

EUROPE

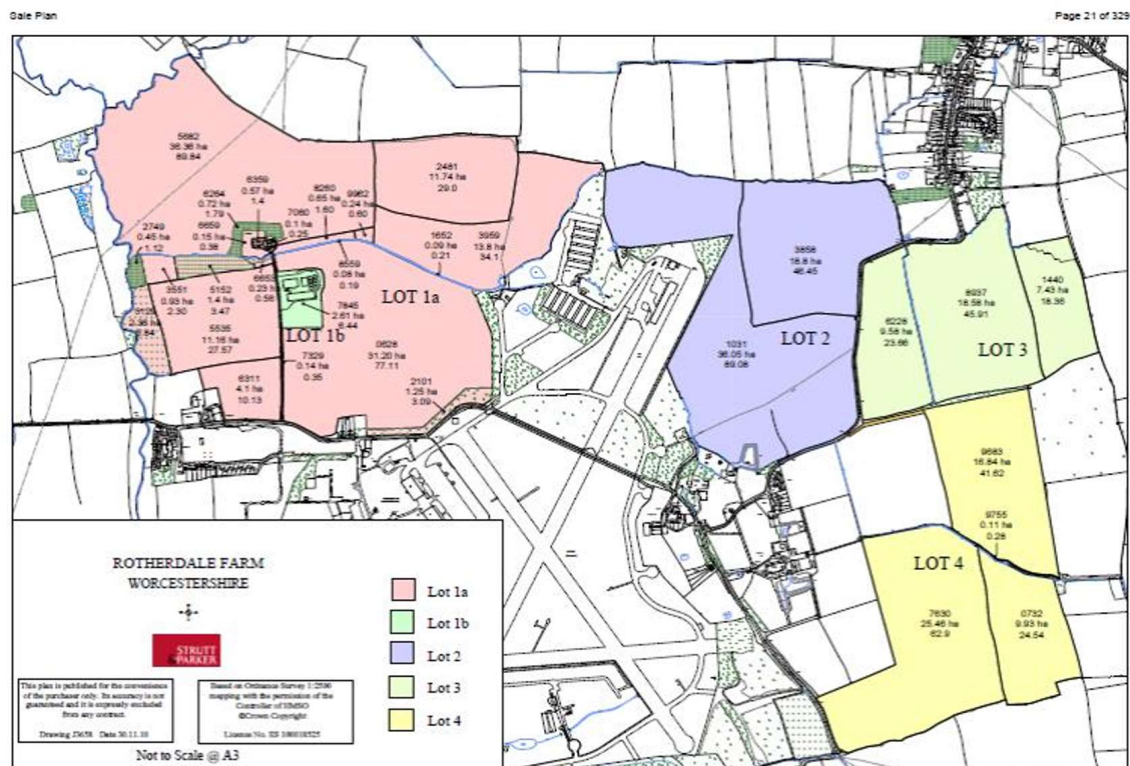
3rd March 2025

RE: Representations submitted in relation to Policy SWDPR 52 – Land at Throckmorton

These representations to the South Worcestershire Development Plan Review (“SWDPR”) are made on behalf of Evesham Vale Growers hereafter ‘EVG’. The representations address the proposed allocation of a new community at Throckmorton (Policy SWDPR 52), within which EVG have a significant land interest.

Introduction:

For the avoidance of doubt EVG supports the South Worcestershire Councils (comprising Wychavon District Council, Malvern Hills District Council and Worcester City Council) commitment to joint working to produce a sub-regional local plan and strongly support the allocation of land at Throckmorton.



Only Figure. EVG Land control in Throckmorton SGA. 256 ha

As the second largest SWDPR allocation behind Worcestershire Parkway, the Throckmorton New Settlement will in time be critical to achieving a sustainable pattern of development, and to meeting housing and employment needs across South Worcestershire to 2041 and beyond. EVG and have worked in collaboration with the South Worcestershire Councils, 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 assisting to develop 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.

