

| SHELAA Site Reference and Address: | | Land at Mitton (land parcels = 88ha) - CFS1044, CFS1044b, CFS1044bcb |
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| MAJOR CRITERIA | Is there enough land available to accommodate growth on a strategic scale (i.e. housing, employment, GI and supporting infrastructure)? | Yes |
| | Could the site reasonably meet some of Worcester City's / Tewkesbury's housing and employment needs? | Through the Duty to Cooperate process, it has been established that Tewkesbury's cross boundary needs are to met at Mitton and Worcester's cross boundary needs are to be met, partially, at Rutback and Worcestershire Parkway |
| | Is the site within reasonable walking / cycling distance of an existing or new rail station? | Active Travel Routes to Ashchurch Station (approx. 2.8km) and Existing bus services along the B4080 Bredon/Tewkesbury Road and Hardwick Bank Road would be extended to pass through the Strategic Allocation. Three new access junctions, to include stops at the Local Centre, school and another at the southwest end of the Strategic Allocation near Bredon Road. |
| | Have the landowner(s) clearly indicated that the site is available and can be developed within the plan period, (e.g. through SHELAA)? | Yes |
| | Is the site prone to fluvial or pluvial flooding? If yes can this be mitigated on site? | The site has the main river - Carrant Brook flowing along the SE boundary. However, due to the topography of the site, the majority of the site is unaffected. |
| | Is the site more than 450 metres of hazardous pipeline or gas compression station? | No |
| | Can the site be provided with safe access onto the public highway? If yes, can the surrounding road network accommodate the additional development? | Yes. This was demonstrated through the (refused) application for the first 500 homes to the satisfaction of the highway authority. Transport modelling is being undertaken for the additional 500 homes. |
| | Are the Sewerage and Water supplies adequate in the area or can it be improved to accommodate the additional development? | Sewerage: The nearest connection location is likely to lead to an increase in sewer flood risk in the downstream network, which already suffers flooding. This site can be accommodated, but will require network reinforcements and it is likely that an alternative connection location to the East of the site is requested. This site will need to be considered in conjunction with the cumulative growth planned for Tewkesbury most notably the Land at Fiddington and the wider proposal for the Garden Town at Ashchurch. It is likely that a strategic growth scheme will be required to accommodate planned growth in the area and it is important that developers engage with Severn-Trent at an early stage to ensure that there is sufficient time to assess and promote a scheme. Surface water should be managed sustainably, following the drainage hierarchy and avoiding connections into the combined sewer. Water Supply: Hydraulic modelling has been carried out and it has been identified that the existing network will not have the capacity to supply the development of 1000 dwellings, it is therefore a requirement for the nearest distribution main to be reinforced and the solution for this will be promoted in due course. Early engagement with STW is sought in order to accommodate any changes that may occur subject to any planning conditions that the council may apply |
| | Would development of the site compromise an Internationally or Nationally designated site of ecological importance? If yes, can this be mitigated? | The SSSI IRZ across the western part of the site (just over 10 ha around Mitton Lodge) indicates a very high sensitivity to: all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting geoscience, landscape, semi natural habitats or landscape features such as trees, hedges, open rural buildings/structures; residential development of 10 units or more. I had not picked this up before and I am not sure of the reason for this. I would advise that we check this with Natural England. The sensitivities outside the area are greatly reduced, with the most sensitive to the north of Tewkesbury where it relates to residential development of 100 units or more outside existing settlements. |
| | Is the site in Green Belt? | No |
| Is the site in the AONB, or affect the setting of? | Approx 3km from AONB boundary - not in direct setting of AONB but would be visible from AONB at Bredon Hill | |
| Is the site affected by an adopted Neighbourhood Plan policy or allocation? If yes, what? | Yes. Bredon Parish Council Neighbourhood Plan, adopted July 2017 | |
| OTHER CRITERIA | Would development of the site have an adverse impact on the Green Infrastructure Network? If yes, can this be mitigated? | Existing GI (hedgerows, trees) should be retained and GI enhanced as part of any scheme design. Yes, development at this scale is likely to have an impact on the GI network, especially in terms of movement of wildlife across the area (including between adjacent sites LWS and priority habitat patches found on site and close by). Mitigation for some of these impacts may be possible through the 40% GI requirement but site design will have a significant impact on how effective this mitigation would be. Protect and restore. |
| | Would development of the site result in a significant net loss of protected open space? | No |
| | Would development of the site have a detrimental impact on a conservation area? | No |
| | Would development of the site have a detrimental impact on archaeology? | No, not that could not be mitigated against |
| | Would development of the site have a detrimental impact on Listed Building (s)? | Yes |
| | Would development of the site have a detrimental impact on a Scheduled Ancient Monument? | No |
| | Would development of the site have a detrimental impact on a Special Wildlife Site / Local Nature Reserve / Ancient Woodland or Hedgerow / Regionally Important Geological Site or any other locally designated wildlife/landscape site? If yes, can it be mitigated against? | The Carrant Brook LWS runs along (and partially through) the south and south-eastern boundary, impacts should be mitigated through appropriate buffers being maintained with habitat restoration and enhancement to strengthen the corridor; sensitive drainage and access restrictions will also be vital. Other LWSs are nearby, such as Bredon's Hardwick Gravel LWS and the River Avon LWS, which could be indirectly impacted; any application would require the submission of a Habitats Regulation Assessment. No landscape designation. |
| | Would development of the site have a detrimental impact on TPOs? | No |
| | Would development of the site have a detrimental impact on a Significant Gap? | No |
| | Would development of the site result in substantial losses of best or most versatile (Grade 1 or 2) agricultural land? | Yes |
| | Is the site on contaminated land? Is there contaminated land near to site, close enough to impact its potential development? If yes, can it be mitigated against? | Former pond on western boundary edge (ref WD/2122/CL), FMD Disinfectant Disposal (ref WD/551/CL) adjacent to central western boundary, Industrial Estate (ref WD/1571/CL) located c. 50m from the southern boundary. No significant CL concerns noted. |
| | Can the existing education provision accommodate the increased need arising from the development? If no, can further provision be provided to meet the need? | A new primary school would be required and the policy requires this. Discussions regarding secondary school provision have indicated that Tewkesbury High School has sufficient capacity. |
| | Would development of the site result in an adverse impact on local health provision? If yes, can it be mitigated against? | Appropriate mitigation would be required through S106 Agreement |
| Would development of the site assist in delivering / supporting identified community infrastructure needs e.g. in Neighbourhood Plan. | Yes, the site will assist in delivering infrastructure as set out in the IDP and the NP. | |
| Outcome | Rule in or out of SHELAA? | In |
| | Should the site be carried forward for potential allocation in the SWDPR? | Yes |
| | Summary | The site at Mitton was considered an appropriate location for a strategic site for the following reasons: It has the potential to provide a balanced mix of house types and tenures to meet the housing needs of both South Worcestershire (500 dwellings) and Tewkesbury (500 dwellings). There is considerable potential for improving both the green and blue infrastructure of the area and providing SuDS. The site is in proximity to a rail station and has good access to Tewkesbury town which provides schools, health and other community facilities. Part of the site has already been established under the Duty to Co-operate |