

News from Malvern Hills District Council

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For immediate release

Council negotiates for local needs housing

Outline planning permission for a development that includes at least 390 dwellings that provides family and low cost starter homes with at least 167 committed to affordable housing for North Site, Leigh Sinton Road, Malvern has been granted by Malvern Hills District Council.

The development on the former MOD North Site is likely to be the largest mixed use redevelopment to take place within the District up to 2011 and will provide a range of homes to meet local need housing.

North Site which is 20.9 hectares, is ideally placed to provide new open market and affordable housing, employment, a one form entry primary school, public open space and community facilities and with opportunities for shopping provision.

Malvern Hills District Council negotiated with the developers, Persimmon Homes that 43 per cent of the housing on site should be provided as affordable housing which will be managed by a housing association.

Malvern Hills District Council Executive Committee member for Planning & Sustainability, John Raine said: "Following the compilation of a Development Brief for the site in 2005, which set out the Council's priorities and expectations for North Site, considerable effort has been put into progressing the Outline application and to negotiating a really significant increase in affordable homes for the town – which is such a high priority in our high cost housing area. We have also sought to ensure that the new development will fit in well with its surrounding area, and that the various environmental issues here are all sensitively addressed, including provision for

people to make their journeys from home to work or town other than by car. We now look forward to receiving and considering the full planning applications which will provide all the details on the proposed development that is proposed to proceed in phases.”

The planning permission, the drawings and the legal agreement are available to view at the Customer Service Centre, based at Malvern Library, Graham Road, Great Malvern as well as the District Council’s website www.malvern hills.gov.uk

ends

Notes to editors:

Off Site Highway Improvements:-

- New Coach Parking Facilities at Dyson Perrins Secondary School
- New roundabout junction at Leigh Sinton
- Cowleigh Bank/Cowleigh Road junction
- Worcester Road/ Lower Howsell Road junction
- Link Top/Worcester Road junction
- Newtown Road Traffic Management Scheme (subject to further public consultation by the Highway Authority)
- Revised vehicular access to North Site off Leigh Sinton Road and Sayers Avenue

Financial Contributions to be paid by Persimmon Homes

Community Development Worker	£40,000.00
Community Facilities Maintenance	£350,000
Cowleigh Road	£25,000.00
Leigh Sinton Road Service Road	£60,000.00
Newton Road/Leigh Sinton Road Lighting	£48,000.00
Link Top Land Purchase	£6,000.00
Multi-Activity Play Area	£80,000
Newtown Road Car Park	£42,500.00

Traffic Management and Cycle Facilities	£860,000
Transportation Contribution	£374,000.00
Consultants Payment (refund)	£5,950

The various planning applications relating to North Site and associated off-site works are available to view on the Malvern Hills District Council website:

- The duplicate outline applications - ref: 04/00182/OUT and 04/00183/OUT
- Application 04/00183/OUT is expected to be withdrawn in the next few days.
- The creation of a new north access (Leigh Sinton Road) to the site - ref 06/00217/FUL
- The provision of school coach drop off and collection facilities at Dyson Perrins Secondary School - ref 06/00232/FUL
- Improvements to the junction of Lower Howsell Road and Worcester Road - ref 06/00220/FUL.
- Construction of estate road and infrastructure drainage – ref 06/01420/FUL. This application is still being considered by Planning Services in consultation with the Environment Agency, the Highway Authority and other consultees.