

WORCESTER CITY

SWDP 43: Worcester City

A. Within Worcester City, the following sites, as shown on the Policies Map, are allocated for the uses identified in Tables 11, 12, 13 and 14. They should be developed in accordance with the criteria identified in respect of each site and all general policy requirements, including any necessary developer contributions.

1. Housing

Table 11: Sites for Housing

Policy Reference	Site	Indicative No. of Dwellings	Site area (ha)
SWDP43/1	Land south of Leopard Hill	100	3.29
SWDP43/2	Gregory's Bank Industrial Estate	169	4.44
SWDP43/3	Ribble Close and gas holder site	40	1.2
SWDP43/4 ⁽⁸⁶⁾	Old Northwick Farm	54	2.59
SWDP43/6	Land at Albert Road	20	1.04
SWDP43/7 ⁽⁸⁷⁾	Sansome Walk Swimming Pool	33	0.80
SWDP43/8 ⁽⁸⁸⁾	Grasmere Drive / Ullswater Close	18	0.43
SWDP43/9	Old Brewery Service Station, Barbourne Road	12	0.14
SWDP43/10	Dudley Close (north of Dines Green)	8	0.12
SWDP43/12	Brookthorpe Close	10	0.16

86 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.

87 Site access may be achieved from the existing vehicular access from Chestnut Street and a new vehicular access from Sansome Walk.

88 The foul drainage from this development is expected to connect to the mains system and be treated at Worcester Bromwich Road sewage treatment works. The 2014 South Worcestershire Water Cycle Study (WCS) Addendum Report has identified that there is limited spare capacity at these works and there could be constraints in the receiving sewerage network. Developers should consider these issues early in the planning process in consultation with Severn Trent Water and have particular regard to the WCS and policies SWDP7 and SWDP30.

Policy Reference	Site	Indicative No. of Dwellings	Site area (ha)
SWDP43/19	Blackpole Road	115	3.22
SWDP43/25	School of Art and Design, Barbourne Road	60	0.70
SWDP43/a ^{(89)&(90)}	73-77 Bromwich Road	11	0.14
SWDP43/b ⁽⁹¹⁾	Martley Road	18	0.37
SWDP43/c ⁽⁹²⁾	Malvern Gate, Bromwich Road	45	1.28
SWDP43/d ^{(93)&(94)}	Land at Ambrose Close	24	1.17
SWDP43/e ^{(95)&(96)}	Land at Hopton Street	30	1.59
SWDP43/f ^{(97)&(98)}	County Council Offices, Sherwood Lane	15	0.50
SWDP43/g ⁽⁹⁹⁾	County Council Offices, Bilford Road	15	0.67

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94 To include about 50% Green Space for open space, habitat improvement and links to the Green Space network.

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Policy Reference	Site	Indicative No. of Dwellings	Site area (ha)
SWDP43/h ^{(100)&(101)}	Laugherne Garage, Bransford Road	10	0.44
SWDP43/i ^{(102)&(103)}	Former Crown Packaging, Main site	190	8.06
SWDP43/j ⁽¹⁰⁴⁾	Former Crown Packaging, Woodside Offices	40	0.95
SWDP43/k ^{(105)&(106)}	Land off Bromyard Terrace	20	0.15
SWDP43/l ⁽¹⁰⁷⁾	Land at Battenhall Road	20	2.9
SWDP43/m	Club House, Tolladine Golf Course	9	0.5
SWDP43/n ⁽¹⁰⁸⁾	Land at Earl's Court Farm	13	0.32
SWDP43/p ⁽¹⁰⁹⁾	Land at Langdale Drive	6	0.39
SWDP43/q ^{(110),(111)&(112)}	Zig Zag site, St John's	10	0.05

