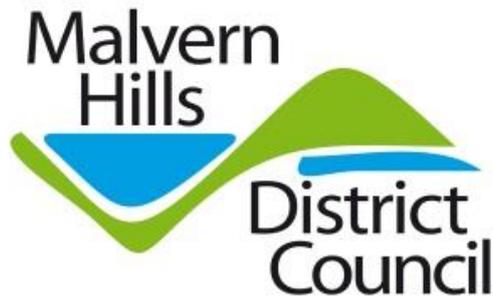


Malvern Hills District Council



Martley, Knightwick and Doddenham Neighbourhood Plan Decision Statement

Martley, Knightwick and Doddenham Neighbourhood Plan

I confirm that the Martley, Knightwick and Doddenham Neighbourhood Plan, as revised by the modifications set out in Table 1 below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2012, and can therefore proceed to Referendum, which will be held on Thursday 30 November 2017.

I also declare that I have no disclosable personal or disclosable prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink, appearing to read 'G. Williams'.

Gary Williams
Head of Housing and Planning Services, Malvern Hills District Council

Summary

Following an independent examination, Malvern Hills District Council now confirms that the Martley, Knightwick and Doddenham Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on Thursday 30 November 2017.

Background

On 24 September 2013, Malvern Hills District Council designated the area comprising the Parishes of Martley, Knightwick and Doddenham as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Martley, Knightwick and Doddenham Neighbourhood Plan Regulation 14 consultation which took place from 5 September to 17 October 2016. The consultation responses fed into the final version of the Martley, Knightwick and Doddenham Neighbourhood Plan which was submitted to Malvern Hills District Council in April 2017, along with the associated Basic Conditions Statement, Consultation Statement and Strategic Environmental Assessment Screening Opinion.

The Martley, Knightwick and Doddenham Neighbourhood Plan and associated documentation was then publicised and representations were invited. The publicity period ran from 12 May to 23 June 2017.

Malvern Hills District Council appointed an independent Examiner, Chris Collison of Planning and Management Limited, to review whether the Plan should proceed to referendum in July 2017.

Having considered each of the recommendations made by the Examiner's report and the reasons for them, in consultation with the Parish Council, Malvern Hills District Council has decided to make the modifications to the draft Martley, Knightwick and Doddenham Neighbourhood Plan as detailed in Table 1 below in order to ensure the Plan meets the Basic Conditions as set out in the legislation.

Decisions and Reasons

Malvern Hills District Council will make the following modifications, as proposed by the Examiner and agreed by the Parish Council, to ensure that the Martley, Knightwick and Doddenham Neighbourhood Plan meets the Basic Conditions.

Table 1 – Schedule of Examiner’s Recommended Modifications and Malvern Hills District Council’s response

Part of Document	Examiner’s Recommended Modification(s)	MHDC Response
<p>Actions for the Parish Council, pages 51-52, 78, 82 and 85</p>	<p>Transfer the six Parish Council’s Actions and associated supporting text, to an Annex of the Neighbourhood Plan.</p>	<p>Agreed, Parish Council’s Actions transferred to Appendix II.</p>
<p>Policy MKD1, pages 36-39</p> <p>Appendix 1, pages 87-97</p>	<p>Replace Policy MKD1 with “To be supported development proposals must:</p> <ol style="list-style-type: none"> 1. demonstrate that they are sited, designed, and of a scale so as not to substantially harm the Significant Views when seen from locations that are freely accessible to members of the general public, listed in Appendix 1 and identified on Maps 12, 13 and 14; 2. include boundary treatment of hedges, sandstone walls, or bricks that match those used in the locality; 3. demonstrate landscaping proposals are suitable for the setting, and any loss of ancient woodland, aged or veteran trees, or established hedgerows, is necessary and that the benefits of development in that location clearly outweigh the loss; 4. demonstrate any poly-tunnels, glasshouses and solar farms cannot viably utilise brownfield sites or lower value agricultural land, and are sited and screened to avoid significant harm to residential or visual amenity; 5. protect from development the local geological and landscape features identified on Map 6 at Ankerdine Common; Berrow Hill; The Nubbins; The Millennium Green; Martley Rock; Penny Hill Quarry; Kingswood Weir; Rodge Hill; and Knightwick Limestone Quarries”. <p>Appendix 1 should be revised to only include the Significant Views to which</p>	<p>Agreed, policy replaced and appendix revised accordingly.</p> <p>Maps 12, 13 and 14 renumbered as 11, 12 and 13.</p>

