

**Planning Statement regarding the potential delivery of housing at Mitton in Wychavon District to meet the housing needs of Tewkesbury Borough**

Wychavon District Council and Tewkesbury Borough Council have had regard to the recommendations of the Cheltenham, Gloucester City and Tewkesbury Joint Core Strategy (JCS) examination Inspector's Interim Findings/Report published in May 2016 and the "Note of Recommendations made at the hearing session on 21 July 2016", in particular the recommendation that the Councils cooperate over the potential release of land at Mitton to meet some of the unmet housing requirements associated with Tewkesbury Borough. It was informally agreed that the Councils would provide a planning statement to the Examination setting out their commitment towards fulfilling the 'duty to cooperate' and an in principle agreement to develop a more formal detailed Memorandum of Agreement (MoA) if deemed necessary.

Wychavon District Council and Tewkesbury Borough Council will therefore continue to cooperate over the implementation of the Joint Core Strategy on the assumption that the JCS Inspector's Final Report confirms that some of Tewkesbury Borough's housing requirements could be delivered on land at Mitton and that the authorities should co-operate on such delivery. This statement further assumes that JCS authorities formally adopt the JCS in accordance with the recommendations of the Inspector's final report which includes a housing requirement for Tewkesbury Borough being partly met by 500 homes on land at Mitton and these have been incorporated into Main Modifications to the JCS.

**Parties to the statement**

The statement is agreed by the following parties:

- Wychavon District Council (WDC) on behalf of the South Worcestershire Councils.
- Tewkesbury Borough Council (TBC) on behalf of the Joint Core Strategy Councils.

**Limitations**

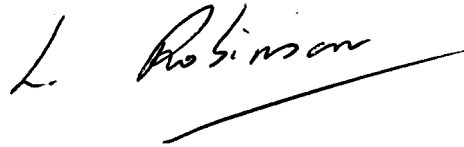
This statement establishes an agreement to co-operate over the principle of development on this site contributing 500 homes towards the needs of Tewkesbury Borough.

However, this statement does not attempt to identify or agree all issues and details that may be presented in the detailed assessment of the soundness of such a release or in bringing the land forward for development in accordance with a formal MoA. The parties to this statement acknowledge that considerable further technical work is required, including appropriate consultation, as part of the on-going duty to co-operate over cross boundary strategic matters. As such this statement and any subsequent MoA shall not prejudice the discretion of either of the Councils in decision making in regard to this through their statutory powers and duties, whether this be through the determination of any planning application, responses to consultations or progression through the local plans and/or neighbourhood plan processes.

The authorities also acknowledge that in addition to ensuring that the potential release is subject to both appropriate consultation and detailed assessment, regard needs to be given to the

development plan for Wychavon District, which includes both the South Worcestershire Development Plan and the Bredon Parish Neighbourhood Plan. The impact of development on both the existing Mitton community and the rural communities of Bredon Parish also need to be considered.

Signed

A handwritten signature in black ink that reads "L. Robinson". The signature is written in a cursive style and is underlined with a single horizontal line.

Leader, Wychavon District Council; Date

A handwritten signature in blue ink that reads "C. J. Hef". The signature is written in a cursive style.

Managing Director, Wychavon District Council; Date

A handwritten signature in black ink that reads "D. J. Wates". The signature is written in a cursive style.

Leader, Tewkesbury Borough Council; Date 6 September 2017

A handwritten signature in black ink that reads "M. H. Davis". The signature is written in a cursive style and is underlined with two horizontal lines.

Chief Executive, Tewkesbury Borough Council; Date 5 September 2017

## **The Indicative Site**

The land at Mitton is located to the north-east of Tewkesbury Town centre adjacent to the existing urban residential area along the Bredon / Tewkesbury Road. A location map, hereto attached at Appendix A, shows the approximate land take for 500 dwellings taking into account the main planning constraints including areas of higher flood risk, landscape sensitivity (principally the raised, exposed land adjacent to the Bredon Road frontage) and the South Worcestershire Development Plan policy requirement (SWDP5 refers) for 40% Green Infrastructure.

The Bredon Parish Neighbourhood Plan (BPNP) was adopted on 26 July 2017 and is now part of the development plan for Wychavon District. Therefore in addition to SWDP policies the BPNP policies, in this case particularly NP1: Spatial Plan for Bredon Parish, are a material consideration in the consideration of any development proposals on this land.

## **Planning Status**

Barratt Developments and Mactaggart & Mickel control the land at Mitton and have confirmed that it is available for development now. They have negotiated legal agreements with the landowners which provide commitments to land release and delivery, subject to securing planning permission.