- 100 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.
- 101 The foul drainage from this development is expected to connect to the mains system and be treated at Worcester Bromwich Road sewage treatment works. The 2014 South Worcestershire Water Cycle Study (WCS) Addendum Report has identified that there is limited spare capacity at these works and there could be constraints in the receiving sewerage network. Developers should consider these issues early in the planning process in consultation with Severn Trent Water and have particular regard to the WCS and policies SWDP7 and SWDP30.
- 102 To take full account of heritage assets. Any development proposal should be accompanied by a desk based archaeological assessment and where necessary a field based survey by an appropriate qualified professional.
- 103 Development to: retain the onsite woodland in the eastern part of the site; include buffers to mitigate impact of adjoining uses, including the railway.
- 104 To take full account of heritage assets.
- 105 The foul drainage from this development is expected to connect to the mains system and be treated at Worcester Bromwich Road sewage treatment works. The 2014 South Worcestershire Water Cycle Study (WCS) Addendum Report has identified that there is limited spare capacity at these works and there could be constraints in the receiving sewerage network. Developers should consider these issues early in the planning process in consultation with Severn Trent Water and have particular regard to the WCS and policies SWDP7 and SWDP30.
- 106 Development should have regard to adjacent listed buildings, their setting and significant assets and characteristics such as surviving burgage plot boundaries in this part of the St John's Conservation Area.
- 107 The housing to be on the eastern part of the site, as shown on the Policies Map, partly abutting existing housing west of Battenhall Rise, with access from Battenhall Road. To include about 40% Green Space mitigation as biodiversity provision on-site, including retention and maintenance of unimproved grassland, and retaining the link between existing habitat on land east of the site adjoining Battenhall Road / Battenhall Rise and the wider network of Green Spaces.
- 108 The foul drainage from this development is expected to connect to the mains system and be treated at Worcester Bromwich Road sewage treatment works. The 2014 South Worcestershire Water Cycle Study (WCS) Addendum Report has identified that there is limited spare capacity at these works and there could be constraints in the receiving sewerage network. Developers should consider these issues early in the planning process in consultation with Severn Trent Water and have particular regard to the WCS and policies SWDP7 and SWDP30.
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- 111 To take full account of heritage assets. Any development proposal should be accompanied by a desk based archaeological assessment and where necessary a field based survey by an appropriate qualified professional.
- 112 Retaining commercial uses on the ground floor frontage.

Policy Reference	Site	Indicative No. of Dwellings	Site area (ha)
SWDP43/s ⁽¹¹³⁾	Rose Avenue	8	0.18
SWDP43/t	Commandery Coach Depot, Tolladine Road	7	0.07
SWDP43/u ⁽¹¹⁴⁾	Royal Worcester Porcelain, gap site	8	0.15
SWDP43v	Brickfields Road	10	0.14
SWDP43w	23-24 Foregate Street	10	0.10
SWDP43x	Former Christian Meeting Room, Diglis Lane	17	0.29
SWDP43y	Land at White Ladies Close	37	0.21
SWDP43z	Former Faithful Overalls Site, Eastbank Drive	38	0.35

2. Mixed Uses

Table 12: Sites for Mixed Use Development

Policy Reference	Site	Uses	Indicative		
			No. of Dwellings	Employment (ha)	Site area gross (ha)
SWDP43/14	Former Ronkswood Hospital	Care home, care village and residential	181	0	7.31
SWDP43/15	Worcester Woods Business Park, Newtown Road	B1, B2 employment, care home, car / motorbike showroom, hospital expansion	0	11	11.37

113 Design to include sympathetic frontage and retention of forecourt parking, together with re-provision of the existing play equipment either within the development or nearby.

114 To take full account of heritage assets. Any development proposal should conserve and enhance the setting of the Bone Mill (grade II* listed) building and be accompanied by a desk based archaeological assessment, and where necessary a field based survey by an appropriate qualified professional.

Policy Reference	Site	Uses	Indicative		
			No. of Dwellings	Employment (ha)	Site area gross (ha)
SWDP43/16	Government buildings, Whittington Road	B1 office and residential	120	4	7.56
SWDP43/18 ⁽¹¹⁵⁾ & ⁽¹¹⁶⁾	University Park	University campus, health and well-being campus (medical centre / care home / close care and extra care housing), business uses, including business innovation centre, research and development.	100	11	15.18
SWDP43/20 ⁽¹¹⁷⁾	Land at Nunnery Way	Mixed use B1, B2, B8 employment, vehicle showrooms, public house and restaurant	0	8	8.26
SWDP43/21	Land adjacent to The Masonic Hall	Mixed use C3 housing (30 units) and C2 accommodation	30	0	0.96

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116 Site area excludes the reservoir and landscaped area to the south which is included within the 18.62 Ha granted planning permission (P11K0588 - Outline).

117 Planning Permission P08Q0652 for a football stadium and enabling development was approved on 27 April 2012 and will not lapse until the 27 April 2019. This approved development includes land within the proposed area of significant gap between the M5 and the area of easement for the overhead high voltage electricity transmission lines. Planning permission for the mixed use listed in the policy was granted on 1 June 2015.