Part of Document	Examiner's Recommended Modification(s)	MHDC Response
	<p>Policy MKD1 applies, namely:</p> <ul style="list-style-type: none"> • Martley Conservation Area views 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 14, 15, 16, and the unnumbered view south from the Parish Church across Millennium Meadow across to the ridge line and Hopehouse Farm; • outside Martley Conservation Area views 1, 2, 3, and 4; and • around Knightwick Village views 1, 2 and 3. <p>All these views should be identified on Maps 12, 13 and 14 only and all should be shown to be seen from locations that are freely accessible to members of the general public.</p>	
<p>Policy MKD2, page 44</p>	<p>In Policy MKD2</p> <ul style="list-style-type: none"> • delete part 1; • in part 2 <ul style="list-style-type: none"> • delete “pattern” and insert “character” • after “proportion” insert “, materials,” and delete “use of local materials is encouraged”; • in part 3 delete “village” and insert “conservation area and immediate surroundings”; • delete part 4; • in part 5 delete “suitable local materials” and insert “materials that match those used in the locality”; • delete part 6. 	<p>Agreed, policy updated accordingly.</p>
<p>Policy MKD3, pages 48-49</p>	<p>In Policy MKD3</p> <ul style="list-style-type: none"> • in part 1 delete “and impact on any significant wider landscape views”; • delete part 2; • delete part 3; 	<p>Agreed, policy revised accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	MHDC Response
	<ul style="list-style-type: none"> • in part 4 delete the final sentence; • delete part 5; • in part 6 delete “and be of traditional wooden or metal field design”. 	
Policy MKD4 and supporting text, pages 49-50	Delete Policy MKD4. The supporting text should be transferred to an Annex containing Parish Council Actions.	Agreed, policy deleted and supporting text transferred to Appendix II containing Parish Council's Actions.
Policy MKD5 and supporting text, page 50	Delete Policy MKD5. The policy and supporting text should be reworded as a Parish Council action, to identify sites of archaeological interest, and transferred to an annex containing Parish Council Actions.	Agreed, policy deleted and supporting text reworded as a Parish Council Action and transferred to Appendix II containing Parish Council's Actions.
Policy MKD6, page 55	<p>In Policy MKD6</p> <ul style="list-style-type: none"> • delete the text before the bullet points and insert “To be supported development proposals must meet the following settlement design principles:” • replace point 1 with “Proposals for new build residential development must demonstrate their scale (in terms of number of dwellings) responds to local character and development history; and reinforces local distinctiveness in particular including open spaces between buildings, and irregular layouts.” • in point 3 <ul style="list-style-type: none"> • delete “adversely affect the amenity of neighbouring properties by 	Agreed, policy updated accordingly.

