

North Site – Malvern (Keeping you up to date)

(Last updated September 2010)

September 2010

Phase 4 North (MH09/00794/REM) has been granted by the Southern Area Development Control Committee, (SADCC), and works are progressing upon this phase of the development.

Phase 4 South (MH09/00943/REM) has been granted under delegated powers, and works are progressing upon the construction of these dwellings.

Phase 3 (MH10/00259/REM) has been granted reserved matters approval by the SADCC, to include a total of 88 2, 3 and 4 bedroom properties and associated infrastructure works. This phase also included 28 affordable units.

Phase 5 (MH10/00624/REM) has also been granted reserved matters approval by the SADCC, with a total of 74 units and 28 affordable dwellings.

Works are also progressing towards the completion of Phase 2 (MH08/00135/REM and MH09/00431/REM), with a large number of the dwellings upon this phase now being occupied.

August 2009

An amended scheme for Phase 2 has been granted (MH09/00431/REM) which amended 11 open market dwellings for 14 affordable dwellings towards the north-western corner of the site. Revisions were made to the Phasing Schedule for later phases to ensure that the total number of dwellings does not exceed the maximum 490 specified in the outline planning permission, and so that the proportion of affordable dwellings does not exceed 43%, again as required by the outline permission.

Phase 4A has also been approved (MH09/00569/REM), which is for an apartment building containing 54 affordable units.

Phase 4 North (MH09/00794/REM), which is the area closest to existing residential properties at Richards Close and Mark Close is currently pending determination, and is due to be reported to the Southern Area Development Control Committee in August 2009. This phase includes 49 dwellings, with 33 of these being affordable.

Phase 4 South is also pending determination, being the area of land to the south and west of the spine road. This has a total number of 50 dwelling, including 12 affordable units, and is due to be determined by 2nd October 2009.

February 2008

The second reserved matters application for phase 2 of the development has been received – MH08/00135/REM. This proposes the erection of 65 No. 5, 4, 3 and 2 bedroom dwellings and all associated infrastructure works.

June 2007

The first reserved matters application for phase 1 MH07/00464/REM was considered by the Southern Area Development Control Committee with approval being granted for the development of 75 dwellings and associated infrastructure works.

May 2007

Following the withdrawal of application 07/00108/FUL for the construction of estate road and infrastructure drainage, a new application 07/00685 has been submitted. This new application has the same description but included additional supporting information and follows detailed discussions between the applicant's agent WSP and the Environment Agency about water quantity and quality.

April 2007

The first reserved matters application for phase 1 of the redevelopment of North Site is submitted ref: 07/00464/REM, for - Proposed residential development of 75 No. 4, 3 and 2 bedroom dwellings and associated infrastructure works.

March 2007

Planning application 07/00108/FUL for the construction of estate road and infrastructure drainage is withdrawn. The drainage details relating to water quantity and water quality required for the Environment Agency to properly consider flooding and wildlife issues could not be provided within the statutory period for determining this application.

January 2007

Following the withdrawal of application 06/01420/FUL earlier this month for the construction of estate road and infrastructure drainage, a new application 07/00108/FUL has been submitted. This new application has the same description but follows discussions with the Environment Agency about water quantity and quality.

January 2007

The detailed application for the construction of estate road and infrastructure drainage ref: 06/01420/FUL has been withdrawn. The drainage details relating to water quantity and water quality required for the Environment Agency to properly consider flooding and wildlife issues could not be provided within the statutory period for determining this application.

The applicant withdrew the application but intends to submit a new application with the additional information in the very near future.

December 2006

Following the successful completion and signing of the Section 106 legal agreement the outline planning permission ref: 04/00182/OUT was granted on 15th December 2006.

The duplicate outline planning application ref: 04/00183/OUT has been withdrawn by the applicant.

The first Reserved Matters application for phase 1 of the redevelopment is expected to be received early in 2007.

October 2006

A detailed planning application for the construction of estate road and infrastructure drainage is submitted ref: 06/01420/FUL.

April 2006

The District Council's Southern Area Development Control Committee met on 27th April 2006 at Dyson Perrins Secondary School to consider the Outline planning applications (Ref: 04/00182/OUT and 04/00183/OUT) for the mixed use redevelopment of North Site and separate detailed applications for the new north access to the site (Ref: 06/00217/FUL), improvements to the junction of Lower Howsell Road and Worcester Road (Ref: 06/00220/FUL) and a new school bus drop off and collection facility at Dyson Perrins Secondary School (Ref: 06/00232/FUL).

Special public speaking arrangements were put in place because of the level of local interest.

The Committee authorised the Head of Planning Services to grant outline planning permission Ref: 04/00182/OUT subject to various planning conditions and to the applicant entering into a legal agreement to secure important planning obligations including financial contributions.

The applicant was asked to withdraw the duplicate outline application Ref: 04/00183/OUT.

The detailed applications were all approved with conditions.

Full details of the decision are recorded in the Committee Meeting Minutes.

