

23 September 2025

Matter 5: Housing Land Supply (continued)
Infrastructure Reserved Matters application and condition on 13/00656/OUT Outline application

The Inspectors' Post Hearing Letter (EXAM99) dated 23 June 2025 at paragraph 24 detailed how the Inspectors' considered the outline planning permission (13/00656/OUT) for the Worcester South site (SWDPR60) to not be deliverable, as per the definition in the National Planning Policy Framework. The Inspectors' conclusions led to the removal of 600 dwellings from the five year housing land supply on the South Worcestershire Development Plan Review on adoption.

The South Worcestershire Councils (SWC), namely Malvern Hills District, Worcester City and Wychavon District Councils, provided a response (EXAM99A and EXAM99B) to the Inspectors on the Worcester South site (SWDPR60), to which the Inspectors replied (EXAM99C) that they would pose further questions on the deliverability of the Worcester South allocation and invite the submission of written responses, along with discussion at the virtual hearing session held on the 4 September 2025.

The Inspectors posed two questions (EXAM108) under Matter 5: Housing Land Supply (Continued). These were:

- Q.7 Is there clear evidence that housing completions will begin on the Worcester South site within five years?
- Q.8 If so, how many dwellings should be included in the five-year housing land supply?

At the hearing session on the 4 September 2025 the deliverability of the Worcester South site (SWDPR60) was discussed, in particular the discussion focused on the outline permission (13/00656/OUT) and any reserved matters which had been received, along with discharge of conditions applications which had been received. The Inspectors requested a note setting out the current position on the recently submitted reserved matters application and the discharge of conditions relating to the outline permission, together with any further updates.

Reserved matters application

The infrastructure reserved matters application M/25/01398/RM is valid and now formally under consideration by Malvern Hills District Council. This application relates to the access from the A4440 Broomhall Way and a section of the spine road from Norton Road, running south to the proposed location of the primary school and vehicular access to the proposed location of residential phase 1e. Additional infrastructure works relate to the proposed access off the A38 Bath Road and, some of the spine road serving land to both the East and West of Bath Road where some of the initial residential phases of development are anticipated to come forward (Phases 1b and 1c). The proposals conclude with the proposed Southern landscape buffer (referred to as the Crookbarrow Woodland Link). This link will provide green infrastructure and associated pedestrian/bicycle access/egress across the site and in particular to the area where the proposed sports pitches are to be located as well as residential phase 1d.

Conditions on 13/00656/OUT

The outline permission includes a number of conditions (EXAM111) which need to be discharged either by a specific discharge of condition application or as part of the first reserved matters application (dependent upon condition wording). Several conditions will be discharged as part of the consideration of the reserved matters for each phase (such as condition 6, 10, 12 and 14). Whilst the following specific discharge of conditions applications have been received and validated:

- Condition 9 (Design Principles) (M/25/01386/CCO)
- Condition 25 (Drainage scheme – surfacing)* *this was previously approved but is being re-submitted following amended proposals being drafted* (M/25/01388/CCO)

The developer is aware that there are other conditions requiring formal discharge which are to be subject of their own discharge applications in due course and in advance of the intended commencement of development upon site in the Summer of 2026.

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Primary school requirement

It was discussed at the hearing that the legal agreement for 13/00656/OUT comprises various schedules (EXAM110). Schedule 15 states that *"The County Council covenants with the owner to use best endeavours to procure that the primary school and primary school site shall be operation for the start of the academic year following the occupation of 500 dwellings."*

Schedule 2 relates to the trigger points for financial primary school contributions (prior to the 250th dwelling, 500th, 1,000th, 1,500th and 1,750th). Fifty percent (50%) of required Secondary contributions are required prior to occupation of a percentage of a phase (25%). The remaining contribution must be paid prior to 50% occupation of the phase.

This clarifies that it is for the County Council to provide the school rather than a direct obligation upon the developer for this specific piece of infrastructure.

The SWCs do not consider that any of the obligations within the legal agreement would unduly delay construction works to commence on site anticipated to begin, as previously advised, in Summer 2026.

Completed works / permissions granted

Alongside the above conditions and requirements in the legal agreement, other significant matters in relation to Worcester South have been consented and completed. These include:

- Common Land Consent was necessary as a short section of the sewer and outfall was located upon this land adjacent the River Severn. It can be confirmed that consent was granted in December 2024. This critical approval will help facilitate the delivery of the strategic flood bypass sewer previously approved.
- The A4440 dualling has been completed which was forward funded by the County Council. S.106 contributions have been secured that allow the County Council to recoup their investment. (In relation to this specific site, £15 million is to be provided by the applicant).
- The urban extension transport modelling identified a need to signalise M5 Junction 7. These works have also been completed, as required by National Highways.

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Yours faithfully,

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