

Infrastructure Delivery Plan – Updated for SUE Mitton

29.09.2025

As instructed during the South Worcestershire Development Plan Review (SWDPR) further hearing session on 4 September 2025, the South Worcestershire Councils (SWC) have liaised with Worcestershire County Council (WCC), Gloucestershire County Council (GCC), and the land promoter for Mitton (RPS) regarding the costings of the junctions submitted before and presented at the session (EXAM 102). In addition, the Inspectors requested an updated cost for the active travel bridge over the Carrant Brook, which had been revised in its requirements ahead of the hearing session.

RPS provided cost estimates for the Section 106 elements (Tewkesbury town centre junction improvements, as shown in EXAM 102), while WCC supplied updated costs for the proposed active travel bridge over the Carrant Brook. The revised Infrastructure Delivery Plan (IDP) was subsequently shared with WCC, GCC, and RPS.

GCC provided comments on ensuring consistency between the IDP wording and Policy SWDPR 54, which were incorporated into the IDP, alongside a slight increase in costs in some instances. This increase reflected both recent experience of delivering junction schemes in Tewkesbury and additional unforeseen constraints.

The result of the update is discussed in more numerical detail in the accompanying viability assessment update for SUE Mitton, however in summary the increase in s106 costs relating to transport infrastructure, are significantly negated by the reduction in cost of the active travel bridge, as agreed by GCC and WCC.

Please find below a table detailing the individual items within the IDP.

Table C: Strategic Site Infrastructure Schedule – Mitton Strategic Allocation (updated 30.09.2025)

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Transport Mitton							
Public transport	15-minute bus service from Mitton to Tewkesbury town centre	Cost increase as a result of ongoing discussions with GCC and developers.	Gloucestershire County Council (GCC) and Stagecoach	£700,000	2028/2029	S106	n/a
Public transport	Bus stop improvements on Arundel Road/Digby Drive before re-routing of services	New cost as a result of ongoing discussions with GCC and developers.	GCC	£70,000	2030/2031	S106	n/a
Public transport	Contribution towards more localised bus service improvements for Tewkesbury	New cost as a result of ongoing discussions with GCC and developers.	GCC	£700,000	2028/2029	S106	n/a
Public transport	Community transport	New cost as a result of ongoing discussions with GCC and developers.	GCC	£35,000	2028/2029	S106	n/a
Public transport	Further service improvements	New cost as a result of ongoing discussions with	GCC/Worcestershire County Council (WCC)	£350,000	2031/32	S106	n/a

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	for additional years	GCC and developers.					
Road	Junction improvements to the A438/Shannon Way.	Junction improvement prior to occupation. GCC have advised that based on recent experience a larger amount including contingency should be set aside for this work.	National Highways/ GCC	£750,000	2027/28	S106	n/a
Road	Hardwick Bank Road/Bredon Road Junction	New cost as a result of ongoing discussions with GCC and developers.	National Highways/ GCC	£300,000	2027/28	S106	n/a
Road	High Street, Tewkesbury - 2 x mini roundabouts	New cost as a result of ongoing discussions with GCC and developers. - Sun Street and Quay Street junctions.	National Highways/ GCC	£300,000	2027/28	S106	n/a
Road	The Park/Northway Lane - traffic signals	New cost as a result of ongoing discussions with GCC and developers.	National Highways/ GCC	£520,000	2027/28	S106	n/a

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Road	Nelson Street/Barton Street (A438) - capacity enhancements	New cost as a result of ongoing discussions with GCC and developers.	National Highways/ GCC	£200,000	2027/28	S106	n/a
Road	Oldbury Road/Bredon Road signalisation	New cost as a result of ongoing discussions with GCC and developers.	National Highways/ GCC	£550,000	2027/28	S106	n/a
Road	Highway improvement works in Bredon village.	Require junction improvement prior to occupation.	WCC	£460,000	2027/28	S106	n/a
Road	Provision of roundabout access to site.	Provision of roundabout access for phase 1. Required prior to occupation of dwellings	Developers	£1,700,000	2027/28	Estate cost funded by developers	n/a
Road	TBC highway mitigation to local highway network for Phase 2.	This includes A38/A438	GCC/ WCC	£750,000	2033/34	S106	n/a
Active Travel	Connectivity throughout and beyond site for cyclists and pedestrians.	Provide safe cycle and pedestrian route to Tewkesbury town	Developers/ GCC	£2,250,000	2027/2028 onwards	S106	n/a