March 2006

A one year temporary advertisement consent was granted on the 20 March 2006 for two signs on Leigh Sinton Road (application number 06/00158/ADV). These signs advertise that the company has acquired the land at North Site for development. The signs are located at the junction with Leigh Sinton Road and Sayers Avenue and at the northern exit to the site opposite 124 Leigh Sinton Road. These signs benefit from advertisement consent until March 2007 when they should be removed or a further application for consent submitted for consideration

February 2006

- The District Council has served a further TPO on 23 no. trees forming part of the REME Copse.
- All those making written representations on the Outline applications have been advised of the North Site Bulletin Board and have been asked to make suggestions on its future improvement.
- Persimmon Homes submit a second application for advertisement consent for temporary non-illuminated signs at North Site.
- Persimmon Homes (South Midlands) Ltd submit three separate detailed planning applications for the following:-
 1. Improvement of existing Junction of A449 Worcester Road & Lower Howsell Road to provide traffic signal control and pedestrian crossing facility.
 2. Construction of new access to North Site, Leigh Sinton Road, Malvern to serve proposed mixed use development to include new pedestrian crossing facility and new drainage connections.
 3. Proposed bus access and parking at Dyson Perrins School, Leigh Sinton Road, Malvern.
- These detailed applications for specific engineering operations relate to the off-site highway improvements being negotiated as part of the Outline proposals for North Site. The applicant has submitted these proposals as separate detailed application so that if they are approved, work can commence on these improvements in advance of the

Section 106 legal agreement being completed in relation to the Outline proposals for the redevelopment of North Site itself.

January 2006

- The District Council issued a Media Release concerning the protection of specific trees at north site.
- The District Council served three separate tree preservation orders (TPO's) on trees at North Site. The include 5 Oak and 1 Silver Birch off Leigh Sinton Road, 8 Lime, 2 Horse Chestnut, 1 Beech, 3 London Plane and 1 Oak off Sayers Avenue and 2 Oak towards the north east corner of the site.
- The District Council's Southern Area Development Control Committee refuse to grant advertisement consent for the retention of temporary non-illuminated signage at North Site for the following reasons:-

1. The scale and siting of the advertisements have an adverse impact on the amenity and residential character of the area to the detriment of the streetscene. The proposal is therefore contrary to Conservation policy 21 of the Malvern Hills District Local Plan and emerging policy QL04 in the Malvern Hills District Local Plan Second Deposit Draft.

2. The scale and siting of the advertisement adjoining Sayers Avenue will have an adverse impact on the residential amenity on future occupiers of the adjoining flats currently under construction. The proposal is therefore contrary to Conservation policy 21 of the Malvern Hills District Local Plan and emerging policy QL04 in the Malvern Hills District Local Plan Second Deposit Draft.

December 2005

- The Chairman of the Southern Area Development Control Committee and Wells Ward Councillor responds to local concerns about tree removal at North Site. A letter to local resident Mr John Richards is copied to the Malvern Gazette.

September 2005

- The Local Plan Public Inquiry closed 6th September 2005. The inspector indicated that his report should be available in the spring of 2006.

August 2005

- Persimmon Homes submit an application for advertisement consent for temporary non-illuminated signs at North Site.
- The District Council's Southern Area Development Control Committee granted planning permission for the construction of 12 flats at the Conservatory Centre (former Avonmore Dairy), Leigh Sinton Road. This site is within the overall allocation for North Site in the emerging Local Plan but it does not overlap with the outline applications being progressed by Persimmon Homes.

May 2005

- The Local Plan Public Inquiry started on 24th May, held by an independent planning inspector who considered objections about the new local plan, including a range of objections and supporting comments about North Site.

March 2005

- In March 2005 Defence Estates sold North Site, Malvern to Persimmon Homes (South Midlands) Ltd.
- The District Council continues to negotiate a range of community benefits and off site highway improvements as part of the redevelopment of this site. When these negotiations are complete, the application will be reported to a special meeting of the Southern Area Development Control Committee.

September 2004

- The Council had already agreed to prepare a comprehensive development brief for North Site. The Council sought community comment and feedback on the draft development brief through extensive public consultation. (See the poster.) The District Council's Planning Committee approved the development brief for development control purposes in September 2004. It is therefore a material consideration in the determination of the Outline applications.
- The development brief provides detailed guidance about the Council's aspirations and expectations for North Site, including its strategic importance, the environmental sensitivity of the site and its surroundings, the need for high quality layout, form and locally distinct building design. The development brief together with Development Plan policy provide a planning framework against which to consider the applications and ensure that the land use related elements of priorities established by the Community Strategy for Malvern Hills District are realised in the redevelopment of this site.
- The District Council's Planning Committee also approved an Affordable Housing Brief for North Site which builds upon the findings of the District wide Affordable Housing Supplementary Planning Guidance.

May 2004

- The District Council was asked by Defence Estates to provide a screening opinion as to whether an Environmental Statement was required under the terms of the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (No.293). The Council issued the screening opinion 14th May 2004 confirming that in this case a Statement was not required. Although such an Environmental Statement has not been required, the applications include considerable supporting information on a wide range of issues.
- Court Property Developers Ltd submitted a detailed planning application for the construction of 12 flats (Ref: 04/00804/FUL). The Conservatory Centre (former Avonmore Dairy), Leigh Sinton Road. This site is within the overall allocation for North Site in the emerging Local Plan but it does not overlap with the outline applications being progressed by Persimmon Homes.

February 2004.

- Defence Estates submitted duplicate Outline planning applications (04/00182/OUT and 04/00183/OUT) for the redevelopment of DRA North Site, Malvern for housing, employment (Class B1 light industrial), a community school, a local centre, public open space, associated landscaping and modified site entrance roads. The submitted details also include considerable off site improvements to the local road network.

November 2002

- Defence Estates held pre-application consultation on their proposals for North Site. Public Exhibitions were held in the former canteen building on site between 3.30pm and 7.30pm on 21st and 28th November 2002.