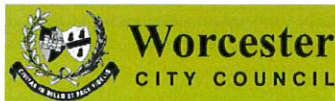


**South Worcestershire Development Plan Review
Submission (Regulation 22)**

**Statement of Common Ground between the South
Worcestershire Councils (Malvern Hills District Council,
Wychavon District Council and Worcester City Council)
and
Worcestershire County Council
Ainscough Strategic Land**

Relating to Land at Hanbury Road SWDPR57

Date: 20 February 2025



1. Introduction

1.1 This Statement of Common Ground (SoCG) relates to the housing allocation identified at Hanbury Road, Droitwich Spa (but in the parish of Hadzor) which is proposed for 300 dwellings under Policy SWDPR57 in the Regulation 22 Submitted South Worcestershire Development Plan review (SWDPR). This statement has been prepared to provide the Inspector with a summary of matters of agreement and disagreement (if applicable) between Worcestershire County Council; the site promoters Ainscough Strategic Land referred to throughout as “the Parties”. and the South Worcestershire Councils (SWC). The site is shown in the map below (Fig.1).

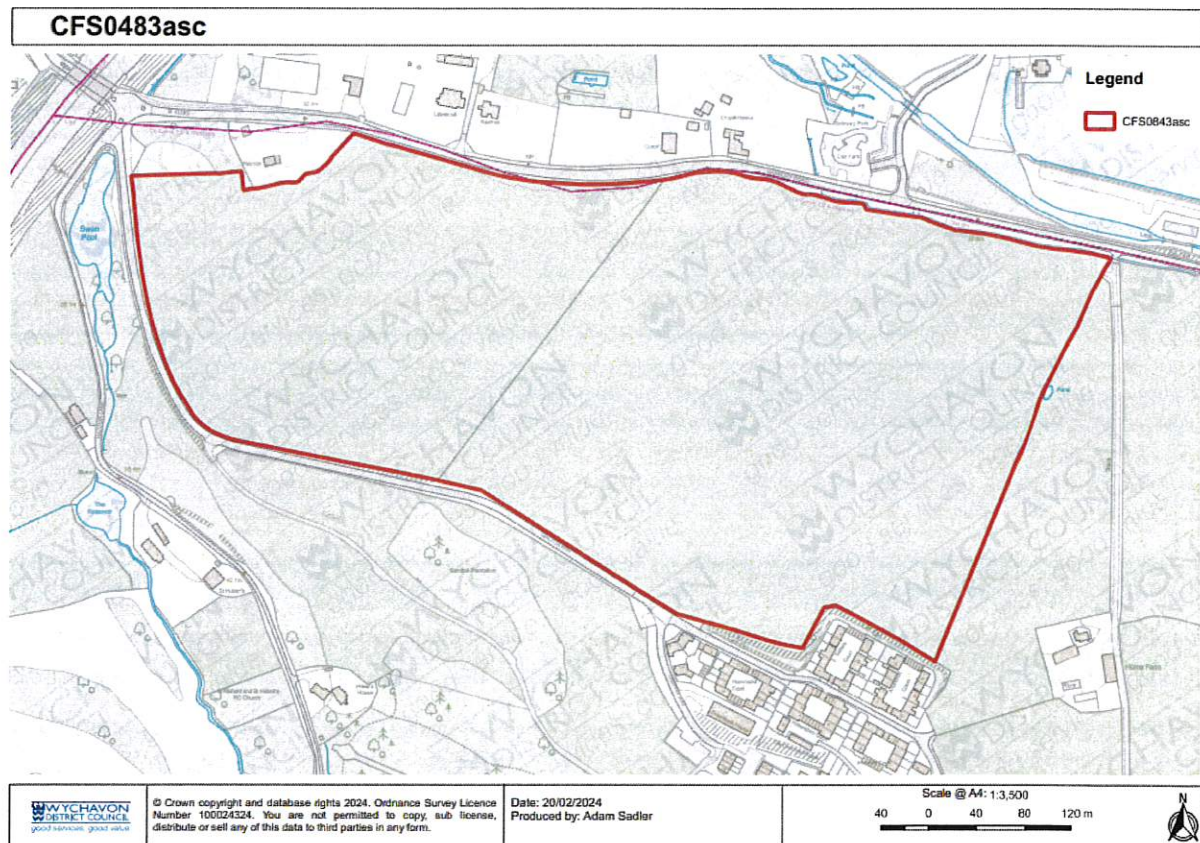


Figure 1 Hanbury Road SWDPR57

2. Description of the Site

- 2.1. The site area contained within the allocation measures 21ha and is located to the east but adjacent to Droitwich Spa and the M5 and off the Hanbury Road (the B4090) to Alcester.
- 2.2. The site is accessed off the B4090 and served by public transport and pedestrian connections can be achieved along the Hanbury Road to the nearest supermarket approximately 1km to the west and the town centre of Droitwich Spa approximately 1.3km.
- 2.3. The topography of the site is gently undulating, rising to the south towards the Grade II listed Hadzor Hall and existing surrounding residential development.

