

South Worcestershire Development Plan Review
Statement of Common Ground
Update on Transport Matters at Mitton

As agreed between:

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

and

the Cotswolds National Landscape Board

concerning

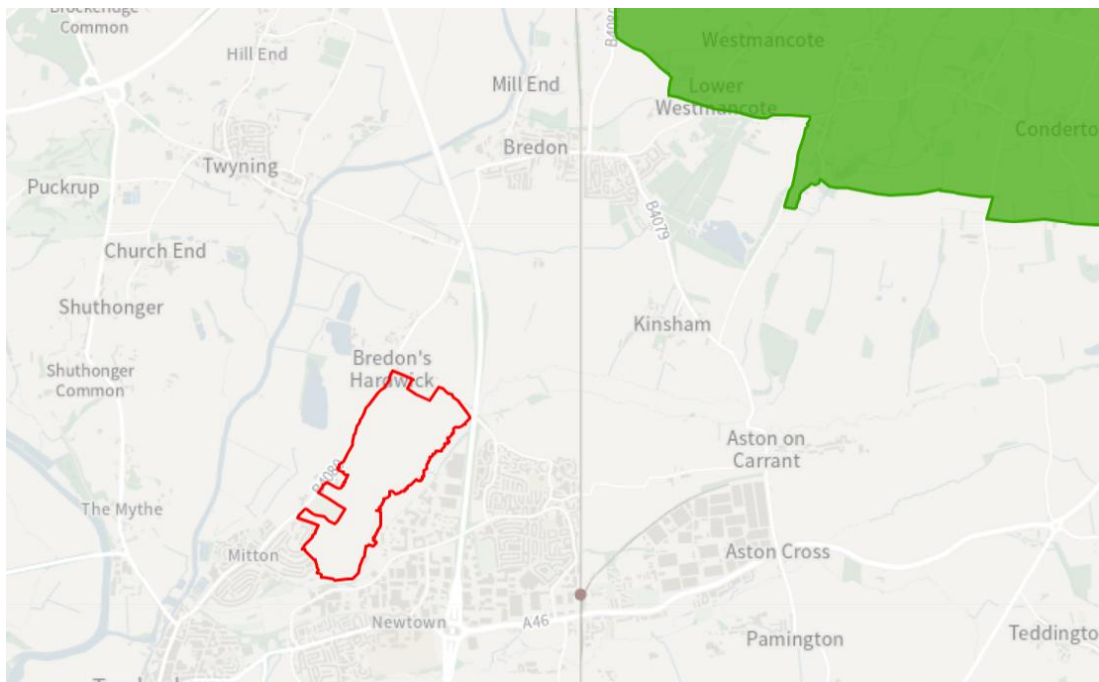
SWDPR Policy 54: Mitton

Introduction

1. This Statement of Common Ground Update (SoCG Update) has been prepared jointly by the Cotswolds National Landscape 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).
2. This SoCG Update has been prepared to inform the Inspectors on the latest position regarding transport impact upon the Cotswolds National Landscape.

Context and Purpose

3. The Mitton site allocation measures 86.95 hectares and is located in the southern part of Wychavon District near to the boundary with Tewkesbury Borough Council. It lies to the north of Tewkesbury.
4. The Cotswold National Landscape (previously Area of Outstanding Natural Beauty) is located to the east of Tewkesbury and the M5 Motorway. The Mitton site is approximately 1.8 miles from the Cotswold National Landscape with the location of the allocation site in relation to the National Landscape shown on the plan below.



5. Policy SWDPR54: Mitton of the SWDPR Regulation 19 proposes the allocation of the Mitton site. The policy proposes the allocation of the site for:
 - Approximately 1,000 dwellings
 - A primary school
 - Centrally located convenience floorspace that meets the day-to-day needs of the local community only

- Community infrastructure including new sports facilities and playing pitches, and a new Community Hall
- Green infrastructure to include a community green, community park, allotment and orchard
- Local Equipped Areas of Play (LEAPs), Local Areas of Play (LAP) and Neighbourhood Equipped Areas of Play (NEAP) in accordance with SWDPR 45;
- Other infrastructure including new and improved cycle and footpaths and an active travel bridge over the Carrant Brook.

Traffic Impacts upon the Cotswolds National Landscape

6. The Cotswolds National Landscape Board had previously expressed its concern regarding the potential impact of the proposed allocation on the relative tranquillity of the Cotswolds National Landscape (CNL), which is one of the CNL's 'special qualities', because of increases in traffic.
7. The Cotswolds National Landscape Management Plan sets out the vision, outcome and policies for the management of the National Landscape for the period 2025 – 2030. The Board's Position Statements provide additional context and guidance in relation to these policies. In accordance with the Institute of Highway Management and Assessment Guidelines for the Environmental Assessment of Traffic and Movement the National Landscape, the Board's Tranquillity Position Statement states that a 10% threshold should apply in relation to increases in traffic movements on roads through and / or along the boundary of the National Landscape (with the National Landscape being a 'sensitive area' in this regard). Furthermore, the Tranquillity Position Statement states that exceeding this 10% threshold is likely to have a significant adverse effect on the tranquillity of the National Landscape.
8. 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.
9. PJA on behalf of the developers have also modelled the traffic impact on the Cotswolds 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).
10. Both reports show that the proposed Mitton development would not have a significant impact with regards to traffic within the Cotswold National Landscape, as the established 10% threshold is not exceeded.

11. It is therefore agreed in principle that the traffic impacts from the development on the National Landscape are capable of being mitigated and that appropriate modifications to Policy SWDPR54 should be made.

Agreement

12. The results of the two reports outlined above (Exam 100 and Exam 104) are noted and agreed.
13. That the following main modifications to policy SWDPR 54 are agreed

“B ii. An appropriate Transport mitigation strategy, incorporating a monitor and manage approach, shall be submitted for approval by the Local Planning Authority in consultation with Gloucestershire and Worcestershire Highway Authorities, National Highways and other relevant authorities in relation to:

a. Traffic movement and impact on the surrounding road network including that there is not an unacceptable impact on the tranquillity of the Cotswolds NL;”
14. It is also agreed that the Reasoned Justification should also have an additional bullet point at section 4.5 that states that:

“The proposals should also seek to ensure that traffic does not have a significant impact upon the tranquillity of the Cotswolds National Landscape in accordance with the Institute of Environmental Management and Assessment (EMA) Guidelines for the Environmental Assessment of Traffic and Management as set out in the Board’s Tranquillity Position Statement (Section 4.5).”
15. With regard to Mitton and Policy SWDPR54 there are no matters of disagreement between the SWCs and the Cotswolds National Landscape Board.
16. The governance arrangements are key to the effectiveness and implementation of the SoCG. The ‘method of approval’ is by the signatories in the section below.
17. This SoCG has been agreed and signed by the following



Signed:

Name: Ian MacLeod

Position: Director of Planning and Infrastructure

For: Malvern Hills and Wychavon District Councils



Signed:

Name: Duncan Rudge

Position: Head of Planning

For: Worcester City Council

For and on behalf of the South Worcestershire Councils

Date: 03.10.2025



Signed:

Name: John Mills

Position: Planning Lead

For the Cotswold National Lands

Date: 03.10.2025