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		centre. Detail below: Existing Carrant Brook Road Bridge Improvements Traffic calming Bredon Road Digby Drive /Arundel Road transition Trip end facilities/cycle parking in Tewkesbury Existing route enhancements Derwent Drive/Mitton Way Northway Lane Existing Motorway Bridge Improvements Connection to The Park (shared use facility) and crossing					
Active Travel	Tewkesbury Town Centre Mobility Hub	New cost as a result of ongoing discussions with GCC and developers.	GCC/WCC	250,000	2028/29	S106	n/a
Active Travel	Active travel bridge	Active travel bridge over the Carrant Brook to connect towards the Newtown and Northway employment areas, Tewkesbury School and Ashchurch Railway	GCC/WCC	£5,000,000	Early Phase 2	Developer Contributions	Unknown

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		Station – Following discussions with GCC the cost has reduced as the specification of the bridge has been reduced owing in part to wider mitigation package					
Strategic Network	Mitigation work on M5 (J9) A46(T).	Detail and final costs TBC. Assumed 15% developer contribution of £8,000 per dwelling for viability testing.	National Highways	£4,000,000	2027 (50%) and rest 2032/33 onwards	This includes a contribution from the developer to widen the northbound slip road at junction 9. Aecom estimate £2.5m, however given need for detailed design, left as £4m.	TBC once funding stream confirmed
Utilities Mitton							
Electricity	Connection for Phase 1.	Connection to a new substation and removal of overhead cable to underground ducts along same path	Developers/ Western PD	£928,800	2027/28	Development cost funded by developers	None
Electricity	Connection for Phase 2.	Phase 2 connection in case there is insufficient capacity in the	Developers/ Western PD	£1,200,000	2032/32	Development cost funded by developers	None

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		adjacent 11kV circuits. Cost estimated at £1500 - £2000 per plot (this does not include costs for 132kV/EHV reinforcement).					
Water	Permanent connection to Mythe Water Treatment Works – requires reinforcement	After 75 dwellings require permanent connection to the existing 300mm ductile iron main at STW's Mythe Water Treatment Works 1.85km from site, this reinforcement work will be funded by STW.	Severn Trent Water (STW)	Unknown funded by STW	2027/28	STW	None
Water	New water mains – Open Cut	New water mains throughout site. This will be phased throughout the development.	STW	£811,075	2027/28	Development Cost funded by developers	None
Flood Risk Mitton							
Surface Water Drainage	Phase 1 surface water drainage	4x attenuation ponds Barratt in Phase 1 application	Developer	£1,250,000	2028/29	Development Cost funded by developers	None

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Surface Water Drainage	Phase 2 surface water drainage	Barratt in Phase 1 application Masterplan for phase 2 suggests 3 ponds	Developer	£1,375,000	2028/29	Development Cost funded by developers	None
Telecoms Mitton							
Broadband	Install FTTP as standard.	Installing FTTP for all new developments and ensuring market choice in providers	Developer. Market Providers	N/A	Throughout Development	Openreach/Development Cost	None
Education Mitton¹							
Education	Early Years provision	Cost of 29 places (excludes 26 places provided at primary school)	WCC	£670,277	Throughout delivery	S106 Developer contributions	
Early years (2-4) and Primary (4-11)	New primary School and Nursery on site	Primary school and nursery, land being provided at nominal fee. Primary school delivered by occupation of the 300th dwelling.	WCC	£8,095,465	By occupation of 300th dwelling 2028/29. Expansion by 600th dwelling 2032/33	S106 Developer contributions £5,925,683. £3,316,325 Phase 1 contribution. Shortfall local government finances	£3,950,456

