

Regulation 16 Consultation
on the Submitted Martley, Knightwick & Doddenham
Neighbourhood Plan
RESPONSE FORM

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

This consultation runs for six weeks from Friday 12th May to Friday 23rd June 2017.

If you wish to comment on the draft Martley, Knightwick & Doddenham Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 23rd June 2017** to:

Email: developmentplans@malvern hills.gov.uk, or by

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

All comments will be made publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Malvern Hills District Council in line with the Data Protection Act 1998.

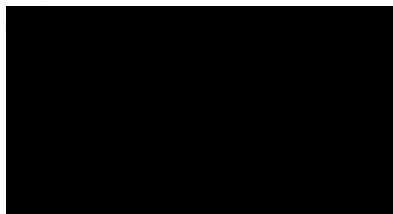
Please fill in your details in the boxes below:

Full Name:

PETER KIRBY

Organisation (if applicable):

Address (including postcode):



Telephone number:



Email address:



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

Section 6 Settlement Pattern and Housing

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

Please see attached comments as they relate to section of the NP and also an attached plan to which it refers.

Thank you.

Please use a separate form for each representation.

Future Notification

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

Yes

No

Signature

[Redacted Signature]

Date

23/6/17

Thank you for completing this form.

Background

I am writing as a joint owner of the parcel of land south of the recreation field and to the west of Hastings Close as edged red on the attached plan being Map 12 of the Neighbourhood Plan. I am commenting on the draft consultation for the Martley, Knightwick and Doddenham Neighbourhood Plan. More particularly however I am drawing to the Examiner's attention the fact that draft Neighbourhood Plan makes no practical attempt in satisfying the proven demand for housing in Martley village as identified by Parish surveys and so fails to meet the NPs own stated Objective 3 to respond to the housing needs in the neighbourhood area.

Parish Survey

The Parish Survey of 2014 stated that about half those surveyed supported additional housing with the type of house that was preferred most frequently stated as being affordable houses to buy or rent, smaller houses for people who want to downsize, low energy houses, bungalows and sheltered housing. Local housing surveys found that about forty households wish to move to a different type of house within the Parish with most being elderly who wanted more manageable housing.

The development boundary as proposed in map 12 is drawn so tightly around the existing built up environment that when referred to in Draft Policy MKD7 it is evident that there is little or no prospect of any new housing development in Martley at all during the Plan period with the Parish relying on the existing planning consents to say that they have fulfilled the minimum housing requirements sought of them during the period of the Neighbourhood Plan. These existing dwellings mostly in the form of The Crown Meadow do not meet the identified need of the Parish having effectively been landed on Martley by the lack of a five year housing supply within Malvern Hills District. This ignores the proven demand within the Parish as identified in the Parish survey of around half of the respondents who would support extra housing and many of whom (about 40 at the time of the survey) would like the opportunity to move within the Parish to the types of dwelling that Draft Policy MKD9 – Housing Mix supports.