2.4. The site is in a single ownership and has no technical barriers, is available, suitable, and achievable and therefore deliverable and able to contribute positively towards land supply. Figure 2 (below) shows the full extent of the land ownership submitted to the Regulation 18 Preferred Options consultation in 2022 as an omission site and then included in the SHELAA.

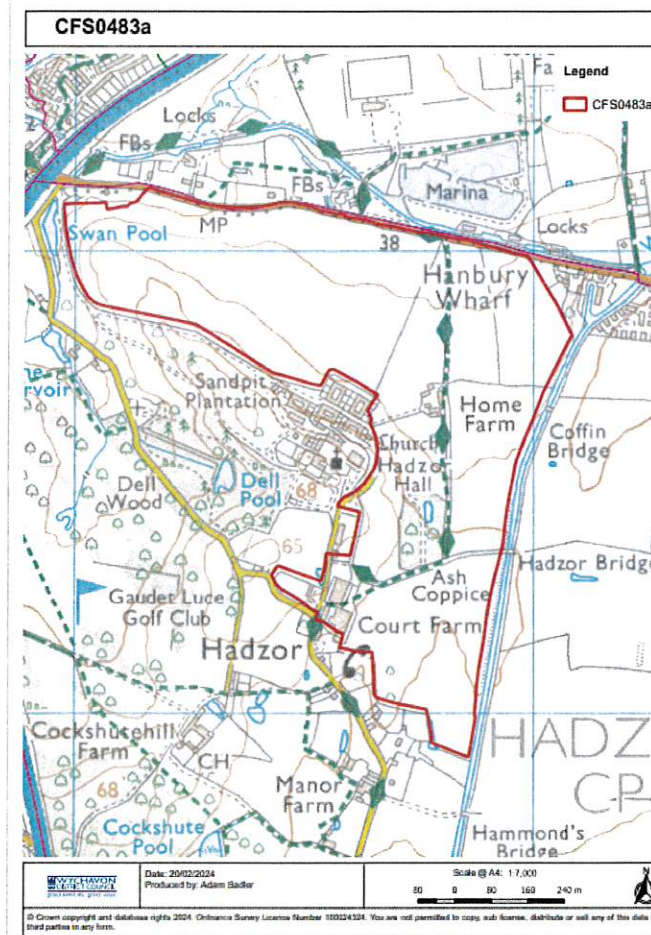


Figure 2 Wider land ownership submitted as part of the Call for Sites.

3. Proposed Development

3.1. In summary, the submitted SWDPR policy SWDPR57 identifies the following key development requirements for this site:

- An indicative capacity of 300 new dwellings.
- Upgrade to the access off the Hanbury Road and junction improvements within the vicinity.
- Enhanced public transport, cycle and pedestrian connections to the Droitwich Spa town centre.
- Landscape strategy and Green Infrastructure to include new open spaces, recreation land, allotments and play pitches.
- Delivery of the site will be supported by a comprehensive development brief and masterplan.

3.2 Being well located for access to employment and services in the town and further afield, with opportunities to link to an existing public transport, (e.g. Droitwich Spa railway station) the site is a sustainable location for new housing, employment, and related development.

3.3 Droitwich Spa is categorised as a main urban area in SWDPR03 providing a range of retail, services, and existing infrastructure to support the allocation. The additional infrastructure requirement is set out in the 2022 Infrastructure Delivery Plan (INF1). The necessary highway improvements referred to above are identified in Table D, p.334. The Infrastructure Delivery Plan (EXAM 40) has been updated in December 2024 with the highway improvement removed and submitted to the Inspectors ahead of the hearing sessions in March 2025.

The Site Allocation

3.4 The parties to the SoCG agree to the following main principles for the site:

- The amount and type of development on the site can deliver in line with the approximate dwelling number identified within Policy SWDPR 57. Proposed phasing of housing development in the period to 2041 as set out in the October 2024 SWDPR Housing Trajectory (EXAM24).
- Delivery of the Site will be secured in compliance with all reasonable and relevant SWDPR policy requirements, subject to the balanced assessment of such requirements against other material planning considerations.