¹ The proposed dates for infrastructure requirements are based on a trajectory supplied to WCC in July 2021 and are indicative only. The delivery dates are an officer recommendation and are not concluded from detailed design work for each scheme and therefore will be subject to change. The dates are also not related to when the funding for these projects will be required further information on this can be found within the viability work undertaken by Aspinall Verdi. Finally given the lifetime of this site the capital costs for each of these projects will be reviewed at application stage likely meaning further checks on the viability of the site will be required during the multiple delivery phases of the site.

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		Phase 2: Primary school expansion to 2FE in line with site delivery expected year 9 (600 dwellings)				and by applying for basic need funding.	
SEND Provision	SEND provision - timing to be determined	SEND places needed	WCC	£ 970,900	2033	S106 Developer contributions	N/A
Healthcare Mitton							
Primary Healthcare	Retrospective contribution toward The Devereux Medical Centre (completed 2017) for Phase 1	The Devereux Medical Centre was built having regard to phase 1 Mitton development and was forward funded on the basis that contributions would be received retrospectively.	Tewkesbury Borough Council/ NHS Gloucestershire CCG	£374,184	2027/28	S106 Developer contributions	N/A
Primary Healthcare	Contribution toward GP provision for Phase 2	The Devereux Medical Centre has confirmed they are at capacity therefore will require a contribution toward additional GP	Tewkesbury Borough Council/ NHS Gloucestershire CCG	£374,184	2032/33	S106 Developer contributions	N/A

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		provision/ floorspace					
Secondary Healthcare	Replacement hospital and mental health facility at Evesham	Contributions toward Evesham hospital and mental healthcare hub. Calculation based on HUDU model £378 per dwelling	Herefordshire and Worcestershire Health and Care NHS Trust (HWHCT)	£453,600	Unclear whether this will be sought	Further justification required for S106 Contributions (to meet Regulation 122 tests)	Unknown
Emergency Services Mitton							
Police	Police premises expansion Phase 2 only	•Police equipment - £13,276 •Police vehicles - £10,728 •Police premises – Contribution to off-site premises project - £66,955 •Total - £75,800	West Mercia Police	£90,960	203/34	S106 Developer Contributions / Council Tax revenue West Mercia Police	Unknown
Fire	No additional facility required	n/a	HWFS	n/a	n/a	n/a	n/a
Ambulance	No additional facility required	n/a	WMAS	n/a	n/a	n/a	n/a
Community Services Mitton							
Community Hall	Offsite contribution to library and community space for Phase 1	Contribution toward generation of 32 sq m of library space at £124,260 (based on Arts Council standards) and	GCC and Tewkesbury BC	£465,485	2029/30	S106 Developer Contributions	Unknown

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		demand for 176 sq m of community space at a cost of £263,644					
Community Hall	Community Hall on site Phase 2	Community hall on site	Developer	£694,800	2033/34	Development Cost funded by developers.	n/a
Sport and Recreation Facilities Mitton							
Playing Pitches	Sport Pitches	Sports pitches based on Sport England calculator. On site provision of 2 9v9 football pitches in phase 1 and 1 adult pitch Phase 2. Other contributions will go to enhancements of existing facilities e.g. at Bredon, Beckford and Overbury	Developer/ Wychavon District Council (WDC)	£501,904	2027/28	S106 Developer Contributions and/or development cost if delivered on site.	n/a
Playing Pitches	Life Cycle Costs commuted sum	Life cycle costs x 20 years £67,269 per annum lifecycle costs for 20 years according to PPOSFS 2021	WDC	£1,614,456	Throughout Development by 2037/38	S106 Developer Contributions	n/a

