

Malvern Hills District Local Plan Summary

Adopted July 2006

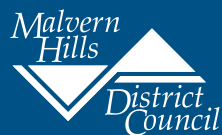


Do you want to know what development is planned where you live or work?

Do you want to extend your house or submit a planning application?

...then this leaflet about the Local Plan will help you.

PLANNING SERVICES JULY 2006



What is a Local Plan

This guide is intended to help you find your way around the Local Plan. The Plan aims to make where you live a better place both now and in the future. The Plan is based on a combination of social, economic and environmental objectives and reflects the Council's long term vision for the District. Balancing the need for new development against the need to protect the quality and unique elements of Malvern Hills District is one factor which guides the District Council's decisions, but our vision is about building communities which provide for the needs of all. Sustainable development is central to this vision.

A Local Plan is prepared under the provisions of the Town and Country Planning Act 1990 (as amended) and has legal status. The Malvern Hills District Local Plan (MHDLP) was adopted in July 2006 and provides the detailed framework for the future development of the District and addresses the period until 2011. It will play a vital role in both guiding long term decisions about the future of the District and day to day development control decisions about individual planning and other applications. This leaflet is a summary of the issues addressed by the Local Plan, you should always consult the Plan in detail.

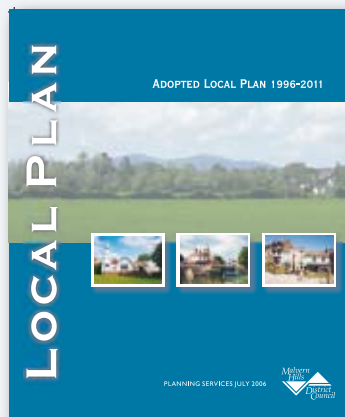
Your Local Plan in Brief

There are two elements to the Plan;

- A series of general policies to guide and inform development. The plan is structured around themes and split into sections. Each section provides a detailed description of policies for land use across Malvern Hills District and are outlined below. Each policy has a 'reasoned justification', which provides the readers of the Local Plan with the District Council's reasons for including the policy and an explanation of how it will be applied.
- A set of maps to illustrate the site specific proposals. This includes a map covering the whole district and detailed inset maps for the towns and various rural settlements.

It also includes a number of diagrams and maps in the Appendices.

The Local Plan should be read as a whole, as more than one policy is likely to be relevant to an individual proposal or issue.



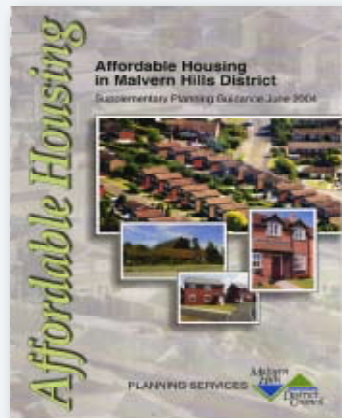
Detailed Planning Guidance

The Local Plan is just one of a number of planning documents. Supplementary Planning Guidance or Documents (SPGs/SPDs) expand on policies in the Local Plan and give detail and guidance as well as advice on how best to plan an application. They do not have a legal status but are subject to extensive public consultation.

The Council has adopted SPGs on affordable housing, the North Site (Malvern) and education requirements associated with new development. With adopted SPDs on house extensions, the conversion of rural buildings and guidance on the principles for the development of a site at Lansdowne Crescent (Malvern).

