

Representation on Malvern Town Neighbourhood Plan

SWDP Policy 3, "Employment, Housing and Rerail Provision Requirement and Delivery", Reasoned Justification, para. 9 (page 61)

1. The proposed Neighbourhood Plan is inevitably a long document. I may therefore have failed to notice a mention that may have been made in it of the problem of population transfer out of Malvern Town raised in the above paragraph of the SWDP. But if such a mention has been made, I have not noticed it and feel obliged to comment accordingly.
2. It has been decided that by 2030 2950 homes required for Malvern Town residents will be provided, not within the Town - because of the presence of the AONB as well as of other considerations - but instead in the Wider Worcester Area that lies within Malvern Hills District and also in certain areas of Wychavon.
3. It may, for all I know, be that the figure of 2950 above includes an estimate of that proportion of the expected in-migration into the three South Worcestershire Councils that would be expected to settle in Malvern Town. If so, it may be argued that this element of the 2950 total will not suffer undue hardship from being "transferred" to WWA and Wychavon, since they have not acquired a particular right to live in Malvern Town and they can just as well purchase a house elsewhere in South Worcestershire.
4. But surely a significant element of the 2950 total to be transferred will consist of people already living in Malvern Town who in normal circumstances would hope to be able to buy a house during the Plan period in their own home town, namely, Malvern.
5. But it is precisely this - very natural - expectation of the Malvernians affected which is being taken away from them. For the sake of preserving the quality of life enhancement from the AONB for the wider county and national community, the Malvernians concerned are being deprived of what most people would regard as their natural right, i.e., the right to make their home within their local community where they have grown up, have family ties, have made friendships and even started careers.
6. That is to say, for many of the 2950 future households concerned, the local houses that they have counted on being able to acquire within their local community will simply not be available. Future Malvernian households are being forced to move elsewhere.
7. In these circumstances it is completely inadequate for the proposed NDP to claim that there is adequate space within the Town's limits to accommodate the number of new houses proposed for Malvern in the SWDP. This low number has only been made possible by the decision to transfer 2950 future Malvern households (or a significant proportion of them) away from their home town.
8. An NDP has to concern itself with future housing as one of the needs of the local population by whom and for whom it has been written. An NDP, therefore, should primarily be concerned about the future needs of its population and then how these needs should and can be met. It seems to me that enormous human problems will be created by the decision to transfer 2950 (or a good proportion of that figure) future Malvernian households to the WWA

and Wychavon. I apologize if I have overlooked a key part of the Draft NDP but I could not find in it any recognition of this problem nor of the debt that will be owed by the wider community to those whose natural right to continue to live in their home town is being taken from them nor any measures that will be taken to minimise the emotional and physical hardships that will be caused.

Martin O'Brien



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