The housebuilder is preparing an outline planning application for a comprehensive and sustainable residential development, in accordance with the Proposed Modifications to the JCS which includes reference to 500 dwellings on the land at Mitton to help meet Tewkesbury's identified housing requirement.

Formal pre-application meetings between Barratt Homes (and their agents) and Wychavon District Council have commenced following on from Wychavon District Council's adoption of a "negative" environmental impact assessment screening opinion for residential development (25 May). The Councils have been informed that pre-application consultation with the local community is proposed for September 2017 and formal submission of the planning application is scheduled for mid-October 2017. Barratt Homes has indicated that they would welcome an active involvement in the preparation of the Memorandum of Agreement should that be considered necessary.

## **Matters to be taken forward and further developed should a formal MoA be required**

1. Tewkesbury Borough Council and Wychavon District Council will co-operate over the detailed assessment of land at Mitton and a development of 500 dwellings to contribute towards the housing requirement of Tewkesbury Borough for the JCS plan period.
2. This statement or any subsequent formal MoA does not prejudice the discretion of either of the Councils in the determination of any planning application, consultation responses or local plan preparation in line with their statutory powers and duties. It does not prejudice the policies of the South Worcestershire Development Plan nor the Bredon Parish Neighbourhood Plan but forms a material consideration in decision making, the weight to be afforded to this statement as a material consideration will be subject to formal progress with

the JCS towards adoption and the Councils' intentions with respect to the need for a formal MoA. Detailed site specific issues will be dealt with outside of this statement and any MoA through the development plan and development management/planning application processes.


3. As the potential release of land at Mitton towards meeting housing requirements associated with Tewkesbury Borough has only been subject to consultation and examination in the context of the Joint Core Strategy, there is a need to ensure that extensive and appropriate public consultation is undertaken to ensure that residents and interests within Wychavon District are fully aware of this cross boundary issue and the potential release of land for development in this location.
4. Wychavon District Council is the sole collecting authority for New Homes Bonus and Section 106/CIL monies resulting from any new development within their administrative boundary. However, the primary impact on infrastructure is likely to be within Tewkesbury Borough. Therefore, future negotiations between Wychavon District Council and Tewkesbury Borough Council will be necessary to agree contributions to infrastructure, including a potential road/bridge link to Shannon Way that would be required within each Council's administrative boundary to make the development sustainable and acceptable in planning terms. Such negotiations will necessarily involve both Gloucestershire County Council and Worcestershire County Council with respect to cross boundary education and transport infrastructure needs and provision.
5. A formal MoA, if agreed, will be kept under review by Wychavon District Council and Tewkesbury Borough Council and will be updated as necessary.
6. Under such a MoA, any development of the land at Mitton will potentially be dealt with as follows:
7. Wychavon District Council will cooperate over the potential release of land at Mitton, for up to 500 dwellings (subject to detailed housing delivery monitoring information), to contribute towards meeting Tewkesbury Borough Council's housing requirements. This statement, subject to detailed assessment of southern element of the Mitton land, limits the scope of this statement to the potential release of no more than 500 dwellings.
8. The delivery mechanism for up to 500 dwellings is likely to be through the development management process. Wychavon District Council and Tewkesbury Borough Council will therefore work positively through the development management process to consider any planning application associated with meeting accepted unmet housing requirements of Tewkesbury Borough in this location. However, if the phasing requirements for a release in this location are compatible with the intended timetable for the review of SWDP then a potential allocation will be consulted upon, tested and brought forward through the SWDP review process.

