

# TEWKESBURY BOROUGH COUNCIL

<b>Report to:</b>	Planning Committee
<b>Date of Meeting:</b>	30 August 2018
<b>Subject:</b>	18/00771/OUT - Land East Of Bredon Road, Mitton
<b>Report of:</b>	Head of Development Services
<b>Corporate Lead:</b>	Deputy Chief Executive
<b>Lead Member:</b>	Lead Member for Built Environment
<b>Number of Appendices:</b>	2

## **Executive Summary:**

A planning application (ref: 18/00771/OUT) has been received by Wychavon District Council for development of approximately 500 dwellings at land east of Bredon Road in Mitton. Although the site is within Wychavon District, it is directly adjacent to the boundary with Tewkesbury Borough and on the edge of Tewkesbury Town. The site has also been included as part of the housing supply for Tewkesbury Borough through the Joint Core Strategy. As such the Council has been consulted on the proposal. This report seeks approval for the response to the consultation, included at Appendix 1 to the report, to be submitted on behalf of Tewkesbury Borough Council.

## **Recommendation:**

- 1. To APPROVE the response to Wychavon District Council in respect of application 18/00771/OUT, set out at Appendix 1, for submission on behalf of Tewkesbury Borough Council.**
- 2. To delegate authority to the Head of Development Services, in consultation with the Lead Member for Built Environment, to make minor spelling, grammatical, cross-referencing or typographical errors and presentational changes prior to final submission.**

## **Reasons for Recommendation:**

To ensure that the Council is able to make representations to a major planning application that is adjacent to its administrative boundary.

## **Resource Implications:**

Officer time in considering the planning application and response.

**Legal Implications:**

The application relates to a site wholly within another Local Planning Authority's administrative area and so is not one for determination by Tewkesbury Borough Council; however, as the development is likely to affect land with the Council's area, the Council is a statutory consultee and is under a statutory duty to respond to the consultation.

The Council is also a party to a Planning Statement with Wychavon District Council which established an agreement to co-operate over the principle of development on the Mitton site contributing 500 homes towards the needs of Tewkesbury Borough.

**Risk Management Implications:**

The proposed development would form part of the housing supply for Tewkesbury Borough as set out in the Joint Core Strategy. Therefore, the implications for this application being approved or refused by Wychavon District Council would be on the ability for Tewkesbury to achieve a five year supply in the short term and meet its housing requirements overall. Although the site is in Wychavon there is likely to be infrastructure impact on the Borough with Tewkesbury Town being the nearest service centre, therefore there needs to be joint working on future infrastructure provision and mitigation.

**Performance Management Follow-up:**

None.

**Environmental Implications:**

The proposed development could have potential environmental implications, primarily with regard to flood risk. Therefore joint working is required to assess and determine suitable mitigation to ensure any development would be sustainable from a flooding perspective.

**1.0 INTRODUCTION/BACKGROUND**

**1.1** An outline planning application (ref: 18/00771/OUT) for major residential development was received by Wychavon District Council in April 2018. The application is located at 'Land East Of Bredon Road, Off Tewkesbury Road, Bredon's Hardwick' and the description of the development is:

*"Development of approximately 500 residential dwellings (C3 Use Class) including means of access (two vehicular access points from the B4080 and a pedestrian/cycle access from Derwent Drive) and associated infrastructure and landscaping including provision of formal and informal open space and drainage attenuation basins."*

Although the site is located within Wychavon District, the site is directly adjacent to Tewkesbury Borough's administrative area and is on the edge of the Mitton area of Tewkesbury Town. The site's location plan is included at Appendix 2 to this report. As such, the Borough Council has been formally consulted on the application.

1.2 A site at Mitton (in Wychavon) is included within the Joint Core Strategy (JCS) with 500 dwellings from the site making a contribution towards the housing supply of Tewkesbury Borough as identified through Policy SP2 – Distribution of New Development. This position is supported by a Joint Planning Statement between Wychavon District and Tewkesbury Borough which establishes an agreement to co-operate over the principle of development on this site contributing 500 homes towards the needs of Tewkesbury Borough.

