

**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**

**Mercia Waste Management Ltd/FCC Environment**

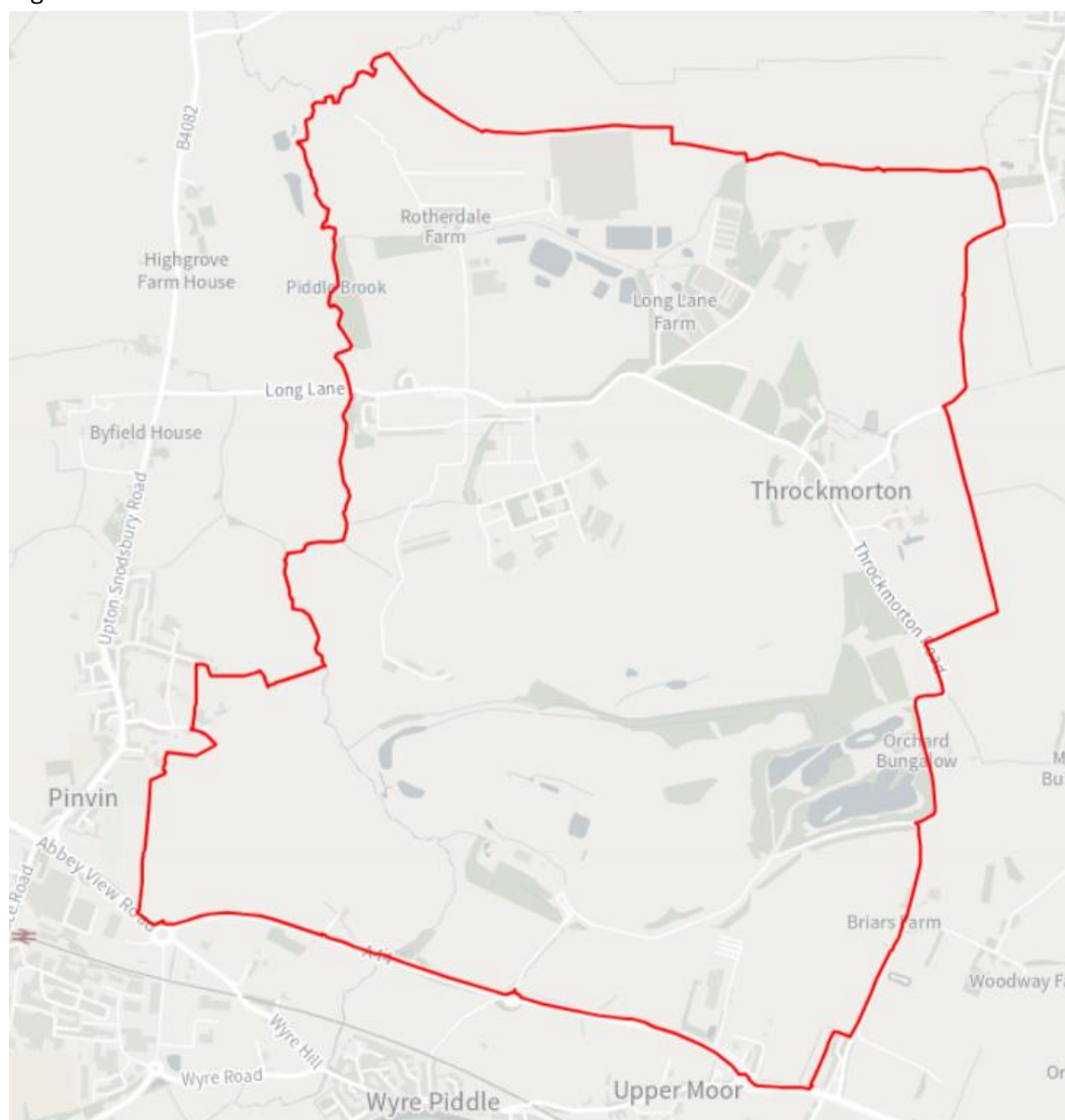
**Date: 26<sup>th</sup> June 2025**



# 1. Introduction

- 1.1 This Statement of Common Ground relates to the strategic allocation identified for Throckmorton which is proposed for allocation as a new settlement under Policy SWDPR52 in the Regulation 22 Submitted South Worcestershire Development Plan review (SWDPR). The extent of the allocation is shown on Figure 1 below. This statement has been prepared to provide the Inspectors with a summary of matters of agreement and disagreement between Mercia Waste Management Ltd (MWM) and the South Worcestershire Councils (SWC) referred to as the 'Parties'. Mercia Waste Management Ltd's parent company is FCC Environment (UK) Limited.