Part of Document	Examiner's Recommended Modification(s)	MHDC Response
	<p>way of privacy and outlook" and insert "significantly adversely affect the residential amenity of neighbouring properties"</p> <ul style="list-style-type: none"> • delete "will not result in the unacceptable loss of open spaces" and insert "will reinforce local distinctiveness through incorporation of open spaces". 	
<p>Policy MKD7, page 59</p> <p>Map 3, page 20</p>	<p>Replace MKD7 with "New infill housing development, and conversion, re-use or extension of an existing building for residential use, will be supported within the Martley village development boundary defined on Map 3".</p> <p>In the key to Map 3 delete "settlement boundary" and insert "Martley village development boundary".</p>	<p>Agreed, policy replaced and map amended accordingly.</p>
<p>Policy MKD8, page 60</p>	<p>In Policy MKD8 replace part 4 with "Securing the future of a heritage asset, or is of a design that is of exceptional quality or truly innovative".</p> <p>In the Policy title delete "Settlement Boundary" and insert "Development Boundary".</p>	<p>Agreed, policy revised accordingly.</p>
<p>Policy MKD9, page 62</p>	<p>In Policy MKD9 replace the text before the bullet points with "To be supported development proposals for new homes must demonstrate how they meet local housing need, in particular for:"</p>	<p>Agreed, policy updated accordingly.</p>
<p>Policy MKD10, page 68</p>	<p>In support of Policy MKD10, maps should be included in the Neighbourhood Plan at sufficient scale so that it is possible, with certainty, to identify the precise boundaries of the areas of land proposed for designation as Local Green Space.</p>	<p>Agreed, maps inserted accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	MHDC Response
Policy MKD11, page 69	In Policy MKD11 replace the first sentence with "The inclusion of ecological enhancements in the landscaping and building design of development proposals will be supported".	Agreed, policy amended accordingly.
Policy MKD12, page 73	<p>Replace Policy MKD12 with "Development proposals will be supported where they contribute to the health and wellbeing of local communities, for example through:</p> <ol style="list-style-type: none"> 1. Provision of facilities that support public transport use or opportunities for active travel, enabling convenient, safe and attractive access to employment, homes, schools, and other facilities; 2. Provision of opportunities for fresh food growing; 3. Provision of opportunities for outdoor social interaction including seating and shared areas". 	Agreed, policy replaced accordingly.
Policy MKD13, page 75	<p>In Policy MKD13</p> <ul style="list-style-type: none"> • Replace the first paragraph with "Proposals in very special circumstances, for example for essential infrastructure that cannot be provided elsewhere, that will result in any loss of recreation open space at the Sport Martley facilities, or at the playing field and play area next to the Martley Memorial Hall, will not be supported unless an assessment has clearly shown the recreation open space that would be lost is surplus to requirements, or the loss will be replaced by equivalent or better provision in a no less accessible location for users." • Delete the second paragraph. 	Agreed, policy updated accordingly.
Policy MKD14, page 77	<p>In Policy MKD14</p> <ul style="list-style-type: none"> • after "existing facilities" insert "(identified on Map 11)" 	Agreed, policy and map amended accordingly.

Part of Document	Examiner's Recommended Modification(s)	MHDC Response
<p>Map 11, page 76</p>	<ul style="list-style-type: none"> • delete “changes of use to Martley Playing Field and Sport Martley” and insert “Development proposals, including changes of use, that will result in loss of all or part of the community and leisure facilities identified on Map 11” • delete the final paragraph. <p>In the policy title after “community” insert “and Leisure”</p> <p>In the key to Map 11 adjust 2 to read “built facilities at Sport Martley”, and adjust 9 to delete “and Recreation Ground”.</p>	<p>Map 11 renumbered as Map 10</p>
<p>Policy MKD15, pages 79-80</p>	<p>In the title of Policy MKD15 delete “for economic uses”.</p>	<p>Agreed, policy title updated accordingly.</p>
<p>Policy MKD16, page 81</p>	<p>In Policy MKD16</p> <ul style="list-style-type: none"> • in part 1 after “intensification” insert “(or expansion where intensification is not viable or practical)” • in part 2 delete “where they do not conflict with other policies in this plan and the SWDP” • in part 3 <ul style="list-style-type: none"> • before “businesses providing” insert “and other land-based rural” • in the first bullet point delete “agricultural” • delete the third bullet point and insert “It is demonstrated that additional floorspace is necessary to accommodate employment activity that cannot be accommodated in existing buildings within the undertaking” • in part 4 after “impact on” insert “visual amenity or” and delete “and subject to other policies in the Martley, Knightwick and Doddenham NDP” 	<p>Agreed, policy revised accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	MHDC Response
	and SWDP”.	
Policy MKD18, pages 84-85	<p>In Policy MKD18</p> <ul style="list-style-type: none"> • replace the text before the bullet points with “Locally determined expenditure arising from developer contributions and other development related sources will be utilised to support:” • delete “in accordance with standards recommended by Worcestershire County Council” • delete the final sentence. 	Agreed, policy amended accordingly.
Various parts of the document	Modification of general text will be necessary to achieve consistency with the modified policies, and to correct identified errors including those arising from updates.	Modifications to general text made for consistency with the modified policies and to correct identified errors.