

## SWDP 58: Upton-upon-Severn Area

**A. In the area around Upton-upon-Severn, the sites in Table 24 below, as identified on the Policies Map, are allocated for development:**

**Table 24: Upton-upon-Severn Allocations**

Policy Reference	Site	Indicative Number of Dwellings	Site Area (ha)
SWDP58/1	Land at Sunny Bank Meadow, Holly Green	25	0.97
SWDP58c <sup>(153)</sup>	Land off A4104, North East of Upton Marina	70	2.78
SWDP58d	Land at Welland Road, Tunnel Hill	43	2.12
<b>Upton-upon-Severn Area Allocations - Total</b>		<b>138</b>	

**B. Commercial development at Upton Marina for boating and recreational uses associated with tourism will be supported and encouraged.**

### Reasoned Justification

1. Development at Upton-upon-Severn is likely to be limited due to flood risk and landscape and access issues. The settlements of Holly Green and Tunnel Hill will be the focus for housing and commercial development to serve the needs of these settlements and Upton-upon-Severn, in accordance with SWDP 2.
2. No suitable urban capacity sites within or immediately adjacent to the town have been currently identified for future housing because the whole town is surrounded by the functional floodplain (Zone 3b) and other high risk flood zones (3a) and no suitable and deliverable sites were suggested within or immediately adjacent to the town through the plan making process. Although Tunnel Hill, Holly Green and Ryall are Category 3 settlements, they have strong links with Upton-upon-Severn and it is therefore considered that it would be appropriate for them to accommodate some of the local housing needs identified in the town.
3. Currently, no sites are allocated for employment uses as it is considered that support for the existing commercial and retail economy and scope for further expansion of the marina (in line with current permissions) and associated tourism will help the local jobs market. Policies SWDP 9 and 10 support the town centre retail and commercial uses.

<sup>153</sup> 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. Development 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.