

# Mitton Strategic Allocation

## Concept Plan Narrative

### Introduction

The Strategic Allocation at Mitton will provide a housing requirement of 1,000 new dwellings, 500 of which will contribute towards Tewkesbury Borough Council's housing land supply through Wychavon District Council's 'Duty to Cooperate' process and as part of the Joint Core Strategy between Tewkesbury and Cheltenham Borough Councils and Gloucester City. The Allocation also includes a new Primary School and a Local Centre.

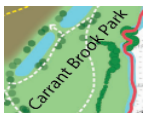
The Strategic Allocation is within Wychavon District where, in this area, part of the district boundary between Wychavon and Tewkesbury councils also forms the Strategic Allocation boundary along the Carrant Brook. The distance between the proposed 'Local Centre', within the Strategic Allocation, and Tewkesbury town centre, to the southwest, is approximately 2km.

### *The Vision for Mitton*

*Mitton is a place that works with its natural setting, bringing the surrounding rural character into the heart of the new settlement. The sustainable location provides a strong, healthy, safe and inclusive environment with easy to access amenities for new residents and existing communities. An integrated network of active travel routes connect to all parts of the new development to surrounding areas including Tewkesbury town centre, local employment areas and Ashchurch railway station.*

*Existing and future local housing needs are met by delivering a mix of housing types and sizes, including affordable housing, that support, encourage and promote a flourishing new community. It is sympathetic to its neighbours in terms of appearance, scale, density, views and in its interactive cohesion with the surrounding natural green space.*

**The Key elements of the Mitton Concept Plan are:**



### **Landscape Led Design**

One of the key factors in the development of the Mitton Concept Plan is the proximity of the Carrant Brook and its flood plain. The meandering line of brook, itself, forms the majority of the south-eastern boundary of the site with the new green public open space (Carrant Brook Park), running northeast/southwest across the Strategic Allocation.



## Attenuation Basins and Watercourses

Along the north-western edge of, the low lying, Carrant Brook Park, a linear series of shallow attenuation basins provide additional flood alleviation measures to that of the flood plain as well as the inclusion of new habitat planting.



## Existing Tree/Hedgerow Planting

A number of mature hedgerows and trees (formerly field boundaries) have been retained within Carrant Brook Park, preserving existing natural habitats, some of which now line a number of 'green' pedestrian/cycle routes into the new built development.

The north-western, tree and hedgerow lined, boundary of the site follows the line of the B4080 Tewkesbury Road/Bredon Road and it is along this north-western side of the site that the rising topography allows for built development to take place without the risk of flooding.



## Land Parcel A (Phase 1)



## Land Parcel B (Phase 2)

The Mitton Strategic Allocation is based on land parcels submitted as part of the 'Call for Sites' process. On the Concept Plan they are referred to as 'Land Parcel A' and 'Land Parcel B'. The two parcels represent the two-phase development of the Strategic Allocation, initially Parcel A followed by Parcel B.



## Residential development

The whole settlement will be consistent with the 20-minute neighbourhood principles and garden community principles. The residential areas will be served by an internal road network that connects both to the B4080 and Hardwick Bank Road (at the northeast end of the site).

The design of buildings will be both locally distinctive and innovative, using local materials as part of 'the mix' in line with design policies in the SWDP and National Planning Policy Framework guidance.

The settlement will have an overall site-wide average net density of up to 40dph in accordance with SWDPR 15 which shall be determined through the masterplanning and development management process.



## Local Centre

At its heart, the new community and adjacent dwellings will benefit from a new Primary School and a Local Centre that will include a small convenience store and community hall.



## Heritage Asset – Mitton Lodge

Mitton Lodge is a Grade II listed building on the B4080 (Bredon Road/Tewkesbury Road) the setting of which includes several mature trees and mature hedgerow boundaries to the rear and sides. The Concept Plan seeks to maintain and enhance the setting of this heritage asset with additional tree and hedgerow planting.



## Allotments and Orchards

Allotment gardens and a community orchard are included in the Concept Plan as an additional buffer to the southeast boundary of Mitton Lodge. South of Mitton Lodge are the Bredon Road Allotments where, again, existing tree/hedgerow boundaries will be enhanced as required. The Strategic Allocation wraps around these allotment gardens on three sides with potential to create an access, to further integrate the strategic allocation with its surroundings.



