not compromise the delivery of the plan's strategic policies and proposals.
	I. As required by the Duty to Co-operate, due consideration will be given, including through a review of the SWDP where appropriate, to the housing needs of other local planning authorities in circumstances when it has been clearly established through the local plan process that those needs must be met through provision in the SWDP area
	J. The following three Sub Areas are identified to support the implementation of SWDP 2, including policy set out in SWDP 3:

Martley, Knightwick and Doddenham Neighbourhood Development Plan	South Worcestershire Development Plan 2016
	 Wider Worcester Area Malvern Hills (Excluding Wider Worcester Area) Sub Area Wychavon (excluding Wider Worcester Area) Sub Area
	Policy SWDP 13: Effective Use of Land (Extract) A. To deliver places that are more sustainable, development will make the most effective and sustainable use of land, focusing on: i. Housing density; ii. Reusing previously developed land; and iii. Making only exceptional use of the Best and Most Versatile Agricultural Land. Housing Density B. Housing development in south Worcestershire will make the most effective and efficient use of land, with housing density designed to enhance the character and quality of the local area, commensurate with a viable scheme and infrastructure capacity. Use of the Best and Most Versatile Agricultural Land H. Windfall development proposals which would result in the loss of more than two hectares of Best and Most Versatile (BMV) Agricultural Land, will be required to demonstrate that: i. the proposed development cannot reasonably be accommodated on non-BMV agricultural land; and ii. the benefits of the development significantly outweigh the loss of BMV land.

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	L. In addition, the effect of the loss of BMV agricultural land on farm economics and management will be considered. Where development would fragment farm holdings, planning permission will be granted only where mitigation is possible, e.g. the land can be incorporated into surrounding holdings and where there is no severance of buildings from the agricultural land.
	Policy SWDP 16: Rural Exception Sites
	A. Affordable housing development will be permitted on small sites beyond, but reasonably adjacent to, the development boundaries of villages where the following is demonstrated:
	 There is a proven and as yet unmet local need, having regard to the latest Worcestershire Strategic Housing Market Assessment, the Sub-regional Choice-based Letting Scheme and other local data e.g. Neighbourhood Plan, Parish Survey or
	Parish Plan;
	ii. No other suitable and available sites exist within the
	development boundary of the settlement; and iii. Secure arrangements exist to ensure the housing will remain
	affordable and available to meet the continuing needs of local people.
	B. Where viability for 100% affordable housing provision cannot be
	achieved, an element of market housing may be included within a
	rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be
	required to provide additional supporting evidence in the form of an

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	open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor. C. Further details on the manner in which the policy will be implemented will be set out in an Affordable Housing Supplementary Planning Document.
	Policy SWDP 18: Replacement Dwellings in the Open Countryside A. The replacement of an existing dwelling in the open countryside with another single dwelling will be permitted where: i. The existing dwelling is not a caravan, mobile home or subject to a temporary planning permission. ii. It can be demonstrated that accommodation needs cannot be met through the alteration, extension and / or refurbishment of the existing dwelling. iii. The replacement is not disproportionately larger than the existing dwelling and will not exceed the size of the original footprint by more than 30%. iv. The proposed dwelling is positioned on the footprint of the existing dwelling, unless there are visual, landscape or highway safety or other environmental grounds to justify an alternative location within the existing curtilage. v. The curtilage of the replacement building is no greater than that of the existing dwelling.
	vi. The proposal includes the demolition of the dwelling to be replaced.vii. Where the existing dwelling has been provided for agricultural purposes, a condition will be attached to ensure that the

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	replacement dwelling can only be occupied by an agricultural worker once it has been built.
	 Policy SWDP 19: Dwellings for Rural Workers A. Proposals for permanent agricultural, horticultural, forestry and rural enterprise-related dwellings will be permitted provided that: i. The functional and economic test contained in Annex G are met. ii. No dwelling serving or closely associated with the holding has been sold or changed from residential use, or otherwise separated from the holding within the previous five years. iii. The dwelling does not exceed 150 sq.m. of net usable floorspace, unless a larger property is robustly justified; iv. Where practical for its purpose, the dwelling is located close to existing buildings / dwellings, to minimise its visual and environmental impact; and v. Planning conditions are imposed to control the occupancy of the dwelling to ensure that it cannot be sold on or sublet for general accommodation unrelated to the enterprise. B. For a new agricultural, horticultural, forestry or other rural enterprise, a time-limited permission may be granted for a temporary dwelling, such as a mobile home or caravan, until the economic viability of the enterprise is established. Applications for such dwellings must meet the functional and economic tests contained in Annex G.