Figure 1: SWDPR52 Throckmorton New Settlement Allocation



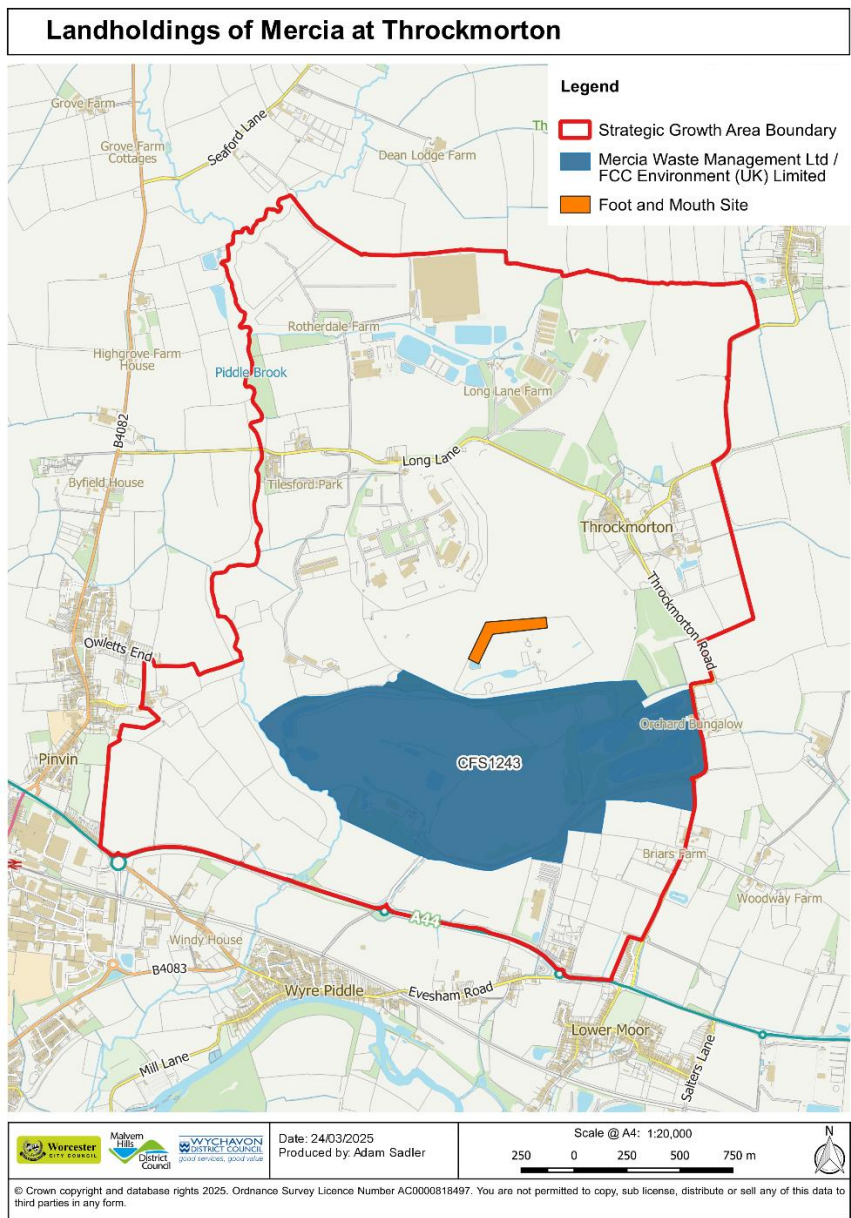
## 2. Description of the Site

- 2.1. The site area contained within the strategic allocation measures 755 hectares and is located to the north-east of Pershore. Throckmorton New Settlement is bounded by the A44 to the south, Throckmorton Road / Long Lane to the east and north, with the settlement of Pinvin to the west. The site encompasses open countryside and Throckmorton Airfield (formerly RAF Pershore and now home to several businesses) as well as a number of other uses and businesses outside of the former airfield. These include Pershore (Hill and Moor) Recycling Centre and landfill site which are operated by Mercia Waste Management Ltd.
- 2.2. The topography of the allocation site is generally flat (apart from the restored parts of the landfill site), and long distant views are afforded of the Malvern Hills. There is a named watercourse, the Piddle Brook, that runs through the site and several pools and small lakes discharging eventually to the Wyre Piddle and the River Avon.
- 2.3. The proposed Throckmorton New Settlement would be accessed from either the A44 to the south or Long Lane to the north with pedestrian and cycle access proposed at several points across the site. The New Settlement is located approximately 500m northeast of Pershore railway station at its closest point. This station is on the Cotswold Line providing services (operated by Great Western Railway) to London and Worcester / Hereford. Worcestershire Parkway station is a single stop from Pershore providing access to the wider national rail network.
- 2.4. The proposed site of Throckmorton New Settlement is located close to the existing settlements of Bishampton, Pinvin, Lower Moor, Throckmorton, Wyre Piddle, and the town of Pershore. It is proposed that Throckmorton New Settlement will be separated from the surrounding settlements through the provision of green space buffers and substantial areas of green infrastructure.
- 2.5. Throckmorton Airfield is the former RAF Pershore site which is now in a range of employment uses with several different businesses operating from the site. It is classed as Previously Developed Land (Brownfield Land). The Airfield includes 5 hangars, a control tower other operational buildings and a series of runways and concrete hard standings separated with significant amounts of open space, some of which is categorised as a range of Priority Grassland.
- 2.6. The land that is the subject of Mercia Waste Management Ltd's interest incorporates the Pershore (Hill and Moor) Recycling Centre which is a household recycling centre operated on behalf of Worcestershire County Council, a green waste composting operation, and an operational landfill site to the immediate north of the recycling centre. The majority of the site is previously developed land, at various stages of landfill operation and restoration. A restored wetland area is located on the eastern part of the site.
- 2.7. It is anticipated that, due in part to increasing recycling rates, that the landfill use will now continue into the 2040s. The extent of Mercia Waste Management Ltd's interests are shown in Figure 2. Any future planning applications will have to take account of, and demonstrate

that they will not conflict with, the recycling and landfill operations and/or post-restoration of the site.

