

## SWDP 57: Tenbury Wells

- A. Within Tenbury Wells, the sites in Table 23 below, as identified on the Policies Map, are allocated for development:

Table 23: Tenbury Wells Allocations

Policy Reference	Site	Indicative No. of Dwellings	Site Area (ha)
SWDP57/1	Land opposite Morningside	43	2.35
SWDP57/2	Land at The Haven, Oldwood Road	40	1.98
SWDP57a	Land at Mistletoe Row	44	3.74
SWDP57c	Land south of the Oaklands	35	1.92
Tenbury Wells Allocations - Total		162	

- B. The continued implementation of the Tenbury Business Park for primarily employment uses is supported, as is the commercial redevelopment of the former cattle market site for town centre retail use, and associated car parking and riverside walk.

## Reasoned Justification

## Tenbury Wells Urban Capacity

- As the main urban settlement in the north west part of Malvern Hills District, Tenbury Wells will be the focus for a degree of new housing and commercial growth in accordance with SWDP 2. However development at Tenbury Wells is likely to be limited due to flood risk, landscape and access issues. New development will enhance the economic role of the town and contribute in part to meeting affordable housing needs and sustaining enhancing services. A detailed site assessment has been undertaken to inform the capacity of Tenbury Wells to accommodate the housing growth in accordance with the Development Strategy. This policy sets out the sites that will be brought forward to provide for development.

## Town Centre Regeneration Allocation

- Planning permission has recently been granted by Malvern Hills District Council for redevelopment of the former Cattle Market site for a retail store, car parking and riverside walkway. This should enhance the environment of that part of the conservation area, adjacent to the main shopping area and river and provide additional employment opportunities and leisure walks along the river frontage.