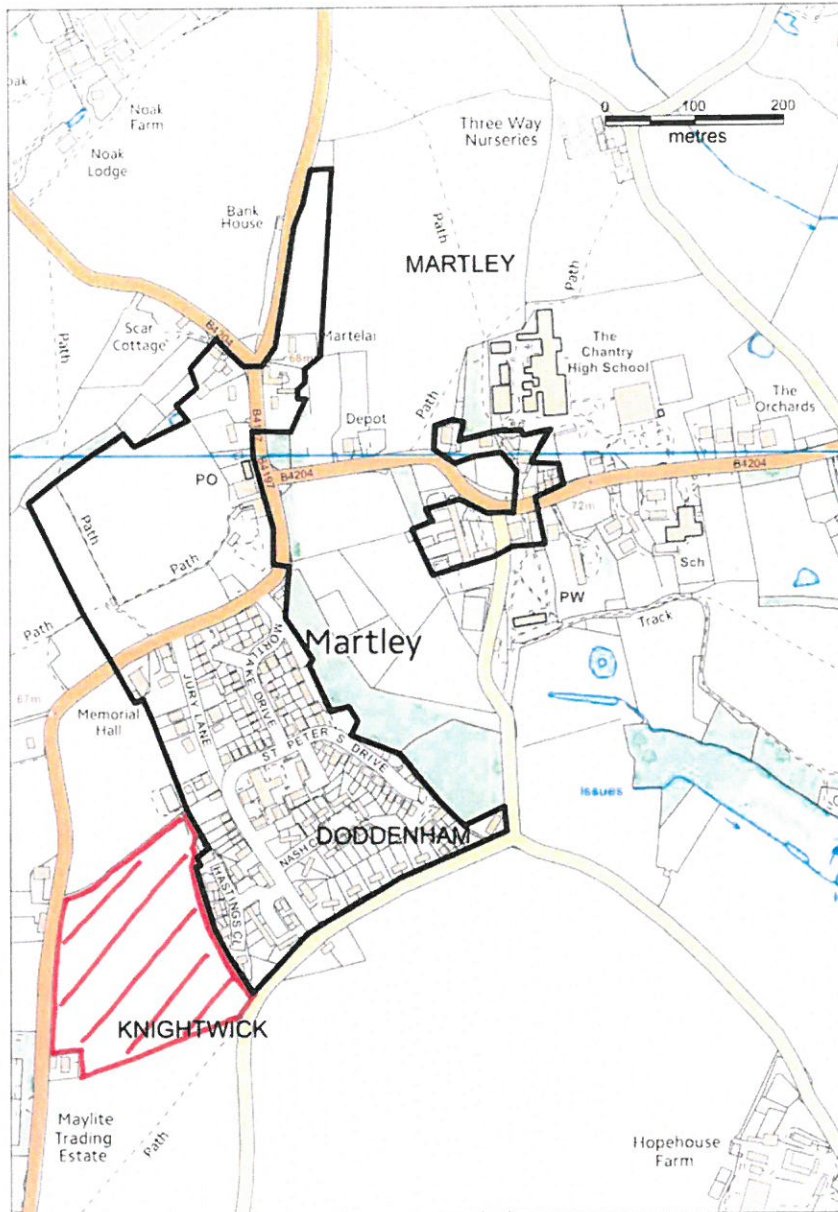
If the draft plan is adopted as proposed then the Parish is accepting that there will be many parishioners during the period of the plan who will not be able to fulfil their wish to remain in the village because of the lack of housing type that suits their needs.

The field that I highlight could enable a phased mix of housing that can fulfil the criteria stated in Policy MKD9 with the removal of the limitation that sites should be limited to less than six dwellings (MKD 6). The proposed draft policies with the tightly drawn development boundary will not enable any such social mix and in reality there may only be the odd open market dwelling on a cramped infill site within the period of the Plan. MKD9 is a policy that is a policy that is knowingly redundant from the outset and consequently only a 'lip service' policy that is misleading to the parishioners if it remains within the NP when it evidently cannot be actioned.

Malvern Hills District Council and SWDP independently identified the proposed site as being suitable for housing with minor constraints in their SHLAA reports. The proposed site is well situated in planning terms being immediately adjacent to the main village and recreation field and the employment opportunities of Maylite whilst having little impact on neighbours and outside the historic conservation area of the village. The village has the local facilities to accommodate the extra housing and such housing would help ensure such services and facilities remain in the village when so often such rural services are closing.

Map 12 New Martley Settlement Boundary

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Martley Parish Council (Licensee) License number 100053238



Key: Settlement boundary —————

54
hand edged and hatched red that is
proposed to be included in the Martley NP
in order to enable it to meet its
objective 3.

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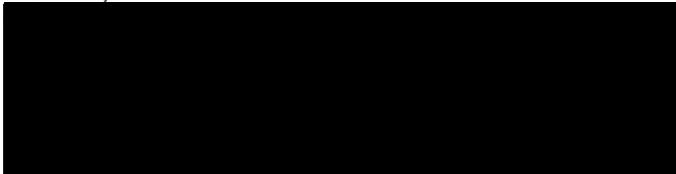
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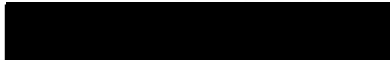
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Please fill in your details in the boxes below:

Full Name: *PETER KIRBY*

Organisation (if applicable):

Address (including postcode):


Telephone number: 

Email address: 

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

MUD 1 - map 12 Significant Views outside Merstley Conservation

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

I do not consider that the views from point 2 and 3 as identified on map 12 of the NP justify any extra protection as may be afforded by MUD 1. There are many fine views within the parish (most in fact) and Malvern Hills. A view across a flat field towards an industrial estate as per view 2 on map 12 and in the other direction in view 3 is setting the criteria for a significant view very low when compared with the very many really fine views in the Parishes. I would ask the Examiners to travel preferably by site (!) from the River Teme at Knightwiche along the B4197 to Crest Witley along Merstley Hillside and then back from Merstley along the B4204 to Ham Bridge travelling through the parishes for the greater part and compare these views with that which are being proposed as significant in the NP, map 12.

Thank you.

Please use a separate form for each representation.

Future Notification

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

Yes

No

Signature ...



Date

23 June 2017

Thank you for completing this form.