

**SWDP 49: Droitwich Spa Urban Extensions**

Within the areas identified on the Policies Map, three sustainable, well-designed urban extensions are proposed. These sites will come forward in accordance with the requirements in A – C below.

**A. SWDP49/1 Copcut Lane**

- i. Provision of approximately 740 new homes (40 ha).
- ii. Provision of 3.5ha of B1 and B2 employment uses.
- iii. A neighbourhood centre incorporating local shops and community facility and emergency services infrastructure.
- iv. Access off the A38 Roman Way, with enhanced public transport, cycle and pedestrian connections to Chawson and the town centre via Chawson Lane.
- v. 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.
- vi. A landscaping strategy for the southern edge of the site, adjacent to Copcut Lane, to minimise the impact of the development on the countryside beyond.
- vii. A landscaping “buffer” along the edge of the railway line.

**B. SWDP49/2: Yew Tree Hill<sup>(145)</sup>**

- i. Provision of approximately 765 new homes (44 ha).
- ii. Provision of 200 unit care facility (C2 uses).
- iii. A local neighbourhood centre incorporating local shops, food outlets, leisure/entertainment and community facilities. A police post should be provided within this element of the development.
- iv. Upgraded access to A38 at the junction with Pulley Lane and necessary engineering works along the length of Pulley Lane as required to accommodate the level of proposed development.
- v. Enhanced public transport, cycle and pedestrian connections to the town centre via Newland Road and Primslan Way.

145 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.

- vi. **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.**
- vii. **A landscape strategy for the southern edge of the site, adjacent to Pulley Lane, to minimise the impact of the development on the countryside.**
- viii. **The setting of the Salwarpe Conservation Area should be protected, conserved and where possible enhanced through any development proposal.**

### **C. SWDP49/3: Stonebridge Cross Business Park**

- i. **Provision of approximately 10ha of B1, B2 and B8 employment land.**
- ii. **Improved accessibility to the town centre.**
- iii. **Appropriate landscaping, screening the development from Westwood House and its historic parkland, and the protection of views to / from the nearby public footpath.**
- iv. **The significance of Westwood House, the Registered Park and Garden, including its setting and key views to and from the asset should be protected and conserved.**

## **Reasoned Justification**

### **SWDP49/1**

1. The land at Copcut Lane is allocated for housing, delivering a mixed-use sustainable urban extension. This will comprise 740 homes of an appropriate mix, size and tenure, along with a local service centre. In order to ensure a supply of sites that will strengthen the local economy and balance the employment locations to the north of the town, the urban extension will include 3.5ha of high quality B1 and B2 employment land.
2. Features of the approved scheme include enhanced open spaces, continued management of the community woodland, retention of the allotments and securing of a link in the Droitwich Diamond Jubilee Walk around the town. Links to the open countryside beyond via the existing public footpath network will also be secured. Any development will be required to respect the setting of the Salwarpe Conservation Area and the location on the rural / urban fringe of the town.
3. Access is to be provided off the A38 and no vehicular access (other than for emergency purposes) will be allowed off Copcut Lane. Pedestrian and cycle access to the town will be provided via Chawson Lane and a regular bus service will link to locations in the town centre.

## **SWDP49/2**

4. Land is allocated at Yew Tree Hill to deliver a sustainable urban extension to the south of the town. This will comprise 765 homes of an appropriate mix, size and tenure, along with a local service centre. The latter will provide for a range of retail, leisure and entertainment outlets as well as community facilities to include a police post. In order to help address an identified residential care need over the plan period the site will also deliver a 200 unit care facility (C2 uses).
5. Features of the scheme should include open space and the enhancement of the Droitwich Diamond Jubilee Walk around the edge of the town. Links to the open countryside beyond via the existing public footpath network will be secured. The setting of the higher ground around the water tower should be respected. The location of the urban extension on the rural / urban fringe of the town is acknowledged and the landscape strategy should incorporate enhancement measures to minimise the impact of the development on the open countryside beyond.
6. Vehicular access will be only via Pulley Lane, on to the A38 and the necessary junction and highway upgrades beyond the allocated site boundary will need to form part of any planning application. Public transport and emergency vehicle access, along with cycling and pedestrian links, will be acceptable from Newland Road to Primsland Way and to the town centre beyond. The provision of a timetabled bus service to the town centre should form part of any development to enhance the locations sustainable development credentials.

## **SWDP49/3**

7. A further extension of 10ha of employment land has been allocated as an extension of Stonebridge Cross Business Park, which is supportive of the economic development strategy. The sensitivity of the allocation adjacent to Westwood House and its associated parkland (Grade 1 listed, designated historic parkland) is acknowledged and a landscaping planting belt is included within the allocation to provide a landscape buffer.