EVG considers the SWDPR to be legally compliant although it has in the past been necessary to raise specific objections to the wording of Policy SWDPR 52 at Regulation 19 stage (December 2022) to ensure the Plan is sound and to aid the swift, equitable and effective delivery of Throckmorton reflecting its status as a long-term location for growth comprising a variety of landowners.

EVG had previously identified a series of specific issues that require introducing to the policy SWDPR 52 relating to the mechanics of delivery. It is submitted that these matters require addressing via the introduction of additional detail as a modification to the policy and should be introduced by the Councils prior to the Examination in Public to refine the Policy to ensure that it is a sound policy that can provide a clear steer to all the landowners as to how the Plan of the three Councils can actually deliver the vision of the new settlement.

Throckmorton will form one of a series of strategic allocations that will be fundamental to achieving a sustainable pattern of development across South Worcestershire (in accordance with NPPF paragraph 11a), delivering circa 2000 homes of the housing requirement to 2041 as well as a further 3,000 homes beyond the plan period. Notwithstanding EVG's support for the Throckmorton allocation, Policy SWDPR 52 is a very detailed policy, and it is necessary to make objections to it as presently drafted and justified, to ensure the policy can be refined and be made increasingly sound to show how the allocation can be delivered. In particular, some of the requirements in SWDPR 52 are yet to be fully justified by the available evidence base, particularly those relating to transport, transport infrastructure funding options and equalisation between the various landowners. These are similar issues to Worcestershire Parkway where the IDP and SPD are presented as being more iterative future and live documents and Throckmorton requires a similar series of documents to add the delivery detail.

Further, as a new community with a variety of landowner interests that will be developed in a series of phases over a long period of time (beyond 2041), the delivery sequence, identification of essential infrastructure, equalisation methodology, land value capture mechanisms and funding opportunities will continue to evolve into the post adoption future. It is therefore important that SWDPR 52 does not pre-empt the ongoing technical and master planning work for Throckmorton, including future iterations of the Council's Infrastructure Delivery Plan (IDP) as new evidence emerges.

It has to remain flexible through the insertion of appropriate policy hooks to enable it to be capable of responding to changes in circumstances given the long time duration of the allocation. Policy 52 at Throckmorton (as well as the other strategic sites in the Plan) would be able to demonstrate delivery and soundness more robustly should the Policy wording be more positively prepared to outline the Council's preferred approach towards the future unresolved questions of precise phasing and development sequencing, land value capture, infrastructure delivery and opportunities for funding.

Summary of concerns. The areas requiring further discussion between the Throckmorton stakeholders are set out below:

1. Precise land uses within the Throckmorton allocation – building up from the Concept Plan
2. Phasing of development including all associated infrastructure
3. Timing and sequencing of all land assembly
4. The detail of the iterative or live Infrastructure Delivery Plan (IDP)

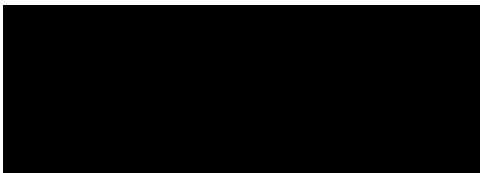
5. Detail of the required Design Code
6. Framework S106 or equalisation methodology and any related viability
7. Precise access arrangements as new settlement develops to enable existing businesses to operate

EVG and the other landowners are committed to making the allocation work, but the Policy requires a clearer path to how the Councils will achieve this in a fair and equitable manner and the most appropriate Development management mechanism in the view of EVG is to have the requirement detailed in the Policy.

EVG are content with the distribution of land uses shown on the Concept Plan. This has been based on ongoing discussions with Officers from the SWC and inputs from masterplans prepared by the landowners. This adequately addresses the relationships between existing land uses and those proposed, such as proximity to Pershore including its railway station.

I trust this information is useful to you but please do not hesitate to contact me should you require any additional information of clarification.

Yours sincerely



Mr Andrew Billé

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