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	C. Temporary or seasonal accommodation requirements to serve rural enterprises will be considered on a case-by-case basis, but will need to demonstrate: i. that there is a proven business case for the accommodation; ii. that there is no appropriate accommodation available in nearby settlements; and iii. that impacts on local services, landscape and amenity are mitigated.	
Policy MKD9 - Housing Mix	Policy SWDP 14: Market Housing Mix (Extract) A. All new residential developments of five or more units having	
New housing development schemes of 5 or more dwellings	regard to location, site size and scheme viability should contain a mix	
should contribute towards an overall mix of housing types, sizes	of types and sizes of market housing. The mix will be informed by the	
and tenures across the neighbourhood area. In particular, the	latest Strategic Housing Market Assessment, and/or other local data,	
following are encouraged:	for example, Neighbourhood Plans, Parish Surveys, Parish Plans and	
 Properties with either one or two bedrooms to meet the needs of first time buyers and small families; or 	developer's assessments.	
	Policy SWDP 15: Meeting Affordable Housing Needs	
2. Properties designed to be suitable for the elderly, which	A. All new residential development above the thresholds set out in	
are located close to key facilities; or	SWDP 15B (and adjacent land, if it is anticipated that it will form part	
	of a larger site) will contribute to the provision of affordable housing.	
Plots for individual self-build houses.	B. The number, size, type, tenure and distribution of affordable dwellings to be provided will be subject to negotiation, dependent on recognised local housing need, specific site and location factors and development viability and having regard to the sliding scale approach set out below:	
	 On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable and provided on site. 	

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	 ii. On sites of 15 or more dwellings on brownfield land within Worcester City and Malvern Hills, 30% of the units should be affordable and provided on site. On sites of 15 or more dwellings on brownfield land within Wychavon, 40% of the units should be affordable and provided on site. iii. On sites of 10 – 14 dwellings, 30% of units should be affordable and be provided on site. iv. On sites of 5 – 9 dwellings, 20% of units should be affordable and be provided on site. v. On sites of less than five dwellings a financial contribution towards local affordable housing provision should be made, based on the cost of providing the equivalent in value to 20% of the units as affordable housing on site. C. Where a robust justification exists, off-site contributions may be accepted in lieu of on-site provision. D. Secure arrangements will need to be put in place to ensure that the affordable housing provided in accordance with this policy will remain affordable and, for sites outside the city and towns, available to meet the needs of local people. E. The final tenure mix of affordable housing on individual sites will be subject to negotiation. Generally, the preference will be for social rented, unless for example a contribution from an alternative affordable housing tenure is required to achieve scheme viability or local need has been demonstrated for a different affordable housing tenure. F. On sites where it has been demonstrated that the proportion affordable housing sought by SWDP 15B would not be viable, the maximum proportion of affordable housing will be sought that does

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	not undermine the development's viability. Financial viability assessments conforming to an agreed methodology will be required and, where necessary, the Local Authority will arrange for them to be independently appraised at the expense of the applicant. G. Further details of the manner in which the policy will be implemented will be set out in an Affordable Housing Supplementary Planning Document.
Policy MKD10 - Local Green Spaces	Policy SWDP 38: Green Space
The Local Green Spaces as identified on Map 3 and Map 10 will be protected from development except in very special circumstances. The protected Local Green Spaces are: (see Map 3) 1. Chantry Academy Conservation Area 2. Millennium Green 3. Badger Green 4. Hollins Lane banks 5. Martley Playing Field 6. Crown Orchard 7. Hopyards Green	 A. Green space, as detailed on the Policies Map, includes a range of public and private open spaces and associated community facilities. B. Development of Green Space will not be permitted unless the following exceptional circumstances are demonstrated: The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or An assessment of community and technical need (using recognised national methodology where appropriate) clearly demonstrates that the Green Space is surplus to requirements; or Alternative / replacement Green Space of at least equivalent value to the community has been secured in a suitable location. C. This policy should be read in conjunction with policies SWDP5, 22,29
8. Crown Meadow and	and 39 as any new Green Infrastructure secured under these policies will be designated and protected as Green Space.
(see Map 10)	- · ·