## New Tree and Buffer Planting

Along the B4080, the rural character of this road as it leaves Mitton will be maintained by further enhanced boundary treatments, ensuring that the strategic allocation is in harmony with that rural character. A new traffic island junction to serve, primarily, the new school is indicated on the Concept Plan and this, too, will include additional tree and hedgerow planting



## New Primary School

The new school will be built as part of the first phase of development (Land Parcel A) as 'one form entry' to serve the first 500 dwellings and then as 'two form entry' when the second phase (Land Parcel B) is completed. The school is situated at a central point within the Strategic Allocation and close to the B4080 to allow for travel to school from outside the Strategic Allocation.



## Green Infrastructure (GI) and Biodiversity

The flood plain of the Carrant Brook Park provides this settlement with its defining natural character. It provides publicly accessible green space and retains trees and hedgerows from its former agricultural use that will be enhanced with further planting to expand habitat richness in this area. It is intended that the Cowfield Marsh Wildlife Site, on the opposite bank of the Carrant Brook benefits from the move from agricultural uses to semi-wild open space that shapes the development proposals.

Within the proposed built form, pockets of green open space continue the 'work with the land' principles highlighted in the 'Vision' with a village green, pocket parks, community orchard and allotment gardens all accessible via tree lined footpaths and cycleways that also flow into and out of the Carrant Brook Park creating a seamless link between home and countryside.



## Additional Land Parcel for Sports Pitches and Biodiversity

In the northern-most part of the Strategic Allocation a significant area of Green Infrastructure (12.95 hectares) will provide space (up to 2 hectares) for additional sports pitches adjacent to those proposed at the school. The remainder will be for biodiversity net gain with substantial planting to maximise habitat creation. The rural character of the B4080 will also be enhanced in this area and the GI would also act as an ecological buffer between the development proposals and Hardwick House on Hardwick Bank Road. The new road access into the Strategic Allocation from Hardwick Bank Road is flanked by open green space towards Hardwick House and allotment gardens on its southeast side. This maintains the rural characteristics of Hardwick Bank Road in a similar manner to that along the B4080.



## **Movement - Active Travel Routes (ATR) and Pedestrian Connections**

The Mitton Strategic Allocation seeks to minimise car dependency by encouraging walking and cycling and improving access to public transport services. The network of foot and cycle paths throughout the settlement provide an initial opportunity to achieve this by providing safe green routes connecting the residential areas to the school, Local Centre and Carrant Brook Park. Beyond this, there are active travel route connections towards Tewkesbury town centre (approx. 1.3km) at the south-western end of the site via the Avon Way/Derwent Drive area of Mitton.

### **█ Carrant Brook Active Travel Route Bridge**

A high-level active travel route bridge connection over the Carrant Brook will provide access for pupils attending Tewkesbury High School and also to existing employment uses on the Tewkesbury Industrial Estate and Ashchurch Industrial Estate to the southeast.

The Carrant Brook active travel route bridge also provides a further connection via, Northway Lane /Kingston Road/Steward Road, to Ashchurch Railway Station (approx. 3km). Most of the route is on a dedicated cycle path, the remainder on residential streets. Rail services between Worcester Shrub Hill and Westbury operate from Ashchurch Station.

The B4080 (Bredon Road/Tewkesbury Road) is on the route of the 42 (between Mitton and Cheltenham) and 540 (between Tewkesbury and Evesham) bus service, and it is anticipated that additional stops will be introduced in relation to the school and/or an extension of the bus service route through the Strategic Allocation.



### **← Movement – Main access junction and Indicative connector roads**

The B4080 runs parallel with the Strategic Allocation's northwest boundary where the main, traffic island, junction is proposed near the school to avoid any vehicle congestion related to school drop offs/pickups from outside the Strategic allocation. Two smaller junctions into the Strategic Allocation, one further south on the B4080 and the other on Hardwick Bank Road will serve small, localised areas of residential development within the scheme.

Strategic highway links from the new settlement include Junction 9 of the M5 (approx. 4.2km) via Tewkesbury town centre, and A348 and Junction 1 of the M50 (approx. 5.8km) via Tewkesbury town centre and the A38 northbound.

Vehicular access to the employment areas of the Tewkesbury and Ashchurch Industrial Estates and Ashchurch Station is via Hardwick Bank Road and Northway Lane.