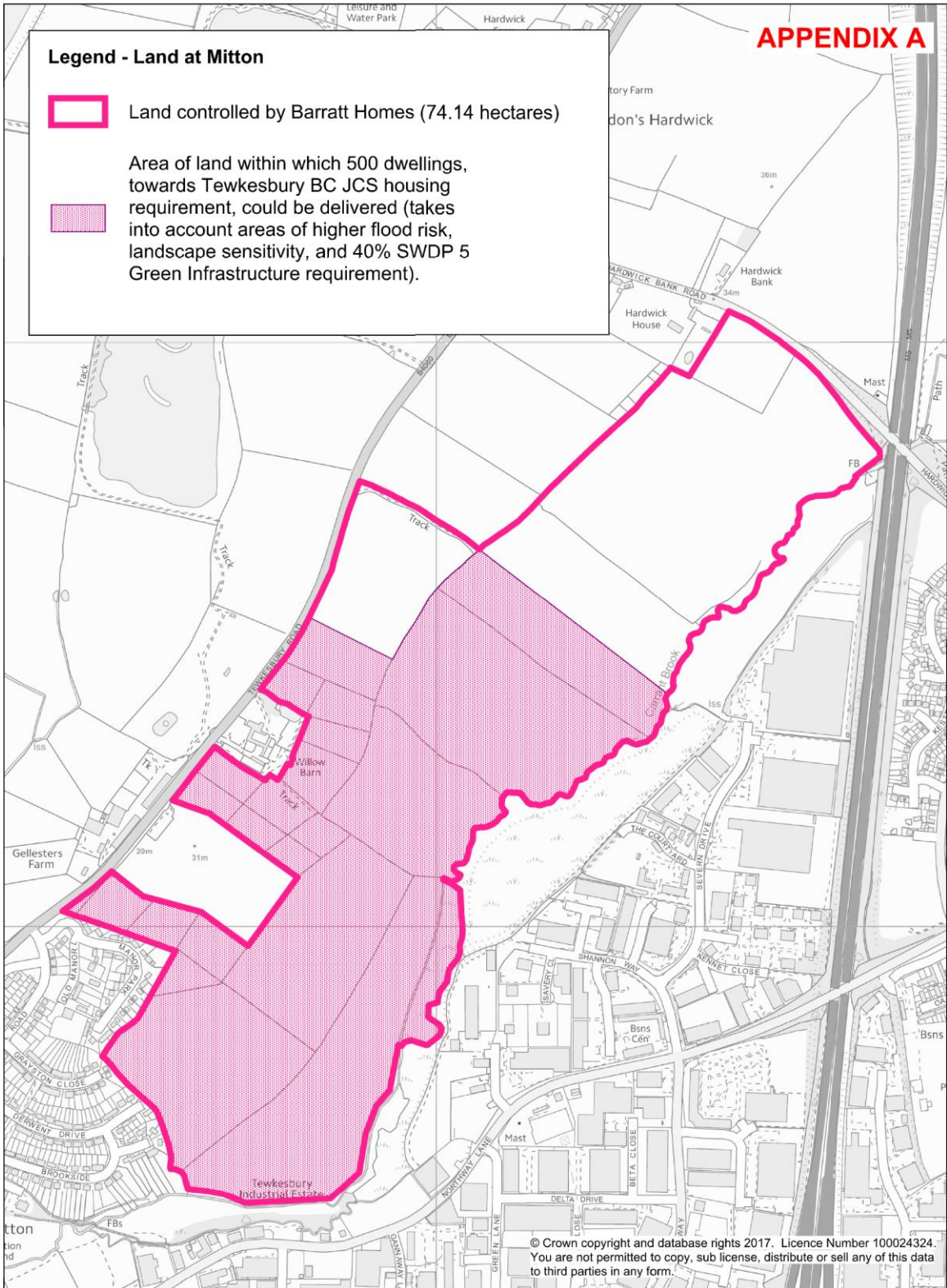
9. As the land at Mitton cannot be allocated in the JCS it is not appropriate here to precisely define the layout and design of a 500 dwelling development. Rather the map set out at Appendix A simply shows the indicative land take for a 500 dwelling development having taken into account broad policy constraints e.g. flood risk, landscape sensitivity and requirements e.g. 40% Green Infrastructure.
10. Any housing delivered, of up to 500 dwellings, will be apportioned wholly to Tewkesbury Borough's housing supply to help meet the JCS housing requirement.
11. Up to 10% of the total affordable housing agreed on site will be attributed to Wychavon District who will have control over the nomination rights and re-lets, and contribute towards Wychavon's affordable housing needs. This will be reflected in any affordable housing planning obligations, affordable housing nomination agreements and planning conditions. This will also be set out though the policies and trajectory in the JCS to apportion the supply against Tewkesbury Borough's housing requirements.
12. The above process shall be, so far as the development plan process allows, reflected through agreed policy wording and trajectories within respective local plans applicable to Wychavon District and Tewkesbury Borough (including the JCS) and reflected and advanced in any subsequent formal MoA. For the avoidance of doubt this statement does not trigger an immediate review of the SWDP.
13. As part of any review of the SWDP, Wychavon District Council and Tewkesbury Borough Council will co-operate to identify whether there is any other longer term additional unmet housing requirement arising from Tewkesbury Borough that could reasonably be delivered at Mitton. This will be undertaken in context of the latest evidence on objectively assessed needs, housing requirements and housing land supply. Furthermore, this will also involve a full assessment of development alternatives within Tewkesbury and the wider JCS area which are consistent/supportive of the JCS's spatial strategy.

**APPENDIX A**

**Legend - Land at Mitton**

 Land controlled by Barratt Homes (74.14 hectares)

 Area of land within which 500 dwellings, towards Tewkesbury BC JCS housing requirement, could be delivered (takes into account areas of higher flood risk, landscape sensitivity, and 40% SWDP 5 Green Infrastructure requirement).



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