

Urban extension to the South of the City of Worcester

Welbeck Strategic land LLP

Welbeck Strategic land LLP has submitted identical outline planning applications for an urban extension to the south of the City of Worcester, to Malvern Hills District Council, Worcester City Council and Wychavon District Council.

Identical outline applications have been submitted to the three Councils for this urban extension because the application site crosses the three administrative areas.

The application proposes up to 2204 dwellings (including an element of affordable housing), and up to 14 hectares of employment land. The development would also include an hotel, primary school, elderly persons accommodation, retail uses, health facilities, indoor leisure and outdoor sport and leisure, allotments and orchards together with associated off-site highways infrastructure.



An aerial photograph of the application site supplied by the applicant.

The majority of the application site falls within Malvern Hills District Council's administrative area.

Malvern Hills District Council (MHDC) is hosting the application on its website and all comments on the application should be submitted to MHDC only. Each council will be responsible for considering whether to grant planning permission for the elements of the development that fall within their administrative boundary.

Although comments are to be sent to Malvern Hills District Council, all comments received will be taken into account by all three councils in their consideration of the planning proposals.

Planning Officers at the three councils are currently reviewing the submitted documents. The process of formal consultation with statutory consultees, local residents, and all other stakeholders has commenced.

Given the scale and complexity of these development proposals the period for responses on the application to be submitted to the Council has been extended from three to five weeks, starting on 17 June 2013.

Viewing the application

All of the application documents, plans and drawings and the Environmental Impact Assessment that the applicant has undertaken, can be viewed on the Malvern Hills District Council web-site

<http://e-access.malvern hills.gov.uk/eaccess/index.asp>

The application reference number that you will need to access the application on the web-site is **13/00656/OUT**

Alternatively the application can be viewed in paper copy either at The Hive in Worcester, the Library in Great Malvern and the Civic Centre in Pershore.

Contact details

The Case Officers dealing with the applications for each of the three planning authorities are:-

Duncan Rudge – Development Control Manager, Malvern Hills District Council
Alan Coleman - Head of Development Planning & Enforcement,
Worcester City Council
Neil Pearce - Development Manager (Planning), Wychavon District Council

Planning Policy Background

An urban extension to the south of the City of Worcester is included as a proposed strategic allocation in the South Worcestershire Development Plan (SWDP)

*Ref. SWDP 45(1) Broomhall Community and Norton Barracks Community
(Worcester South urban extension)*

The application site forms part of this wider allocation for development.

For further details on the SWDP and to view the site specific planning policy on page 144 please follow the web-link below:-

<http://www.swdevelopmentplan.org/>

What is an Outline application?

An Outline planning application is often submitted to allows the planning authority to make a decision on the general principles of how a site can be developed. Typically an outline application is submitted where the applicant is looking for formal agreement about the amount and nature of development that can take place on site prior to preparing detailed proposals.

District Ward Councillors for the areas affected by this development are:

David Harrison – Kempsey

John Michael – Kempsey

Robert Adams – Norton and Whittington

Roger Knight – St Peter's

Mike Johnson – St Peter's

The application site falls within the Parishes of:-

Kempsey (Malvern Hills District)

Norton Juxta-Kempsey (Wychavon District)

St Peter's (Worcester City)