

South Worcestershire Development Plan Review Statement of Common Ground Further Update on Transport Matters and Curlew Surveys

As agreed between:

**The South Worcestershire Councils (Malvern Hills District Council, Wychavon
District Council and Worcester City Council)**

and

Barratt David Wilson South West

and

Mac Mic Group

concerning

SWDPR Policy 54: Mitton

Introduction

1. This Statement of Common Ground Update (SoCG Update) has been prepared jointly by Barratt David Wilson South West, Mac Mic Group and the South Worcestershire Councils (SWC) with regard to Policy SWDPR54: Mitton of the Council's Draft South Worcestershire Development Plan Review (SWDPR) to assist the Planning Inspectors at the Examination in Public (EiP). It is supplementary to the initial SoCG dated 31 January 2025 (EXAM 55 see https://017f5bf8-ff4d-415b-be58-79dae2836c33.usrfiles.com/ugd/017f5b_bc1c5fa7447d44788eca3a86f005a5e6.pdf) and the subsequent SOCG Update (EXAM 92 see https://017f5bf8-ff4d-415b-be58-79dae2836c33.usrfiles.com/ugd/017f5b_27be77320027421c88853a0b2070f1d4.pdf) on the SWDPR Examination Document List.
2. This SoCG Update has been prepared to inform the Inspectors on the latest position regarding transport, including impact on the Cotswold National Landscape, and curlews following the completion of various items of work that were submitted to the Examination on the 16 July 2025 (EXAM 100 to 105) and further subsequent discussions between the SWC, Barratt David Wilson, and Mac Mic Group.

Context and Purpose

3. The site context and promotion history are set out in the initial SoCG and are therefore not repeated here.
4. Barratt David Wilson South West and Mac Mic Group are jointly promoting Mitton Phase 1. Barratt David Wilson South West are solely promoting Mitton Phase 2.
5. EXAM 92 set out a series of further updates, which again are not repeated here in the interest of brevity.
6. The purpose of this statement is to provide an update on the latest position regarding the following five issues: Mitton Phase 2 planning application; curlews; Junction 9 of the M5; the impact of traffic on the Cotswold National Landscape; and potential mitigation measures for junctions within Tewkesbury.

Mitton Phase 2 Planning Application

7. The planning application for Mitton Phase 2 (W/25/00596/OUT) was validated on the 25 March 2025. Public consultation has since been undertaken with the consultation period closing on the 21 June 2025.
8. A number of consultation responses have been received which Barratt David Wilson are taking into consideration. Amendments are expected to be made to the application in response to the responses received and additional evidence that has been produced for the SWDPR Examination.

Curlews

9. On behalf of the SWC, Lepus Consulting Ltd have undertaken surveys on curlews within and around the proposed allocation, including the Functionally Linked Land at Bredon's Hardwick Gravel Pit, Avon Meadows and Mitton.
10. The results of the surveys have been submitted to the Examination as EXAM 105. No curlew were nesting upon the allocation site and the survey report concluded that the site was unlikely to be considered as Functionally Linked Land in the context of the Severn Estuary SPA.
11. The Lepus Consulting Ltd Supplementary Technical Note To Inform Examination Hearings submitted as part of the SWC hearing statement for Matter 9 – Strategic Allocations Mitton Continued (WS9A/1), sets out proposed measures for mitigation of recreational pressures and urbanisation effects arising from the proposed development of Mitton. It states at paragraph 3.8.4:

*“The exact details of the required mitigation measures will be provided at the planning application stage through the developer in consultation with the planning authority. This reflects the hierarchical nature of plan making and ensures that mitigation is indicative of final site proposals. Given there are widely used techniques available to mitigate urbanisation impacts, **there is no uncertainty over the deliverability of these allocations.**” (Emphasis added)*

Junction 9 of the M5 and Proposed Tewkesbury Junction Mitigation

12. AECOM have produced a revised version of the M5 Junction 9 Updated Committed Developments Technical Note (EXAM 101) the initial version of which was attached to the SWC's MIQ responses submitted earlier during the hearings. This includes consideration of mitigation measures proposed by PJA for Tewkesbury as set out in the submitted PJA Junction Designs (EXAM 102) and PJA Outline Sustainable Transport Model (EXAM 103).

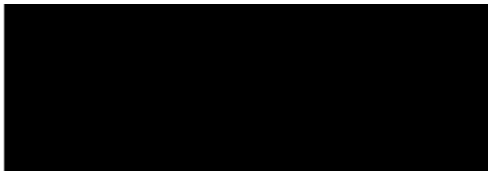
Traffic Impacts upon the Cotswolds National Landscape

13. Worcestershire County Council (WCC) on behalf of SWC commissioned Amey / SWECO to review the uplift in traffic through the Cotswolds National Landscape area forecast from the proposed allocation at Mitton. A Worcestershire Strategic Transport Model – Cotswolds Impact Technical Note has been submitted to the Examination as EXAM 100 setting out their findings.
14. PJA on behalf of the developers have also looked at the traffic impact on the Cotswold National Landscape and have liaised with Gloucestershire County Council (GCC) and their respective consultants on this issue (see EXAM 104 PJA - Impact on the Cotswold National Landscape).

15. Both reports show that the proposed Mitton development would have a negligible impact with regards to traffic within the Cotswold National Landscape, as the established 10% threshold is not exceeded.
16. **Agreement**
17. It is agreed in principle that the impacts of the development on Site Integrity of the FLL are capable of being mitigated as demonstrated by the Lepus reports.
18. It is agreed in principle that the traffic impacts from the development are capable of being mitigated as demonstrated by the AECOM and PJA reports.
19. It is agreed that updated Transport Assessments and Ecological Appraisals will be submitted for Planning Applications W/23/00682/OUT, W/23/00683/OUT, and W/25/00596/OUT to reflect the additional evidence submitted to the SWDPR Examination set out above.


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For and on behalf of the South Worcestershire Councils
Date: 29/09/2025


Signed:
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Date: 20/09/2025