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9. Ankerdine Common.	
Policy MKD11 - Providing Green Infrastructure to support Local	Policy SWDP 5: Green Infrastructure
Biodiversity	A. Housing development proposals (including mixed use schemes) are required to contribute towards the provision, maintenance,
New development proposals are encouraged to include ecological enhancements as part of landscaping and building	improvement and connectivity of Green Infrastructure (GI) as follows (subject to financial viability):
design. Proposals could include enhancements such as sustainable drainage systems, re-naturalising watercourses, woodland planting, roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape planting.	 i. For greenfield sites exceeding 1ha gross - 40% Green Infrastructure. ii. For greenfield sites of less than 1ha but more than 0.2ha (gross) – 20% Green Infrastructure. iii. For brownfield sites – no specific Green Infrastructure figure. B. The precise form and function(s) of Green Infrastructure (GI) will depend on local circumstances and the Worcestershire Green Infrastructure Strategy's (WGIS) priorities. Developers should seek to agree these matters with the local planning authority in advance of a planning application. Effective management arrangements should also be clearly set out and secured. Once a planning permission has been implemented, the associated Green Infrastructure will be protected as Green Space (SWDP 38 refers). C. Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on the important GI attributes within the areas identified as "protect and enhance" or "protect and restore", as identified on the Environmental Character Areas Map, will not be permitted unless:

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	 i. A robust, independent assessment of community and technical need shows the specific GI typology to be surplus to requirements in that location; and ii. Replacement of, or investment in, GI of at least equal community and technical benefit is secured
	Policy SWDP 29: Sustainable Drainage Systems
	 A. To minimise flood risk, improve water quality and groundwater recharge and enhance biodiversity and amenity interest, all development proposals (as appropriate to their nature and scale) will be required to: Demonstrate through a Water Management Statement that site drainage and runoff will be managed in a sustainable and co-ordinated way that mimics the natural drainage network. Manage surface water through Sustainable Drainage Systems (SuDS). SuDS scheme must protect water quality and, wherever practicable, reduce the risk of diffuse pollution by means of treating at source and following the management train approach. Secure the long-term maintenance of SuDs As a minimum, demonstrate that for a Greenfield site, the post-development surface water run-off rate will not increase. Proposals on brownfield land must show a 20% reduction in surface water run-off rates compared with the predevelopment situation. A greater reduction in surface water run-off rates may be sought in areas identified e.g. in a Worcestershire Surface Water Management Plan. In all cases,

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	development proposals must not increase surface water flood risk beyond the site. v. Prior to the submission of a planning application, consult with Severn Trent Water to ensure appropriate water infrastructure is secured (surface water sewer capacity). vi. Avoid culverting of any watercourses and secure adequate maintenance access. Open up any culverted watercourses unless this will clearly compromise public safety. vii. Demonstrate that the submitted landscaping scheme will preserve and wherever possible improve the ecological status of on-site watercourses and water bodies, including integration into the wider blue and green infrastructure. viii. Demonstrate compliance with the Water Framework Directive, exploring opportunities to help meet its targets. ix. Lack of space, prohibitive costs, inadequate infiltration and land contamination will not be accepted as reasons for not including SuDS. Given the wide range of SuDS techniques available, there is a sustainable drainage solution to suit all sites.
Policy MKD12 - Promoting Health and Wellbeing	Policy SWDP 21: Design
Where possible new development should contribute to the health and wellbeing of local communities through: 1. Encouraging healthy lifestyles through providing opportunities for active travel and fresh food growing;	A. All development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce local distinctiveness and conserve, and where appropriate, enhance cultural and heritage assets and their settings. New and innovative designs will be encouraged and