4. Matters of Agreement

Principle of Development

4.1. The principle of the development of the site as proposed by policy SWDPR 57 is agreed and considered to be consistent with the NPPF (December 2023) and PPG, as demonstrated through the SWCs evidence base work underpinning the SWDPR.

4.2. The site is considered to be in a sustainable location, as set out in the Reasoned Justification for the policy, that can assist in delivering development to help meet the identified needs of the South Worcestershire area.

4.3. The matters of agreement between “the Parties” and the South Worcestershire Councils (SWC) are set out below. Alongside the residential development of approximately 300 homes proposed, and in accordance with the policy requirements set out in SWDPR 57 these are summarised as follows:

4.3.1. **Transport:** The Worcestershire Strategic Transport Model Report and supporting appendices, submitted in December 2024 to the Inspectors (EXAM 42; 42A; 43) does not identify any adverse highway impacts from the proposed development that cannot be mitigated from road and active travel infrastructure improvements.

4.3.2. **Education:** Discussions have been ongoing between the Parties with respect to education provision arising from the site, and also across the town of Droitwich Spa arising from development that has come forward through allocations in the adopted SWDP. The initial proposal considered was to include a requirement in the policy and identify a location within the allocation for a first school. However, the WCC preference, as education authority is to now address education provision via a developer contribution.

4.4 In general terms the need for education developer contributions will be agreed at the point of the planning application. However, during pre-application discussions the following was identified:

- That Worcestershire County Council will require an additional form of entry equating to 30 places per year group to accommodate this development and other proposed allocations in Droitwich education pyramid.
- That Worcestershire County Council may wish to meet this need by way of (i) extensions to an existing school or (ii) by way of a first school and nursery on this site.
- That there is potential for a 30 place per year group first school and nursery site to be provided on this allocation.
- That land could be safeguarded on this site for the purpose of option ii with a decision on whether to take that site up made through the development management process to secure an outline permission on the site.
- That notwithstanding the above agreement between the parties, that no Main Modification is required to SWDPR 57 for the express safeguarding of land for a potential first school and nursery site on this allocation.

4.5 **Infrastructure:** The delivery of and financial contributions towards the necessary infrastructure in accordance with SWDPR 09, referring to the Infrastructure Delivery Plan and December 2024 update. This includes improvements and new infrastructure to enhance links to Droitwich Spa town centre via enhanced active travel and public transport connections.

4.6 **Green Infrastructure, Public Open Space and Sports Facilities:** The delivery of and financial contributions towards 40% Green Infrastructure (GI), biodiversity net gain, play areas, formal playing pitches, and informal recreation areas of parkland and allotments.

4.7 **Access:** Upgraded vehicular access to the site from the B4090 (Hanbury Road) and any necessary highway improvements to the signalled junction with the B4065 and B4090.

4.8 **Heritage:** Protection and conservation of the significance and setting of heritage assets, including Hadzor Hall and any listed curtilage structures.

5. Areas of Disagreement

5.1 There are no areas of disagreement between 'the Parties'.

6. Conclusions

6.1. The parties agree that:

The elements of the SWDPR 57 policy requirement identified above are supported.

7. Signatories

7.1. This SoCG has been agreed and signed by the following:

South Worcestershire Councils	The Parties
<p data-bbox="199 734 480 770">Name: Ian Macleod</p> <p data-bbox="199 808 791 882">Position: Director of Planning and Infrastructure, Wychavon District Council</p> <p data-bbox="199 920 647 956">Date agreed: 20 February 2025</p> <p data-bbox="199 994 347 1030">Signature:</p> <div data-bbox="204 1048 711 1126" style="background-color: black; width: 100%; height: 15px;"></div>	<p data-bbox="818 734 1106 770">Name: Emily Barker</p> <p data-bbox="818 808 1270 844">Worcestershire County Council:</p> <p data-bbox="818 882 1388 956">Position: Head of Planning and Transport Planning</p> <p data-bbox="818 994 1267 1030">Date agreed: 20 February 2025</p> <p data-bbox="818 1099 1007 1135">Signature(s):</p> <div data-bbox="1015 1072 1342 1126" style="background-color: black; width: 100%; height: 15px;"></div>

Name: Duncan Rudge

Position: Head of Planning, Worcester City Council

Date agreed: 20 February 2025

Signature:



Name: John Brooks

Ainscough Strategic Land:

Position: Planning Director

Date agreed: ^{15th} ~~20~~ February 2025 *mu*

Signature(s): INSERT