- 2.8. Throckmorton Airfield was also used in 2001 as a burial ground for animals afflicted with Foot and Mouth Disease – the burial site is also shown on Figure 2. The carcasses (over 133,000 animals) were buried within six unlined, capped cells. The site remains ‘active’ and subject to active/ongoing leachate extraction from within the burial cells, which is removed for offsite treatment. The site is monitored and managed by DEFRA.

Figure 2: Extent of Mercia Waste Management Ltd interest



### 3. Proposed Development

3.1. Land within the strategic allocation at Throckmorton New Settlement will be developed to deliver a sustainable settlement of up to 5,000 dwellings and 60 hectares of employment land, split over two phases.

3.2. It is anticipated that phase 1 of the development will not commence until late in the Plan period, post 2030 with the majority of the development to be delivered beyond the plan period of 2041.

3.3. In summary the submitted SWDPR policy SWDPR52 identifies the following development requirements at Throckmorton for Phase 1:

- Up to 2000 new dwellings
- At least 20 ha of employment land.
- One Traveller site of 10 pitches.
- Educational facilities provided through a 'Monitor and Manage approach'. This is likely to include an All-Through school on 8 ha site and a two-form entry Primary School and Nursery on 2.04ha site.
- 40% Green infrastructure to include new open spaces, recreation land, allotments and Green Infrastructure and at least 10% Biodiversity Net Gain (this includes the restored landfill site, both now and in the future).
- Other infrastructure such as transport requirements to include active travel improvements.

3.4 The current uses on the Mercia Waste Management Ltd site include the following:

- Operational and restored landfill areas.
- An existing and future landfill void with an operational life of approximately 20 years.
- Pershore (Hill and Moor) Recycling Centre. This includes the household waste site, offices, weighbridge, vehicle maintenance shed, leachate treatment plant, gas utilisation compound, surface water controls, and compost pad.
- Green waste composting operation.
- IBA recycling operation (supporting the EnviRecover Energy from Waste facility which accepts non-recyclable household waste from the Herefordshire and Worcestershire Council areas).
- Wetland area – a restored area with wetland features.
- Residual peripheral areas including agricultural uses, environmental monitoring wells, landfill screening and surface water management.

- 3.5 Given the nature of the landfill site and its on-going and associated operations it is recognised that the overall site has the potential for a range of uses as part of the new settlement. These include, but are not limited to open space, green buffers and habitat / biodiversity areas as part of the overall network of green infrastructure to be developed across the site. Other uses that will be explored on parts of the site as the proposals for the new settlement are developed include employment and solar energy generation as well as access improvements. It is recognised that these opportunities will be phased with the completion of the landfill site and its restoration and are therefore likely to come forward as part of phase 2 of the Throckmorton New Settlement. Nevertheless, it is recognised that areas of the restored landfill / green buffer are already in place and further areas will come forward throughout phase 1.

