

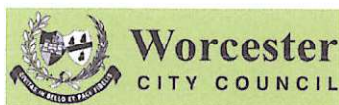
**South Worcestershire Development Plan Review
Submission (Regulation 22)**

**Statement of Common Ground between the South
Worcestershire Councils (Malvern Hills District Council,
Wychavon District Council and Worcester City Council)**

and

**Evesham Vale Growers Ltd; Marshalls Transport Ltd; EC
Drummond (Agriculture) Ltd and Mrs Mary Rimell**

Date: 10th March 2025



1. Introduction

1.1 This Statement of Common Ground relates to the strategic allocation identified for Throckmorton which is proposed for allocation as a new settlement under Policy SWDPR52 in the Regulation 22 Submitted South Worcestershire Development Plan review (SWDPR). The extent of the allocation is shown on Figure 1 below. This statement has been prepared to provide the Inspector with a summary of matters of agreement and area for further discussion between Evesham Vale Growers Limited; Marshalls Transport Ltd; EC Drummond (Agriculture) Ltd and Mrs Mary Rimell of Throckmorton Court and the South Worcestershire Councils (SWC) referred to as the 'Parties'.

Figure 1: SWDPR52 Throckmorton New Settlement Allocation



2. Description of the Site

- 2.1. The site area contained within the strategic allocation measures 755 hectares and is located to the north-east of Pershore. Throckmorton New Settlement is bounded by the A44 to the south, Throckmorton Road/Long Lane to the east (extending to the boundary as marked on the Concept Plan- see Appendix 1) and north, with the settlement of Pinvin to the west. To the east the boundary incorporates the settlement of Throckmorton and is partly defined by the road to Bishampton and Throckmorton Road, but also the open countryside beyond (Figure 1). The whole site encompasses open countryside and Throckmorton Airfield (formerly RAF Pershore and now home to several businesses) as well as a number of other uses and businesses outside of the former airfield. These include Pershore (Hill and Moor) Recycling Centre and landfill site which are operated by Mercia Waste Management Ltd.
- 2.2. The topography of the allocation site is generally flat (apart from the restored parts of the landfill site), and long distant views are afforded of the Malvern Hills. There is a named watercourse, the Piddle Brook, that runs through the site and several pools and small lakes discharging eventually at Wyre Piddle into the River Avon.
- 2.3. The proposed Throckmorton New Settlement would be accessed from either the A44 to the south or Long Lane to the north with pedestrian and cycle access proposed at several points across the site. The New Settlement is located approximately 500m northeast of Pershore railway station at its closest point. This station is on the Cotswold Line providing services (operated by Great Western Railway) to London and Worcester / Herford. Worcestershire Parkway station is a single stop from Pershore providing access to the wider national rail network.
- 2.4. The proposed site of Throckmorton New Settlement is located close to the existing settlements of Bishampton, Pinvin, Lower Moor, Throckmorton, Wyre Piddle, and the town of Pershore. It is proposed that Throckmorton New Settlement will be separated from the surrounding settlements through the provision of green space buffers and substantial areas of green infrastructure.
- 2.5. Throckmorton Airfield is the former RAF Pershore site which is now in a range of employment uses with several different businesses operating from the site. It is classed as Previously Developed Land (Brownfield Land). The Airfield includes 5 hangars, a control tower other operational buildings and a series of runways and concrete hard standings separated with significant amounts of open space, some of which is categorised as a range of Priority Grassland.
- 2.6. Throckmorton Airfield was also used in 2001 as a burial ground for animals afflicted with Foot and Mouth Disease – the burial site is also shown on the Concept Plan. The carcasses (over 133,000 animals) were buried within six unlined, capped cells. The site remains ‘active’ and

subject to active/ongoing leachate extraction from within the burial cells, which is removed for offsite treatment. The site is monitored and managed by DEFRA.

- 2.7. The land ownerships of the parties who are subject to this agreement are indicatively shown for illustrative purposes at Appendix 2.