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Changing Facilities	Provision of 4 team changing rooms	Provision of 4 team changing rooms based on Sport England Facilities Costs Q2 2021	Developer / WDC	£828,000	2027/28	S106 Developer Contributions	n/a
Built Facilities	Sports Hall Contribution	Contribution toward sports hall (off-site) Subject to Tewkesbury requiring a contribution based on Sport England / BFS	Tewkesbury BC	£430,171	Throughout Development by 2037/38	S106 Developer Contributions	n/a
Built Facilities	Swimming Contribution	Contribution toward swimming (off-site) Subject to Tewkesbury requiring a contribution based on Sport England / BFS	Tewkesbury BC	£461,593	Throughout Development by 2037/38	S106 Developer Contributions	n/a
Built Facilities	Indoor Bowls Contribution	Contribution toward Indoor Bowls (off-site) Subject to Tewkesbury requiring a contribution based on Sport England / BFS	Tewkesbury BC	£86,832	Throughout Development by 2037/38	S106 Developer Contributions	n/a
Green Infrastructure and Open Space Mitton							

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Green Infrastructure	Amenity Space and highway landscaping	Amenity space throughout scheme to meet minimum standards and contribute to 40% GI	Developer	Typical development cost	Phased through development. 2037/38	Development Cost funded by developers	None
Green Infrastructure	Equipped Play Space	Equipped Play Space on site to meet minimum standards and contribute to 40% GI	Developer	Typical development cost	Phased through development. 2037/38	Development Cost funded by developers	None
Green Infrastructure	Tree buffers	Planting of tree buffers to edges of scheme. Based on 3.20ha.	Developer	£40,008	Phased through development. 2037/38	Development Cost funded by developers	None
Green Infrastructure	Orchard and Allotments	Orchard and Allotments on site to exceed minimum standards and contributing to 40% GI. Based on 2.21ha.	Developer	£591,868	Phased through development. 2037/38	Development Cost funded by developers	None
Green Infrastructure	Parks and Natural Green Space	Carrant Valley Park - land free from development and managed for ecological and recreation benefit: semi-natural	Developer	£6,285,589	Phased through development. 2037/38	Development Cost funded by developers	None

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		accessible space. Based on estimated 25.88 ha					
Green Infrastructure	Natural Space	Carrant Brook Wildlife Corridor	Developer	Existing use - no cost	n/a	n/a	n/a
Green Infrastructure	Attenuation Basins	7 attenuation ponds accounted for within flood risk but form part of GI	Developer	See Flood Risk (£2,625,000)?	Phase 1 2027/28 Phase 2 to 2037/38	Development Cost funded by developers	None
Green Infrastructure	Outdoor sport pitches	See Sport and Rec	Developer/ WDC	See Sport and Rec	Phase 1 2027/28 Phase 2 by 2033 for and remaining contributions by end of development	S106 Developer Contributions and/or development cost if delivered on site.	n/a
Green Infrastructure	GI Buffer	GI buffer for preserving setting/ delivering biodiversity net gain (10.58ha)	Developer	£129,122	Phase 2 to 2037/38	Development Cost funded by developers	None
Green Infrastructure	Green infrastructure contributions including AIRs	£372 per dwelling on greenfield typologies	Developer, SWC	£372,000	Throughout plan period	S106 Developer Contributions	
Green Infrastructure	Green Infrastructure Maintenance Contributions	Commuted sum for ongoing maintenance of POS (£1570.90 / dwelling less 40%	WDC (or Management Company)	Estimated £1,131,048	Phased through development. as phases of GI are developed and	S106 Developer Contributions	n/a

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		as only charge on market dwellings).			require maintenance.		
GI-Malvern Hills SSSI Impact Mitigation	Mitigation measures identified as part of the Footprint Ecology Malvern Hills Malvern Hills SSSI Impact Report	TBC	National Landscape Partnership, Malvern Hills Trust, SWC in consultation with Natural England	TBC Assumed holding figure of £250 per dwelling £269,720	Throughout Plan period	S106 Contributions	Unknown