

ADDENDUM: SWDP Preferred Options Representations, SWDP 13 – Malvern

PART A: Additional Information to Preferred Options Response Regarding Land Adjacent to Mill Lane, Malvern (Rep ID: 4477)

Row Number	Rep No.	Issues Raised and Changes Sought	Officer Consideration	Recommended Response
63	4477	<p>ISSUE/SITE WAS REPORTED TO JULY 3RD COUNCIL. HOWEVER, AGENT SAYS SITE PROPOSALS WERE INACCURATELY REPORTED. PROPOSALS AND FURTHER RESPONSE PRESENTED FOR ADDITIONAL INFORMATION.</p> <p>Site promoted for 110 to 156 dwellings on 4.75ha on land adjacent to Mill Lane, Malvern.</p> <ul style="list-style-type: none"> • 2 “Master Plans” shows two areas of housing, one east of Meadowsweet Court, another south of Charlock Rd, with the two accesses linked by a spine road. • Site in Cordon Sanitaire but owner commissioned an Odour Assessment. Odour assessment excludes part of land but scope for development in low risk area. • Site will improve an area of Malvern adjacent to which has a significant proportion of older housing stock- quality development on new site could help wider regeneration. • Meadowsweet Court is owned by Festival Housing group who has agreed in principle that access can be provided over their land. • Site promoted through SHLAA, but discounted 	<p>Site has not been shown to be deliverable:</p> <p>At pre-application meeting it was stated that an Inspector at EIP (into SWDP) is likely to want full details and a representation to the plan should allow a full assessment including FRA/TA/LVIA/Ecology surveys/Hedgerow survey/Tree survey/ & planning statement and design statement for planning application.</p> <ul style="list-style-type: none"> • SFRA (level 1) based on 2009 SRFA. – Concludes in low flood risk area re fluvial flood risk. However, surface water flood risk identifies “that the majority of the southwest parcel of development lies within an area identified as “more risk” of surface water flooding”. • Flooding has occurred in vicinity of Pool Brook where it runs through Watkins Way to the west. Work on nearby potential strategic site initial assessment identifies the primary risk from surface water flooding, and overland flows, noting the creation of impermeable ground surfaces 	No change.

		<p>because of access.</p> <ul style="list-style-type: none"> • Subject to pre-app meeting on 28th Sept 2011, with MHDC planning & landscape officers and, WCC EH and Highways. Officers requested technical reports to assess site including flood risk, odour assessment, TA. • Ecological surveys not completed as wrong time of year. But in any case will not be presented till planning application stage- thought to be limited potential ecological habitation. • Clients land can re-jig housing allocations at Malvern to take pressure off larger housing provision at Newland area. • Significant area of land for amenity space to be provided. • Avoids scrub land south and east of Poolbrook School- possible habitat for ecology. • 40% affordable housing as in emerging SWDP (62 dwellings). • Flood Risk assessment- desk top based on 2009 SFRA- considered in flood zone 1. • No landscape assessment but will be submitted at planning application stage. 	<p>may create surface water flooding problems.</p> <ul style="list-style-type: none"> • Concludes that surface water flooding is the main residual risk and that SFRA level 2 FRA is produced as site layout is progressed. Says risk can be managed by drainage strategy- but this hasn't been done • Records of existing foul and surface water sewers not available for flood risk report • Transport Assessment not discussed or scoped with Highway Authority. Agent considers MHDC planners should have liaised on this, but at pre-app stage agent told that technical reports needed to be scoped on TA . Subsequent discussions with highways have found TA to date not appropriate. • No Ecology info submitted with representation or since, . • No landscape info submitted with representation or since. • Odour study not signed off by Severn Trent water. • No detailed tree or hedgerow survey. 	
--	--	--	---	--

PART B: Original Preferred Options Representation Reported to 3rd July Council – Land Adjacent to Mill Lane, Malvern

Row Number	Rep No.	Issues Raised and Changes Sought	Officer Consideration	Recommended Response
63	4477	Suggest additional allocation for housing; would allow Newland site to be reduced; submitted to SHLAA (MHMT62).	This refers to a large site off Mill Lane, to the east of Malvern, and larger housing numbers here, as suggested, cannot be readily accessed from the existing main road network. The Highway Authority is concerned about access via the small residential roads in the vicinity to the west and the north that consist of many cul-de-sacs. Access off of Mill lane from the east is a problem because of the potential need to take Conservators land to increase road widths/ visibility splays from the Guarlford Road. The land is also within the Cordon Sanitaire of the Malvern Sewage Works. Although an odour study has been done, this has not been examined in detail by the water authority, but it does show that only part of the land is deliverable for housing in terms of impact from the sewage works.	No Change.