3. Proposed Development

- 3.1. Land within the strategic allocation at Throckmorton New Settlement will be developed to deliver a sustainable settlement of up to 5,000 dwellings and 60 hectares of employment land, split over two phases. Throckmorton is the second largest allocation within the SWDPR (after Worcestershire Parkway) and as such the new settlement will, in time, be critical to achieving a sustainable pattern of development, and to meeting housing and employment needs across South Worcestershire up to 2041 and beyond.
- 3.2. It is anticipated that phase 1 of the development will not commence until late in the Plan period, post 2030 with the majority of the development to be delivered beyond the plan period of 2041.
- 3.3. In summary, the submitted SWDPR policy SWDPR52 identifies the following development requirements at Throckmorton for Phase 1 (within the plan period):
- Up to 2000 new dwellings.
 - At least 20 ha of employment land.
 - 1 Traveller site of 10 pitches.
 - Educational facilities provided through a 'Monitor and Manage approach'. This is likely to include an All-Through school on 8 ha site and a two-form entry Primary School and Nursery on 2.04ha site.
 - 40% Green infrastructure to include new open spaces, recreation land, allotments and Green Infrastructure and at least 10% Biodiversity Net Gain.
 - Other infrastructure such as transport requirements to include active travel improvements.
- 3.4. The landowners who are party to this agreement have worked in collaboration with the SWCs since 2019, along with the other landowners at Throckmorton (most notably Pinnacle via their Agents Cushman & Wakefield) as well as key technical stakeholders including Worcestershire County Council to help progress the emerging plans for the new settlement including the development of the evidence base and policy framework for the new settlement. This has included participating in a series of workshops, contributing to site-specific strategies, and participating in regular Landowner meetings for the period over which the plan has been defined.
- 3.5. Although at an earlier stage in the Plan, the approach at Throckmorton will mirror that taken at Worcestershire Parkway including on-going engagement through a working group to

further develop the comprehensive and co-ordinated proposals for the new settlement. This will include the development of a comprehensive masterplan and Supplementary Planning Document for Throckmorton, underpinned by a robust evidence base and the Concept Plan, that will set out the principles for the development of the new settlement. As such, proposed modifications to Policy SWDPR52 have been put forward by the SWCs to cover this approach.

3.6 The Throckmorton New Settlement SPD will include principles governing the overall phasing, sequencing and delivery of development and infrastructure to ensure the coordinated design and delivery of key infrastructure throughout the new settlement. The Throckmorton New Settlement SPD will include the following framework site wide strategies:

- A Movement Strategy that informs the design of the new settlement and will prioritise active travel, walking, wheeling, and cycling infrastructure and provides public transport priority;
- A Phasing Strategy which sets out triggers for the delivery of infrastructure to ensure that the necessary infrastructure is delivered in a timely manner;
- An Infrastructure Delivery Strategy including an educational strategy to demonstrate how the phasing of the town centre, community facilities, and education facilities will be coordinated and delivered to ensure effective provision of services and facilities for new residents throughout the build out period and to ensure the co-ordinated delivery of schools and school places;
- A Green and Blue infrastructure strategy to enhance existing, and create new, green and blue infrastructure assets. The Strategy will demonstrate how the overall 40% green infrastructure provision will be delivered to meet the requirement of Policy SWDPR07 and how green / blue infrastructure connections between neighbourhoods will be secured;
- A Design Principles Strategy that provides the key design and placemaking elements required for each neighbourhood to achieve overall design quality and ensure complementarity and consistency across the new settlement;
- A Drainage (including sewage) and Utilities Strategy to ensure the coordinated and effective provision of services to serve the new development and mitigate any impacts on the surrounding area;
- A Stewardship and Management Strategy for the green and blue infrastructure, sport and recreation facilities, the public realm and public community and educational facilities over the long term. To ensure the long-term maintenance and stewardship of the new settlement developers will be required to sign up to a site wide stewardship mechanism to be delivered in perpetuity;
- A Heritage and Archaeology Strategy which will identify how the development will conserve and enhance local heritage assets and their setting; and
- A Monitor and Manage Strategy for the identification of the necessary transportation infrastructure required to support the transport policy objectives and the timely delivery of that transportation infrastructure. Through adherence to the Monitor and Manage Strategy and the Movement Strategy in the Throckmorton New Settlement

SPD, proposals will be required to demonstrate that the necessary transport connectivity, active travel infrastructure, public transport priority and transport capacity is available for each quantum of development along with considering the cumulative development of the new community.