Policy Reference	Site	Uses	Indicative		
			No. of Dwellings	Employment (ha)	Site area gross (ha)
		(20 units) development			
SWDP43/r ⁽¹¹⁸⁾ & (119)	The Bridge Inn, Lowesmoor Terrace	Replacement public house and residential	9	0	0.10
SWDP43/aa ⁽¹²⁰⁾ & (121)	Lowesmoor Wharf	Commercial and residential	100	0	1.14
SWDP43/ab	Holy Trinity Church, Lichfield Avenue	Faith building and residential	12	0	0.28
SWDP43/ac ⁽¹²²⁾	Cavalier Public House, St George's Lane	Replacement public house and residential	11	0	0.11

3. Employment

Table 13: Sites for Employment

Policy Reference	Site	Employment (ha)	Site area (ha)
SWDP43/22	Midland Road	1	1.25
SWDP43/23	Land south of Warndon Wood (B1; phased post-2019)	6.95 / 5 net	6.95

118 To take full account of heritage assets.

119 Retaining commercial uses on the ground floor frontage.

120 To take full account of heritage assets. The detailed development proposals for this site should have regard and reflect the importance of the locally listed canal office building and that this building should be given a pivotal role in the formulation of a site masterplan.

121 To retain existing commercial uses compatible with residential development facilitating relocation of less compatible on-site commercial uses to appropriate premises within the City. To provide appropriate enhancement of the Conservation Area and habitats, and improvement of the canal basin.

122 To take full account of heritage assets.

4. Other Uses

Table 14: Sites for Other Development

Policy Reference	Site	Indicative		
		Number of Dwellings	Other Uses (ha)	Site area (gross) (ha)
SWDP43/24	Perdiswell (leisure uses)	0	18.05	18.05
SWDP43/29 ⁽¹²³⁾ & (124)	Chequers Lane / Henwick Road (university-related development with use Class D1 and D2)	0	0.99	0.99

Reasoned Justification

1. SWDP 43 identifies sites to meet growth requirements inside the city boundary.
2. The city of Worcester is the county town for Worcestershire and an important retail, employment, leisure, education and housing centre for the sub-region that includes south Worcestershire. Worcester has been identified as an important growth area capable of acting as a focus for future growth in the south Worcestershire area. The tightly-drawn administrative boundaries of the city mean that there is a limit to the level of growth that can be accommodated within the administrative area. In 2005, a study⁽¹²⁵⁾ was undertaken to assess the level of growth that could realistically be accommodated within the city area, but that evidence was largely superseded by later evidence gathered through the Retail Study, Employment Land Review, the Housing Needs Studies and Strategic Housing Land Availability Assessment. These, together with the results of plan-making consultations, show support for Worcester maintaining and enhancing its role at the top of the settlement hierarchy, as the county town and city centre and as a centre of wider sub-regional importance. This will be achieved through adopting an approach based on identifying both the amount of growth to be delivered within the city administrative boundary and the growth that cannot be met within the city, but that can instead be met through a series of urban extensions adjoining the city boundary.
3. The intention for Worcester over the plan period is to enable it to support sustained investment in economic development, aligned with successful advances in sustainable

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124 Proposed capacity is indicative and the precise numbers will be informed by a site specific Flood Risk Assessment that demonstrates occupiers will be safe, flood risk will not be increased by development and safe access and egress will be incorporated. In any event, safe access onto Henwick Road will be required.

125 The Future Development of the City of Worcester 2011-2021 - Consideration of potential growth options (White Young Green Planning; September 2005)

travel, leading to a thriving city and a vibrant and diverse centre with a strong retail and leisure offer. This builds on:

- a. An approach that generates a high-skill, high value-added, knowledge-based economy.
- b. Recognition of the importance of learning through its Further and Higher Education provision.
- c. The University has produced its strategic plan for 2013-18 in which it sets out its mission statement including the following aspirations:
 - To be an outstanding university at which to be a student;
 - To make a transformational contribution to the positive development of the cultural, social and economic life of the city of Worcester and the wider region.

The University identifies four areas of distinction in its Strategy:

- i. Human health and well being
 - ii. Economy, social and environmental sustainability
 - iii. Children and Young People
 - iv. Arts, culture and heritage
- d. A prestige tourist destination, offering a range of experiences to shoppers, day trippers, holiday-makers and business visitors.
 - e. A reputation for a historic and well-managed city centre.
 - f. An integrated and high quality transport infrastructure.
 - g. A key role in delivering housing growth in south Worcestershire in a sustainable and environmentally sensitive way.
 - h. The provision of a range of services, facilities and employment opportunities that meet sub-regional needs and support the economic growth of south Worcestershire as a whole.
4. As such the city and its surrounding area are the focus of future growth and the preferred location for any nationally or regionally significant developments in south Worcestershire. It is at the centre of the Development Strategy for south Worcestershire and its prosperity will be reflected across the area. However, it is also recognised that the delivery of key infrastructure (see SWDP 62 Implementation, Phasing and Monitoring) is vital if the overall strategy is to be achieved.
 5. The approach taken for development within the city boundary of Worcester has been to identify site allocations in the tables above in the following categories: sites for housing, sites for mixed use development; sites for employment use; and sites for other types of development.