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2. Enhancing opportunities for community cohesion through creation of environments that encourage residents to get outdoors and participate in social interaction;	supported where they enhance the overall quality of the built environment. B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, how the objectives outlined in criterion A have been addressed. They will also need to address the
 Considering routes and public transport provision which offer convenient, safe and attractive access to employment, homes, schools and public facilities; Catering for the need of all age groups, in particular the elderly, through the provision of seating areas, shading and simple and clear signage. Developers are encouraged to include a Health Impact Assessment where possible for larger schemes (see Glossary). 	following matters: (Extract) xiv. Creating a Safe and Secure Environment Opportunities for creating a safe and secure environment and providing surveillance should be included, principally through the layout and positioning of buildings, spaces and uses. Where appropriate, development should incorporate measures for crime reduction that are consistent with those recommended by the Secured by Design guides. Buildings and their surrounding spaces should incorporate fire safety measures and be designed to allow rapid access by the emergency services.
Policy MKD13 - Providing, Enhancing and Protecting Recreation Open Space Subject to the provisions of Policy SWDP 38, the existing recreation open space within the Parishes listed below should be retained. These are: • Sport Martley facilities at the Chantry School; and • Playing field and play area next to Martley Memorial Hall;	Policy SWDP 38: Green Space A. Green space, as detailed on the Policies Map, includes a range of public and private open spaces and associated community facilities. B. Development of Green Space will not be permitted unless the following exceptional circumstances are demonstrated: i. The proposal is for a community / recreational use that does not compromise the essential quality and character of the Green Space; or ii. An assessment of community and technical need (using recognised national methodology where appropriate) clearly

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New developments will be required to contribute towards the	demonstrates that the Gree	en Space is surplus to requirements;
provision of open space uses which meet local need, including	or	en space is surplus to requirements,
children's play areas, sports pitches, allotments and amenity	iii. Alternative / replacement Green Space of at least equivalent	
open space in accordance Policy SWDP 39.	value to the community has been secured in a suitable location.	
		junction with policies SWDP5, 22,29
	and 39 as any new Green Infrastru	
	will be designated and protected a	•
	Policy SWDP 39: Provision for Green Space and Outdoor Community Uses in New Development	
	A. Development proposals exceedi	ng 5 dwellings should make
	provision for Green Space and outdoor community uses as set out in	
	Table 10 together with secure arrangements for its long-term	
	management and on-going maintenance. Enhancing accessibility to these open spaces e.g. through improvements to the Rights of Way	
		he total amount of Green Space will
	be within the overall quantum of G	
	•	e precise amount, form and type of
	•	ormed by local evidence, e.g. Parish
	and Town Plans, Neighbourhood Pl	lans, Village Design Statements.
	Table 10: Public Open Space Standards	
	Typology	Malvern Hills
	Amenity (including informal pitches)	ha / 1,000 population 2.00
	and semi-natural	2.00
	greenspace	
	Equipped play space	0.04
	Cemeteries, churchyards	0.41

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Development Plan	the open space typologies off-site provision will be so agreement. For large scale extensions, most of the ty cases the developer will be maintenance / manageme Space/outdoor community. C. Requirements for new a assessed on a case by case which currently includes the Pitch Strategy, Neil Allen AD. On-site provision of Greaccessibility standards: Children's Play Space (safe i. Local Area for Play (LAP) ii. Local Equipped Area for iii. Neighbourhood Equipped Playing Pitches:	een Space will have regard to the following walking distances to dwellings)

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Policy MKD14 - Providing and Protecting Local Community Facilities	Policy SWDP 1: Overarching Sustainable Development Principles A. When considering development proposals, the Local Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy	
The provision of new community and leisure facilities or the enhancement of existing facilities is supported. Development proposals that provide community and leisure facilities will be required to demonstrate that:	Framework. It will always work jointly and proactively with applicant to find solutions that mean proposals can be approved wherever possible and to secure development that improves economic, social and environmental conditions in south Worcestershire.	
 The siting, scale and design respects the character of the surrounding area, including any historic and natural assets; 	B. Planning applications that accord with the policies in the SWDP (and where relevant, with polices in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.	
2. The local road network is capable of accommodating the additional traffic movements; and	C. Where applications do not accord with policies in the SWDP, the Local Authority will seek to work with applicants with a view to mitigating adverse impacts and identifying sustainable solutions where	
3. Adequate parking is provided on the site.	possible.	
Changes of use to Martley Playing Field and Sport Martley will be resisted unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost is made in an equally or more accessible location. If the existing use is no longer economically viable, evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.	D. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Local Authority will grant permission unless material considerations indicate otherwise – taking into account whether: i. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or ii. specific policies in the Framework indicate that development should be restricted.	