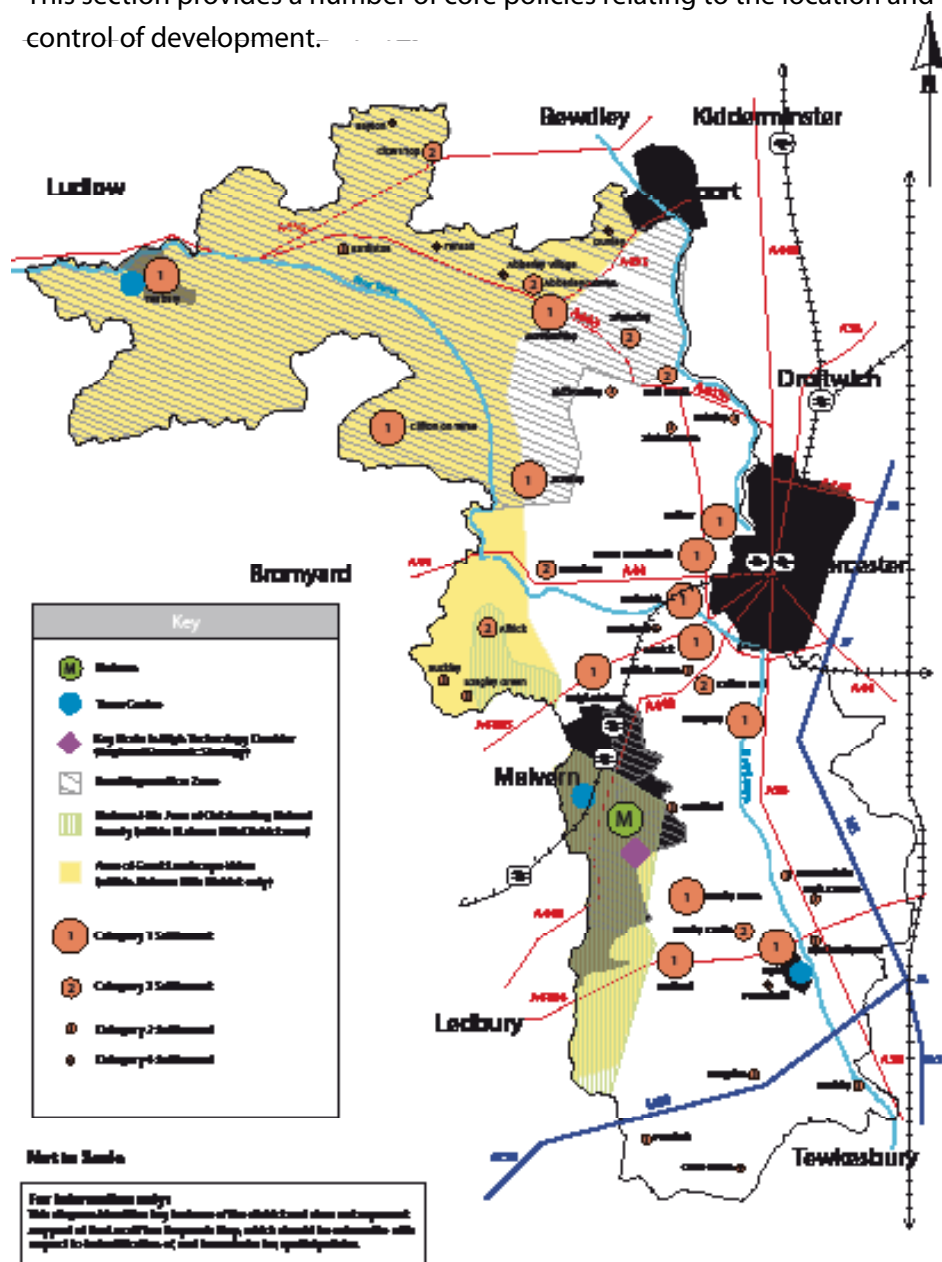
Further SPDs are planned on public open space provision, the level of developer contributions required from new development, and trees and development.

Further information can be found on our website: www.malvernhills.gov.uk/ldf



The Development Strategy

This section provides a number of core policies relating to the location and control of development.