6. SWDP 3 makes provision for approximately 12,150 dwellings and about 120ha of employment land within the Wider Worcester Area. It also provides for a minimum of around 31,200 square metres of non-food retail development for 2013 - 2030. There is an identified need to deliver affordable housing. This will be addressed as part of the provision of the 12,150 dwellings. This figure has been derived from the objective assessment of housing need for the City and part of Malvern Hills need within the Wider Worcester Area. Jobs and appropriate infrastructure will need to be provided to support this housing growth, for which there are significant cost and deliverability implications.
7. An assessment of all non-strategic sites including those put forward through the Strategic Housing Land Availability Assessment and the call for sites in 2014 can be found in the evidence in the SWDP Non-Strategic Housing Allocations background paper and the 2014 site assessments.
8. Evidence demonstrates that the city can accommodate 6,800 dwellings within the administrative boundary, which includes sites allocated by SWDP 43 and SWDP 44. This figure takes account of evidence relating to the green belt, the network of Green Spaces, existing employment sites and the need for sports, health, education and other community facilities - not to mention the aspiration of creating a dynamic, successful, attractive, vibrant, safe and secure city centre – that are essential in creating a sustainable balanced city.
9. Capacity for a further 5,350 dwellings needs to be found on sites outside but adjacent to the city boundary to meet the need of Worcester city and need from Malvern Hills.
10. The Policy SWDP45 site allocations in the Worcester urban extensions, have capacity for about 5,550 dwellings (including 80 within the City administrative boundary). Furthermore, 41 hectares of employment land has been identified within the urban extensions, which are additional to the sites for around 33ha of new employment land identified within Worcester city.
11. The 120ha employment land provision 2006 to 2030 in the Wider Worcester Area includes land for office development. Evidence in the West Midlands Regional Centres study (2006, as updated in 2009) supported a potential requirement of 40,000 to 50,000 square metres of office development in or on the edge of Worcester city centre. This was uplifted to 55,000 square metres to reflect the plan period of 2006 to 2030. SWDP 2 identifies Worcester as an administrative centre. A significant proportion of new office development in Worcester will be 'in-centre' consistent with the Framework policy on offices as a town centre use and with SWDP 8, which directs major office development in the first instance to Worcester city centre. The ability of the city centre and edge-of-centre sites to accommodate office growth is dependent on the area and location of the centre shown on the Policies Map. The extent of the city centre and its ability to accommodate new offices is constrained by heritage assets, the dual carriageway on City Walls Road, the River Severn, the single river crossing and the city's sub-regional retail role. Government changes to permitted development rights, which allow the change of use of offices to residential, may also lead to the loss of some offices. SWDP 44 therefore allocates

Opportunity Zones to provide further opportunity for mixed use development including offices where they cannot be accommodated in the designated city centre.

12. The Significant Gap designation to the east of the city and west of the motorway will be retained as set out in the former Local Plans, except where new urban capacity site allocations within Worcester's administrative boundary are proposed. Housing development will not be permitted given the proximity of the land to the M5, except where allocated by SWDP45/E – Land at Swinesherd Way. Land in the gap west of the A4440 should remain undeveloped, so that it can continue to provide a buffer protecting the character of existing development at Warndon. Land east of the A4440, south of Warndon Woods, can be considered for employment development and is allocated, complementing the proposed Worcester Technology Park to the east of the M5, but development will be required to respect existing assets such as the conservation area, listed buildings and the Local Nature Reserve at Warndon Woods. It will also need to take into account on-site issues such as infrastructure (including easements related to the overhead electricity pylons) and the landform. Up to 5ha net of high-quality B1 employment development will be permitted, which is appropriate to the surroundings of this allocation. Land at Nunnery Way was previously allocated for a community football stadium by the City of Worcester Local Plan. SWDP43 instead allocates the site for employment (B1, B2, B8, vehicle showrooms, public house and restaurant). This change arose as a consequence of insufficient certainty regarding the delivery of development proposals for the relocation of the Worcester City Football Club.