

## SWDP 48: Droitwich Spa

- A. Within the development boundary and the urban extensions opportunities will be taken, where appropriate, to create new accessible green spaces in order to reinforce the town's 'Spa' status.
- B. Opportunities for the regeneration of Westlands will be supported, focusing on the neighbourhood centre, improvements to the public realm and layout.
- C. Development proposals should contribute towards the delivery and enhancement of the Droitwich Diamond Jubilee Walk and take opportunities, where appropriate, to create linkages to this network.
- D. Within Droitwich Spa, the sites in Table 20 below, as identified on the Policies Map, are allocated for development:

Table 20: Sites in Droitwich Spa

Policy Reference	Site	Indicative No. of Dwellings	Site Area (ha)
	<b>Residential Allocations</b>		
SWDP48/1 <sup>(142)</sup>	Land off Vines Lane	100	3.10
SWDP48/2	Boxing Club, Kidderminster Road	10	0.11
SWDP48/3	Oakham Place	6	0.16
SWDP48/4	Acre Lane	20	0.38
SWDP48/5 <sup>(143)</sup>	Willow Court, Westwood Road	10	0.17
	<b>Mixed Use Allocations</b>		
SWDP48/6 <sup>(144)</sup>	Canal Basin (Netherwich) (mixed use – residential, retail and leisure)	80	1.10
<b>Droitwich Spa Allocations Total (excludes urban extensions)</b>		<b>226</b>	

142 To take full account of heritage assets. The Scheduled Monument that forms part of the site will be protected consistent with Policies SWDP 6 and SWDP 24, and enhanced in a manner to be agreed with the local planning authority and their archaeological advisors consistent with the significance of the heritage asset. To protect and conserve the significance of nearby heritage assets, including their setting, such as Droitwich Conservation Area and the Church of St Augustine.

143 There will be no built development in the parts of the site liable to flooding, as defined in the Strategic Flood Risk Assessment and / or a site specific Flood Risk Assessment.

144 There will be no built development in the parts of the site liable to flooding, as defined in the Strategic Flood Risk Assessment and / or a site specific Flood Risk Assessment, and safe access and egress will be incorporated.

## Reasoned Justification

### Urban Capacity

1. Droitwich Spa is identified as a “Main Town” within the Settlement Hierarchy (SWDP2), which means that it is an appropriate location to accommodate a proportion of south Worcestershire’s employment and housing growth over the next two decades. In seeking to accommodate this growth, there is an aspiration to build on the legacy of quality developments that exist in the town. Developments must be facilitated in such a manner that they deliver high quality design, public open space and sympathetic integration into the surrounding rural area without impinging upon recognised areas of sensitivity adjacent to the town.
2. In accordance with the strategy and the SWDP focus on employment, strong support is given for the following:
  - a. Safeguarding employment sites.
  - b. Urban focus on tourism opportunities.
  - c. Maintaining the viability and vitality of the town centre.
  - d. Investing in the shopping centre and the existing employment sites.
  - e. Seeking to maximise capacity on current employment sites through inward investment.
3. In identifying appropriate levels of growth for Droitwich Spa, the following constraints have been taken into account:
  - a. Natural barriers including River Salwarpe, Elmbridge Brook, steep slopes and potential impacts on landscape.
  - b. Man-made barriers including the M5, A38 (Roman Way), railway, canal and Green Belt to the north and south of the town.
  - c. Historic settlement pattern and features including listed buildings, town parks, historic gardens and parkland, i.e. Westwood House.
4. With regard to future retail development, where there is evidence of further need this will be addressed through the relevant policies within the SWDP.
5. The broad location for development to meet the requirements of Droitwich Spa has been identified as:
  - a. Within the development boundary - residential development for 226 homes.
6. No further retail allocations are identified within the town, a position supported by evidence from the Retail Study and Employment Land Review. However, a further 10ha of employment land has been allocated to the west of the Stonebridge Cross Business Park (SWDP49/3), in accordance with the economic development strategy. In addition

to this a further 3.5 ha of employment uses have been identified at the Copcut Lane urban extension (SWDP49/1).

7. Through the SHLAA, it has only been possible to identify a limited number of 'brownfield' sites within the town. These are set out in this policy, with the main site delivering 100 homes on an existing employment site off Vines Lane. The location and existing infrastructure on the site raised the issue of on-going viability for employment use and the close proximity to the town centre provides an opportunity to deliver high-quality housing in a sustainable location. The Scheduled Ancient Monument that forms part of the Vines Lane site will be safeguarded.
8. There is an opportunity to consider the mixed use canal side regeneration of the Netherwich Basin (SWDP48/6) alongside the redevelopment of the former Baxenden Chemicals site off Union Lane. This recently released brownfield site has the potential to deliver a residential scheme, which alongside the canal basin allocation, would rejuvenate this area of Droitwich Spa and make safe and attractive links to the adjacent town centre.
9. The remaining sites are smaller but provide opportunities for limited infill as well as delivering opportunities to enhance existing community facilities lost elsewhere to redevelopment, e.g. the Boxing Club and Girl Guides / Scout Hall.