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Where it is not demonstrated that there is no longer an existing need for the facility, re-provision of alternative community facilities of equivalent size and quality will be required to be provided in an equally or more-accessible location and in any case within a safe walking-distance of no more than 800 metres from the community which it serves.	SWDP 37: Built Community Facilities A. The provision of new community facilities or the enhancement of existing facilities will be permitted particularly where the proposals have resulted from neighbourhood planning, subject to satisfying the applicable sequential test in the Framework. Applicants will be required to consider whether the combining or rationalisation of existing facilities would be more appropriate than the provision of a new facility. B. Any proposal that would result in the loss of a site or building currently or last used as a community facility will only be permitted supported if the following criteria are have been met: i. An alternative community facility which meets local needs to at least the same extent is, or will be, provided in an equally or more accessible location; or ii. It has been demonstrated that there is an excess of similar provision in the appropriate catchment area for that particular facility and the site or building is not needed for any other community facilities, it has been demonstrated that it would not be economically or operationally viable to retain the facility for community use; or iv. In the case of non-commercial community facilities, the use is no longer operationally viable; or v. The community facility could not be provided or operated by either the current occupier or by an alternative occupier (e.g. by a local community body, public-private partnership, etc.) and it has been

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	marketed in accordance with Annex F (Marketing Requirements) vi. Applicants are required to scope existing facilities in the area and consider whether it would be more appropriate to combine or rationalise existing facilities in the first instance vii. Applicants proposing to redevelop or convert a community facility should consult the appropriate community prior to the submission of a planning application.	
Policy MKD15 - Re-use of Redundant or Disused Buildings for Economic Uses	Policy SWDP 12: Employment in Rural Areas A. Where rural areas are referred to in this policy, this means Category 1, 2 and 3 villages, lower category villages and the open countryside,	
The reuse of redundant or disused buildings for business, leisure or residential purposes will be supported, provided that the proposed use meets all the following criteria:	all as defined in SWDP 2. Farm Diversification D. Proposals to diversify farm businesses for employment, tourism, leisure and recreation uses will be permitted providing:	
 The development would lead to an enhancement to the immediate setting. 	 i. The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation. ii. The scale of activities associated with the proposed 	
Design proposals respect the character and significance of the redundant or disused building.	development is appropriate to the rural character of the area. iii. Wherever possible existing buildings are used to reduce the need for additional built development.	

E. Where planning permission is required for the residential conversion of a building as part of a farm diversification project it will only be granted where a marketing exercise has shown that employment, tourism, leisure and recreation uses are unviable.
Policy SWDP 12: Employment in Rural Areas A. Where rural areas are referred to in this policy, this means Category 1, 2 and 3 villages, lower category villages and the open countryside, all as defined in SWDP 2. Protection of Existing Employment Sites B. To help promote rural regeneration across south Worcestershire, existing employment sites in rural areas that are currently or were last

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 2. Extensions to existing rural B1, B2 and B8 premises and new tourism and leisure related development where they do not conflict with other policies in this plan and the SWDP; 3. Rural diversification at existing agricultural businesses providing: The proposed new use does not detract from, or prejudice, the existing agricultural undertaking or its future operation; and The scale of activities associated with the proposed development is appropriate to the rural character of the area; and Wherever possible, existing buildings are used to reduce the need for additional built development. Extensions to existing dwellings to support home-based working 	purposes will be safeguarded for employment-generating uses during the plan period. Proposals to change the use of such sites to any non-employment generating purpose will need to demonstrate that the site has been actively marketed for employment, tourism, leisure or recreation purposes (for a period of at least twelve months) and that it is no longer viable for an employment-generating use. Details of what would be expected of a marketing exercise are contained in Annex F. Expansion of Existing Employment Sites in Rural Areas C. The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not viable or practical.
where this would not lead to an adverse impact on the amenity of adjacent users and uses and subject to other policies in the Martley, Knightwick and Doddenham NDP and SWDP.	