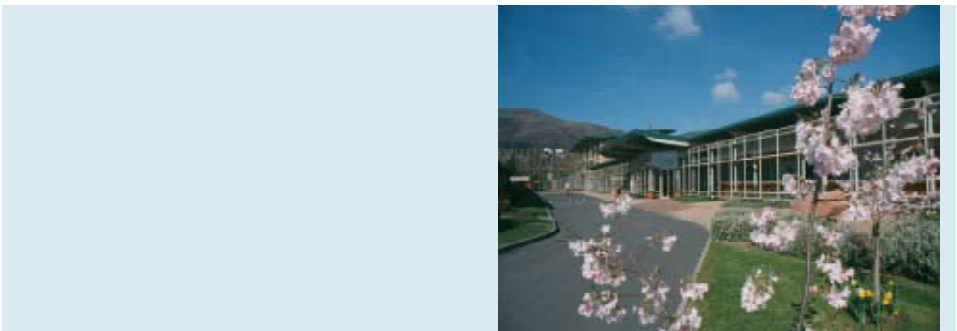
This section has policies and proposals which:

- Establish Malvern as the principle urban area and main Town Centre within the District and the focus for development.
- Recognise Tenbury and Upton as being important rural service centres and Town Centres in their own right.
- Detail the rural settlements where local needs development is to be directed and provide settlement boundaries around selected sustainable settlements.
- Require new development to be sustainable.
- Set general requirements so that new development does not impinge on neighbouring amenity or affect the character of an area.
- Set out the number of new houses to be built until 2011.
- Set out details of new housing sites in Malvern and when they are to be built.
- Detail how much and where new employment will be directed.
- Set out broad requirements for the development of North Site, in Malvern.
- Allocate sites at Malvern to meet the needs of the High Technology Corridor.
- Set out controls for development in the open countryside.
- Detail the restrictions to development in areas at risk of flooding.
- Designate three 'Significant Gaps': between Malvern and Leigh Sinton, between Lower Broadheath and Worcester, and between Kempsey and Worcester, where additional protection to the open character of the areas will apply.

This section contains more specific employment related policies.

This section has policies and proposals which cover:

- The protection of existing employment sites and criteria for the expansion or redevelopment of such sites.
- Policy approach for office development.
- Design standards for employment sites.
- Home based businesses.
- The reuse of rural buildings and farm diversification.
- Policies to enhance town and district centres.
- Tourist accommodation, camping and caravan sites, and marinas.
- Site specific policies covering development of Edith Walk, Tenbury Cattle Market, Pickersleigh Road, Seaford Court & Three Counties Showground.



Quality of Life

This section aims to preserve and enhance the District's natural and built resources.

This section has policies and proposals which cover:

- The need for high quality design which respects and enhances local characteristics and features.
- Protection of greenspace.
- Phone masts.
- Advertisements.
- Development in Conservation Areas, affecting Listed Buildings and Ancient Monuments.
- Enhancement and protection of biodiversity, wildlife sites, trees, Areas of Outstanding Natural Beauty and landscape character.
- Protection of water supply.
- Pollution control and foul drainage.
- Surface water drainage and contaminated land.
- Renewable energy.



Sustainable Transport

This section contains a series of policies aimed at reducing dependence on the private car and increasing the use of public transport.

This section has policies and proposals which:

- Safeguards land for public transport infrastructure, such as, around Malvern's stations.
- Require development to improve access to public transport or walking via provision of new links.
- Set car parking requirements.
- Require large new development to provide transport assessment and travel plans.



Community Needs

This section contains policies aimed at maintaining and improving community living by addressing social needs and problems.

This section has policies and proposals which:

- Require developers to provide a mix of housing types and sizes on large sites.
- Specifies the density of build on new housing sites.
- Provide a framework for the provision of affordable housing.
- Set out where rural workers and replacement dwellings will be permitted in the open countryside.
- Set out requirements for house extensions and granny annexes.
- Require new large housing development to provide public open space.
- Provide protection for open space and recreational areas and facilities.
- Set requirements for the development of new community facilities and the retention of existing local facilities.