## **4. Matters of Agreement**

### **4.1 The Parties to the SoCG agree to the following main principles for the Site:**

- The extent of the Throckmorton New Settlement site as shown by the boundaries on Figure 1.
- Commitment to continued collaborative working to deliver the amount and quantum of development on site within the plan period and beyond. It is appreciated that the projected trajectory for Throckmorton New Settlement is not expected to commence until later in the plan period.
- Delivery of the new settlement will be brought forward in accordance with the requirements of Policy SWDPR 52 of the South Worcestershire Development Plan Review (SWDPR).
- That a Supplementary Planning Document will be prepared by the Local Planning Authority to guide the development of the new settlement following the adoption of the SWDPR. The SPD will incorporate the utilization of the Mercia Waste / FCC land as (but are not limited to) open space, green buffers and habitat / biodiversity areas as part of the overall network of green infrastructure as an integral element of the wider development proposals for the Throckmorton scheme.
- The Throckmorton New Settlement delivery phasing will ensure that no development is permitted within 200m of any FCC operational landfill activities.
- Nearer Phases of residential are to be part of the Phase 2 development.
- The school off the access road (south of the landfill) is to be part of the Phase 2 development.

- 4.2 The principle of the development of the site as proposed by policy SWDPR 52 is agreed and considered to be consistent with the NPPF and PPG, as demonstrated through the Council's evidence base work underpinning the SWDPR. Although the SWC acknowledge that there is a holding objection to the allocation as outlined in the Mercia Waste Management representation to the Regulation 19 Publication consultation in 2022 (Ref. 0699). In summary these concerns relate to the impact upon the on-going operation of the landfill site and the need for the landowners to reach collective agreement on the way forward.

- 4.3 The Throckmorton New Settlement site is considered to be in a highly 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.
- 4.4 The close proximity of SWDPR52 to Pershore Railway Station reflects the rail-based development strategy set out in SWDPR 03.
- 4.5 The delivery of Throckmorton New Settlement will be delivered in accordance with a masterplan and Supplementary Planning Document that is broadly consistent with the Concept Plan for the SWDPR 52 allocation.
- 4.6 That Mercia Waste Management Ltd and the SWCs will work together to progress the development of the landfill facility, and eventual reuse and restoration of the site as part of and complementary to the Throckmorton New Settlement. This will be phased with the operation, restoration and winding down of the landfill site.

## **5. Areas of Disagreement**

- 5.1 At the current time Mercia Waste maintain their in principle objection to the allocation but will continue to work with the key promoters and other landowners to address their concerns and reach a formal agreement regarding the way forward. Mercia Waste will also continue to engage with the SWCs regarding the issues outlined, but not limited to those set out below.

## **6. Areas for further Engagement**


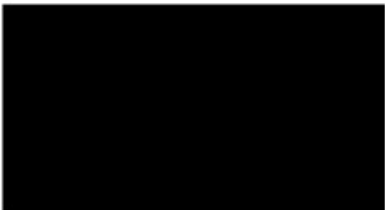


- 6.1 Both parties shall work together to progress the following:
- To explore and progress the future land uses and opportunities at the Mercia Waste Management site.
  - The phasing and release of land as the landfill site reaches the end of its active phase and restoration is progressed.
  - How future development at the site is part of the comprehensive proposals and approach for Throckmorton New Settlement.
  - To ensure that future planning applications take account of and do not conflict with landfill operations, both during operation and post restoration of the site.
  - Development of the Throckmorton SPD such that all reasonable endeavours are pursued to utilise the landfill site to provide public open space, green infrastructure, solar and biodiversity as part of the new settlement at Throckmorton.

## **7. Conclusions**

- 7.1. The Parties agree that:
- The general elements of the SWDPR 52 policy requirement identified above are supported, and “the Parties” are committed to working together to enable the delivery of Throckmorton New Settlement within and beyond the plan period.
  - As the development of Throckmorton New Settlement progresses further updates to this Statement of Common Ground may be required.

## 8. Signatories

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

<p><b>South Worcestershire Councils</b></p> <p>Name: Ian Macleod</p> <p>Position: Director of Planning and Infrastructure, Malvern Hills District Council and Wychavon District Council.</p> <p>Date agreed: 02/07/2025</p> <p>Signature:</p>  <p>Name: Duncan Rudge</p> <p>Position: Head of Planning, Worcester City Council</p> <p>Date agreed: 02/07/2025</p>  <p>Signature:</p>	<p>Mercia Waste Management Ltd.</p> <p>Name(s): Fernando Capelastegui</p> <p>Position: Operations Director Severn Waste Services</p> <p>Date agreed: 27-06-2025</p> <p>Signature:</p>  
--	---