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Policy MKD17 - Supporting New Communication Technologies	Policy SWDP 26:Telecommunications and Broadband	
Improvements to broadband infrastructure will be supported. Any new development within the Parish should be served by a superfast broadband (fibre optic) connection unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or economically viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation.	A. New development should be provided with superfast broadband or alternative solutions where appropriate, e.g. mobile broadband and / or Wi-Fi. Wherever practicable, superfast broadband capacity should be incorporated to agreed industry standards(56). Developers and infrastructure providers(57) should seek to facilitate this through early engagement. Telecommunications Development B. When considering telecommunications development proposals, the following factors will be taken into account: i. Operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the location of telecommunications apparatus. ii. The need for the ICNIRP(58) Guidelines Guidelines (and / or any other relevant guidance in place at the time of the application) for safe emissions to be met. iii. The need to avoid interference with existing electrical equipment and air traffic services. iv. The potential for sharing existing masts, buildings and other structures. Such evidence and justification for any new site should accompany any application made to the local planning authority.	

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	 v. The impact of the development on its surroundings with particular regard to the following criteria: The siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on the visual amenity, character or appearance of the surrounding area. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance. 		
Policy MKD18 - Transport Management	Policy SWDP 4: Moving Around South Worcestershire (Extract)		
	Managing Travel Demand		
Developer contributions and other funding will be sought to	A. Proposals must demonstrate that the layout of development		
improve accessibility, transport and traffic management	will minimise demand for travel, they offer genuinely		
measures in the neighbourhood area. The following measures	sustainable travel choices, they address road safety and they		
will be supported:	are consistent with the Worcestershire Transport Plan		
 Investment in public transport provision. 	objectives.		
 Provision of pavement, cycle and walking routes and safe 	B. Travel Plans will be required for all major developments. These		
crossing places for pedestrians on major roads.	must set out measures to reduce the demand for travel by		
 Introduction of measures designed to slow vehicular 	private cars and stimulate cycling, walking and public transport		
speed and	use through agreed targets and monitoring arrangements.		
Car parking.	C. New development should have regard to the design criteria		
New development should be designed in such a way to	and `principles set out in Manual for Streets; Worcestershire		
encourage slower speeds in keeping with the local area, in	County Council's Local Transport Plan, and Worcestershire County Council's Highways Design Guide,		

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accordance with standards recommended by Worcestershire County Council. Car parking should be accordance with the standards adopted at the time ⁴ .	 Providing Alternative Modes of Travel D. Priority will be given to improving public and community transport provision, walking and cycling infrastructure during the plan period. In accordance with SWDP 7, developments will be expected to contribute to the provision of sustainable transport infrastructure necessary to support them either through direct investment in facilities or by financial contributions. E. In order to promote more transport choice in rural areas, community transport and innovative transport projects, including those that promote the use of new vehicle technology, will be encouraged in conjunction with new development proposals. 	
	Implementation M. Financial contributions from development towards transport infrastructure will be secured either through the Community Infrastructure Levy charging schedule and / or developer contributions as appropriate.	

⁴See Worcestershire County Council's Parking Standards in Appendix A of the Worcestershire County Council's Highways Design Guide at http://www.worcestershire.gov.uk/downloads/file/1847/highways_design_guide

2.7 Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ("The Convention"). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that "The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status." The Parish Councils have developed the policies and

proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.0 Conclusion

- 3.1 This Basic Conditions Statement sets out that:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - 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. This applies only to Orders. (However for completeness reference is made to this in relation to the NDP.)
 - 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. This applies only to Orders. (However for completeness reference is made to this in relation to the NDP.)
 - the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
 - the making of the order (or neighbourhood plan) 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).
 - the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
 - prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).
- 3.2 Therefore the Martley, Knightwick and Doddenham Submission Neighbourhood Development Plan (NDP) has been prepared to meet the above Basic Conditions.

Prepared on behalf of the Martley, Knightwick and Doddenham Parish Councils and the Martley,	, Knightwick and Doddenham
Neighbourhood Plan Steering Group by Kirkwells Town Planning Consultants <u>www.kirkwells.co.</u>	<u>uk</u>