1.3 The inclusion of the site in the JCS followed discussions during the JCS examination where the Inspector stated, through the Interim Report (May 2016), that:

*“Mitton clearly has the capacity and potential to contribute to meeting Tewkesbury’s needs” and that “the JCS authorities engage in constructive discussions with Wychavon District Council with a view to seeking their agreement on the release of land at Mitton to contribute towards Tewkesbury’s housing needs”.*

In the Inspector’s subsequent Final Report, it was recommended that main modifications be made to the JCS to include supply from Mitton towards Tewkesbury and stated that *“outside the JCS area Wychavon District Council has agreed to contribute 500 dwellings to Tewkesbury’s supply through a housing-led development at Mitton”.* The site was therefore included within the supply for Tewkesbury in the JCS that was adopted by the three Councils in December 2017.

1.4 The South Worcestershire Development Plan (SWDP) was adopted prior to the JCS in February 2016; however the potential cross-boundary development under the duty to cooperate was recognised through the SWDP examination, and a main modification was recommended by the SWDP Inspector to include wording into Policy SWDP2 which states that:

*“due consideration will be given, including through a review of the SWDP where appropriate, to the housing needs of other local planning authorities in circumstances when it has been clearly established through the local plan process that those needs must be met through provision in the SWDP area”.*

The footnote supporting this policy specifically references the preparation of JCS and the site at Mitton.

1.5 The Bredon Parish Neighbourhood Plan (BPNP) was also ‘made’ prior to the JCS in July 2017. The BPNP acknowledges the JCS Inspector’s recommendation that the JCS authorities engage with Wychavon District to seek agreement on the Mitton site and also the wording of SWDP Policy 2 that recognises the need for cooperation in meeting unmet housing needs in the SWDP area.

## 2.0 CONSULTATION RESPONSE

2.1 A response to the planning application is included at Appendix 1 to this report and it is proposed that this is sent on behalf of the Council.

2.2 The response considers that the principle of development at this site is consistent with Policy SP2 of the JCS, the position set out within the agreed Joint Planning Statement, and it is concluded that a development at Mitton is expected, as set out through the JCS, to be a significant part of both Tewkesbury’s five year housing land supply in the short term and the overall housing requirements going forward. As such, if the site were not to deliver housing it would have a negative impact on the ability of the Borough to adequately address its housing requirements and could result in the need to find alternative provision in other parts of the Borough. The response also considers that the principle of development would be consistent with the SWDP and the BPNP.

**2.3** A key issue in the potential development of the site is around infrastructure provision. The site is in Wychavon District and Wychavon District Council would be the collecting authority for any Community Infrastructure Levy / Section 106 contributions; however, the primary impact on infrastructure capacity is likely to be on Tewkesbury Town. The response therefore concludes that there must be joint working to ensure that the appropriate infrastructure improvements can be put in place to mitigate the impact of the development. Particularly this will relate to issues of transport impact, education provision, drainage and flood risk, and medical services (i.e. GP and dentist). This will include working with Gloucestershire County Council (which has also been consulted) in its capacity as the highways authority, education authority, and lead local flood authority.

### **3.0 OTHER OPTIONS CONSIDERED**

**3.1** None

### **4.0 CONSULTATION**

**4.1** N/A

### **5.0 RELEVANT COUNCIL POLICIES/STRATEGIES**

**5.1** Joint Core Strategy (2011 – 2031)

### **6.0 RELEVANT GOVERNMENT POLICIES**

**6.1** National Planning Policy Framework (2012)  
National Planning Practice Guidance

### **7.0 RESOURCE IMPLICATIONS (Human/Property)**

**7.1** Officer time in considering the planning application and response.

### **8.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)**

**8.1** The proposed development could have implications for the sustainable growth of the area.

### **9.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)**

**9.1** None

### **10.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS**

**10.1** None

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**Background Papers:** None

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**Appendices:** Appendix 1 - Tewkesbury Borough Council response to application 18/00771/OUT  
Appendix 2 - Site location plan for application 18/00771/OUT