

MALVERN HILLS DISTRICT COUNCIL

Concept Statement

Malvern Community Hospital Site
Lansdowne Crescent

Supplementary Planning Document (SPD)

Sustainability Appraisal

April 2006

Malvern Hills District Council
Planning Services
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1. Introduction

- 1.1 This Sustainability Appraisal (SA) sets out the framework for the District Council's Supplementary Planning Document entitled Concept Statement – Malvern Community Hospital – Lansdowne Crescent. This SA looks at the need for the document, the relevant planning policies and local community aspirations that underpin it and provides an assessment of these in relation to the principles of sustainability. The SA also describes the various stages in the preparation and adoption of the advice contained in the document and the consultation involved in the process.
- 1.2 The Government's broad objectives of sustainable development are recognised to involve the interlinked factors of the social needs of the local population; protection of the environment; the prudent use of natural resources and maintenance of economic growth and employment.

2. Context and 'underpinning' policies

- 2.1 A report to the Council's Planning Committee on 4th October 2005 explains the reasons for preparing the Concept Statement. The Concept Statement has been prepared for one of the 13 sites allocated for residential development in the District in the Malvern Hills District Local Plan. (MHDLP)
- 2.2 Concept Statements are considered to be a proactive and informative tool in the development process. This Concept Statement sets out the environmental assets of the site and the development principles, which will be used to negotiate with developers to produce a scheme that takes on board those considerations.
- 2.3 The District Council considers that the preparation and the adoption of the Concept Statement will help promote certainty in drawing up plans and result in proposals which are more likely to be acceptable to the Council and so ensure less conflict over planning applications.
- 2.4 The relevant planning policies for residential development are contained in the adopted MHDLP. The MHDLP forms a 'saved' Development Plan Document (DPD) until 2009 (3 years from adoption).
- 2.5 Policies DS1 and DS5 of the MHDLP set out the relevant policy framework for residential development of the site.
- 2.6 Policy QL7 of the MHDLP set out the relevant policy framework for new development in Conservation Areas.

3. Key issues and options

- 3.1. The guidance aims to strike a fair balance between the wishes of those who want to build, the people who live next door and the interests of the wider community. The Concept Statement therefore seeks to examine the options available

4. Sustainability Impact and effects

- 4.1 A detailed Sustainability Appraisal was undertaken by the District Council as indicated in the MHDLP. This assessed whether the aims of the Plan were consistent with other policies plans and strategies to deliver 'sustainable development'. It also examined individual Local Plan policies against a set of criteria which reflected the concept of sustainability. In respect of Policy DS5 – which includes the Malvern Community Hospital Site, Lansdowne Crescent, the analysis concluded that in relation to the individual sustainability factors, the site would have a largely positive impact.
- 4.2 All the allocated sites listed within Policy DS5 are previously developed or vacant derelict sites within the existing urban area and will have a positive impact by protecting the use of greenfield sites both within and beyond the urban area. The location of sites within Malvern offers opportunities to access a wide range of services and a choice of transport modes thus minimising the need to travel by car.
- 4.3 The Site allocation achieves a number of the Local Plan objectives that are set out on pages 16 and 17 of that document. The Concept Statement is therefore consistent with objectives 1, 2, 3, 4, 5, 6, 7,13, 14, 15, 16, 17 and 21.
- 4.4 The Concept Statement SPD needs to have the same sustainability assessment and this is shown in the following table with further commentary:

Sustainability Matrix

Sustainability factor	Sustainability Impact	Comment
Transport Energy- Trips	Positive	The Concept Statement advocates the residential use of a site which lies within reasonable walking distance of two District Centres reducing the need to make trips by car and reducing the length of journeys.
Transport Energy -modes	Positive	The Concept Statement advocates the residential use of a site lies within a few metres of a main bus route and bus stop reducing the level of car use for local trips..
Built Environment - energy efficiency	Positive	The converted building or any new development would have to meet current Building Regulations which promote energy efficiency. The Concept statement states that development of the site should incorporate energy and water conservation measures.
Renewable Energy potential	Neutral	
Rate of Co2 Fixing	Positive	The Concept Statement proposes the retention of most of the mature trees
Biodiversity	Positive	The Concept Statement advocates the retention of the mature trees and hedges which provide a habitat for local wildlife.
Air Quality	Neutral	
Water Conservation	Neutral	
Land and Soil Quality	Neutral	
Re-using previously developed land and buildings.	Positive	The site is previously developed land and the Concept Statement advocates the retention and conversion of the existing building. Re-use of brownfield land minimises the use of greenfield land.
Safe guarding mineral resources	Neutral	
Landscape and the Countryside	Neutral	
Built environment and 'liveability'	Positive	The Concept Statement advocates retention and conversion of the existing building which provides an opportunity for enhancement of the historic building. Alternatively, new development could have regard to local distinctiveness. In addition, the retention of mature trees, this will have a positive influence on the environmental quality of the area.
Cultural heritage	Positive	The Concept Statement advocates the retention of an historic Edwardian building and its intrinsic features both internal and external.
Rivers and flooding	Neutral	
Public access to open space	Neutral	
Housing	Positive	The MHDLP identifies an indicative figure of 15 units which given the location of the site makes efficient use of previously developed land in accordance with guidance from Central Government.
Providing for community needs	Positive	The Concept Statement identifies the need to make provision for up to 50% affordable housing.
Community safety	Neutral	
Providing employment	Neutral	Since the existing site would not be re-developed until the new hospital was operational, the jobs lost at the existing hospital through the relocation of the hospital would be replaced at the new facility.
Vitality of centres	Neutral	

5. Conclusions

- 5.1 The SA did not identify any negative impacts associated with the production of the SPD. Overall, it was concluded that the production of the SPD would have a beneficial impact and support the Government's sustainability aims and the Local Plan objectives as outlined in paragraphs 1.2 and 4.3.

6. Monitoring and review

- 6.1 The District Council will continue to monitor the usefulness of the Concept Statement. This will be influenced by progress made towards the development of a new hospital for Malvern. The effectiveness of the document will be apparent through an assessment of how well a subsequent planning application or appeal follows the development principles and addresses the issues raised in the Concept Statement.

Planning Services
April 2006

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