How to use the plan

The plan should be read as a whole since more than one policy is likely to be relevant to an individual proposal. If you are preparing a planning application you should consider the guidance set out in Supplementary Planning Guidance or Documents as well as relevant proposals in the development plan. For example:

A **developer** looking to build a new housing development will have to take account of where the site sits in terms of the Development Strategy for the District and so will refer to Policy DS1.

If development accords with the general strategy he/she will need to ensure the proposal satisfies the requirements of a whole host of other site specific policies such as Policy DS2 Sustainable Development, Policy DS3 General Development Requirements, Policy ST4 Minimising Travel Impacts, Policy CN2 and associated Supplementary Planning Guidance on Affordable Housing, Policy DS18 Planning Obligations to mention a few.



For a **householder** looking to build an extension the Local Plan provides the first point of call in the form of Policy CN9 Extensions and Alterations to Dwellings. Policy DS3 General Development Requirements and Policy QL1 Design of New Development will also be relevant.

If the building is listed or in a Conservation Area, Policy QL10 Alterations & Extensions to Listed Buildings and Policy QL7 New Development in Conservation Areas will also apply.

The House Extension Supplementary Planning Document also provides additional advice on design aspects.

If you are not sure what Policies apply to your application, please ask the District Council for advice.



The New Development Plan System

Changes to the national planning system came into effect in September 2004 aimed at streamlining and speeding up the planning system. A Local Development Framework (LDF) replaces the old system of County Structure Plans and Local Plans. The development plan for our District will consist of the West Midlands Regional Spatial Strategy (RSS), the Worcestershire County Structure Plan, the Worcestershire County Council Minerals and Waste Plans and Development Plan Documents (DPDs) prepared by the District Council. This means the RSS has to be taken into account not just in considering planning applications within the District, but also in setting the land use policy direction for the District, currently up to 2021.

When the legislation came into force Malvern Hills District Council were well down the road in the production of a Local Plan and so were required to carry on with its preparation under special arrangements. The Public Local Inquiry into objections to the Plan was held from May - September 2005 and the MHDLP was subject to a binding Inspectors Report, received in May 2006. Transitional arrangements have been put in place which allow the Worcestershire County Structure Plan (WCSP) and the Local Plan to retain their development plan status and for the policies to be 'saved'. The WCSP will be valid until 2007. The Malvern Hills District Local Plan will be 'saved' for three years from the date of adoption, to 2009. Opportunities also exist to save policies for longer than three years, as set out in the District Council's Local Development Scheme. In the meantime work will progress on preparing new documents. The Council has produced a leaflet "Local Development Framework (2006)" which provides more information on the new system and the relationship between the Adopted Local Plan and the new LDF (this will be updated on an annual basis).

Further Information:

The local plan and other planning documents can be viewed on our website: www.malvern hills.gov.uk/ldf

They are also available to view or purchase (£50 plus £5 p&p) from the Customer Service Centre in Great Malvern Library, Tenbury Area Office or Upton Library.

More specific advice on planning applications can be obtained by contacting the Customer Service Centre or a planning officer on **01684 862151**.

Further information on the Structure Plan and the Minerals and Waste Plan is available from the Worcestershire County Council web site: www.worcestershire.gov.uk

Further information on the Regional Spatial Strategy is available from the WMRA web site: www.wmra.gov.uk or by telephoning them on 0121 245 0200.

Further information on the changes to the Planning system and the LDF can be found on the ODPM website: www.odpm.gov.uk

Comments on anything contained in this booklet or suggestions for its improvement can be emailed to dev.plans@malvern hills.gov.uk or made via the Customer Services Centre on 01684 862151.

Need help with this?

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'Potrzebujesz pomocy z Angielskim – skontaktuj się z Ethnic Access Tel: 01905 25121'	[Polish]
“如需我們幫助你理解英文－聯繫 Ethnic Access（少數民族服務獲取組），電話：01905 25121”	[Chinese]

This leaflet provides a guide to the Local Plan and has no statutory status in the determination of planning applications.

Planning Services
July 2006/LP1