4. Matters of Agreement

4.1 The Parties to this SoCG agree the following main principles for the Site:

- That they strongly support the allocation at Throckmorton and the extent of the Throckmorton New Settlement site as shown by the boundaries on Figure 1.
- That the Throckmorton New Settlement site is considered to be in a highly sustainable location, as set out in the Reasoned Justification for the policy, that can assist in delivering development to help meet the identified needs of the South Worcestershire area. In this regard the close proximity of SWDPR52 to Pershore Railway Station reflects the sustainable rail-based development strategy set out in SWDPR 03.
- The principle of the development of the site as proposed by policy SWDPR 52 is agreed and considered to be consistent with the relevant provisions of the NPPF and PPG, as demonstrated through the Council's evidence base work underpinning the SWDPR.
- That they are committed to continue collaborative working to deliver the amount and quantum of development on the Site within the plan period and beyond. It is appreciated that the projected trajectory for Throckmorton New Settlement is not expected to commence until later in the Plan period but there is a clear commitment amongst the parties to this agreement to advance and deliver the proposals in accordance with the requirements of Policy SWDPR 52 of the South Worcestershire Development Plan Review (SWDPR).
- That a Throckmorton New Settlement SPD will be prepared by the Local Planning Authority to guide and shape the development of the new settlement following the adoption of the SWDPR.
- That the delivery of the Throckmorton New Settlement will be delivered in accordance with a framework masterplan and a Supplementary Planning Document that is broadly consistent with the Concept Plan (Appendix 2) for the SWDPR 52 allocation.

5. Areas for Further Discussion

5.1 At the current time, there are a number of issues to be addressed as the proposals are progressed. These include the following matters:

- To progress and define the precise future land uses and opportunities at the Site building upon the distribution of uses shown on the Concept Plan.
- The phasing of the development, including all associated infrastructure.
- The timing and sequencing of all land assembly.
- The preparation of the framework Masterplan and the Throckmorton SPD.
- The detail of the iterative or live Infrastructure Delivery Plan (IDP).
- The Framework section 106 agreement or other equalisation mechanism to be adopted and any related viability to ensure that all landowners make a fair and equitable contribution to the necessary infrastructure required to support the new settlement.

- The precise access arrangements as the new settlement develops to enable existing businesses to continue to operate as required.
- To ensure that future planning applications take account of and do not conflict with the current landfill operations (including the foot and mouth burial site), both during operation and post restoration of the site.
- The future stewardship and management strategy for the site.

6. Conclusions





6.1. In summary, the Parties agree that:

The general elements of the SWDPR 52 policy requirement identified above are supported, and “the Parties” are committed to working together to enable the delivery of Throckmorton New Settlement within and beyond the Plan period.

As the development of Throckmorton New Settlement progresses further updates to this Statement of Common Ground may be required.

7. Signatories

7.1. This Statement of Common Ground has been agreed and

South Worcestershire Councils	Company
<p>Name: Ian MacLeod</p> <p>Position: Director of Planning and Infrastructure, Malvern Hills District Council and Wychavon District Council.</p> <p>Date agreed: March 2025</p> <p>Signature: </p>	<p>Name(s): </p> <p>Position: M. D</p> <p>Date agreed: 11th March 2025</p> <p>Signature(s): ANDREW BILLE</p>
<p>Name: Duncan Rudge</p> <p>Position: Head of Planning, Worcester City Council</p> <p>Date agreed: March 2025</p> <p>Signature: </p>	<p>Name(s): BRIAN SIMPSON</p> <p>Position: MARSHALLS TRANSPORT (EVESHAM) LTD / LANDOWNER</p> <p>Date agreed: 10/03/2025</p> <p>Signature(s): </p>

Company/Landowner Name	
	Name(s): [REDACTED]
	Position: Director
	Date agreed: March 2025
	Signature(s): INSERT [REDACTED]
	Name(s): MARY RIMELL
	Position: LAND OWNER
	Date agreed: xx March 2025
	Signature(s): INSERT [REDACTED]

Appendix 1
Throckmorton Concept Map – Submitted version

Appendix 2
SoCG landownership plan