

Sixways Stadium, Worcester

Supporting a mixed-use scheme at the home
of Worcester Warriors



Client

Junction 6 Limited

LPA

Wychavon District
Council

Status

Planning permission
granted / ongoing

Services

Planning

Our role

- We provided Planning advice to support an outline application for a mixed-use scheme at the Sixways Stadium site, aimed at introducing a range of complementary uses to generate additional income for Worcester Warriors during a challenging period for the rugby union club.
- The outline proposals include industrial units, padel courts, a drive-thru unit, hotel, medical centre, an events centre and new north stand.
- Our role focused on planning matters, working closely with Wychavon District Council through a highly effective Planning Performance Agreement (PPA).
- This collaborative approach enabled us to navigate several key challenges, including successfully reducing Worcestershire County Council's initial highways contribution request from £1.1 million to approximately £100,000, and securing agreement that the site should be treated as Grey Belt under the National Planning Policy Framework (NPPF).

Results

- We maintained a positive and productive working relationship with the council and the case officer throughout the process, securing a set of planning conditions that were favourable to the client, including an extended implementation period.
- Alongside supporting the club's long-term financial sustainability, the accompanying economic and planning statements set out a clear package of community benefits, including new leisure and wellbeing facilities, enhanced local services and job creation, forming an important part of the Very Special Circumstances (VSC) case.
- We are retained to prepare and submit the Reserved Matters applications for the site, which represents Wychavon's largest brownfield redevelopment.