

**Statement of Common Ground between (i) Stroud District Council (SDC)
Council and (ii) the Promoters – The Ernest Cook Trust and Gloucestershire County Council**

Local Plan Site Name and Policy Reference: Wisloe PS37
Date: February 2023


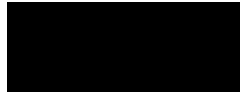



This Statement of Common Ground has been prepared by the two parties to establish the main areas of agreement between Council and site promoter and to identify any areas where further work is required for completion to prove soundness and deliverability to the Inspector.

1. Description of the site	Land at Wisloe is located to the west of tier 1 Cam and Dursley and to the east of tier 3a Slimbridge, at the junction of the A38/A4135 and close to Cam & Dursley railway station. The site is located within the parish of Slimbridge and has a gross site area of 83.97 hectares.
2. Local Plan context	The site, as identified on the policies map, is allocated within the Draft Local Plan (submitted October 2021) for a new garden community comprising employment, residential, retail, community and open space uses and strategic green infrastructure and landscaping.
3. Relevant promoter representations	Representation 955 (Stantec, Ernest Cook Trust and GCC Asset Management), including masterplan and additional reports.
4. Main areas of agreement.	<p>Housing: Approximately 1,500 dwellings including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the District and Berkeley Cluster areas.</p> <p>Employment: Approximately 5 hectares of office, B2 and B8 employment land and ancillary employment uses, to reflect the identified sectoral needs of the District and local area.</p> <p>Design: A range of tools including a community engagement and stewardship strategy, design codes and a spatial masterplan and implementation plan, to be approved by the District Council, will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and coordinated manner. A bespoke and innovative layout, density, built form and character which respond to the landscape and heritage context within the Berkeley Vale. The masterplan indicates that the settlement will be focused around a central village square within a Wisloe Village neighbourhood, with a River Cam Edge residential area and a separate but connected Lighten Brook neighbourhood to the south.</p> <p>Transport/Access: A layout which prioritises walking and cycling and access to public transport over the use of the private car. The promoters are committed to providing a new pedestrian and cycle bridge across the M5. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary and contributions and support to achieve safe pedestrian and cycle accessibility between the site and facilities in Draycott, Lower Cam and Cam local centre, as well as to Cam and Dursley station and to link with the Cam and Dursley Greenway to the south and to NCR 41 to the north.</p>

	<p>Contributions and support to sustainable transport measures on the A38 and A4135 sustainable transport corridors. Public transport permeability through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and improved bus services and contributions to enhance bus service frequencies to key destinations including local villages, Cam and Dursley, Stonehouse and Stroud. Access improvements to Cam and Dursley station and contributions towards the enhancement of passenger facilities. Primary vehicular access from the A38 and from the A4135 and additional limited vehicular access from Dursley Road, with necessary improvements to the existing highway network.</p> <p>Infrastructure: A 3FE primary school (incorporating early years' provision) on a 2.8 ha site and contributions towards secondary school and further education provision. On-site community and sports built provision and contributions to off-site indoor sports and leisure facilities, in accordance with local standards. The promoters are proposing to progress discussions with Slimbridge AFC to consider how the football club could be integrated in the development. A local centre, incorporating local retail, surgery and community uses as required to meet the needs of the development. Zero carbon energy generation to meet the needs of the community which may include small wind turbines, solar farms and biomass production. Ultrafast broadband to homes and businesses with top average speeds of 1Gbps. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location.</p> <p>Environmental: A network of multifunctional Green Infrastructure throughout the development which reflects Building with Nature standards and local provision standards to provide for public open space and accessible natural green space, including tree planting to achieve carbon capture and other measures to deliver a net gain to local biodiversity. The promoters state that 4 larger natural play areas and amenity sports provision are proposed at key locations. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/ Ramsar site. Structural landscaping buffers to prevent physical and visual coalescence with neighbouring villages and along boundaries with the M5 and A38, with appropriate noise attenuation measures, incorporating existing and new native hedgerows and trees linking with existing green infrastructure. A positive strategy for attenuating and disposing of surface water through wetlands/sustainable drainage systems (SuDS) that form part of the GI network. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company. The promoters suggest the proposed development could deliver 16.78% net gain in habitats units and 23.25% net gain in hedgerow units.</p> <p>Other matters: Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and retail and community provision is made in a timely manner. The</p>
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	<p>Promoters are investigating the potential for the use of recycled, low-carbon materials and materials that capture carbon where possible. As well as opportunities for on plot water reuse, green roofs and carbon capture. The emerging Energy Strategy, Waste Strategy and Sewerage Strategy are still yet to be developed.</p> <p>Both parties agree to accept a modification to Policy PS37, agreed with Network Rail, for an additional criterion to be added to the policy: "Safety improvements to, or the closure of, footpath level crossings where development may result in a material increase in usage, in consultation with Network Rail."</p>										
5. Main areas of disagreement / dispute/areas requiring further work.	There are no matters of disagreement. The promoters fully support the provisions of Policy PS37.										
6. The promoters' anticipated start and build-out rates.	<table border="1" data-bbox="497 869 1318 1008"> <thead> <tr> <th>2020-2025</th> <th>2026-2030</th> <th>2031-2035</th> <th>2036-2040</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>356</td> <td>524</td> <td>620</td> <td>1,500</td> </tr> </tbody> </table> <p>Delivery is set to start in 2024 and will begin by delivering infrastructure as well as the first development parcel. This includes access to a school with delivery to be agreed with the LEA. Promoters initially estimate 50 dwellings per annum starting in 2026 which will increase to as many as 144 dwellings per annum at peak. Development will be located centrally first (and adjacent to A38), then spreading south and north.</p>	2020-2025	2026-2030	2031-2035	2036-2040	TOTAL	/	356	524	620	1,500
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7. Promoters' Deliverability/Viability Statement	<p>The Landowners (The Ernest Cook Trust and Gloucestershire County Council) have committed to the draft policy for the site which aligns with their joint objective to ensure a positive legacy for a sustainable Garden Village Community at Wisloe.</p> <p>Embedding Placemaking and Design Quality</p> <p>A Masterplan, submitted at Regulation 19, sets out the background, rationale and vision for the development of a new garden community at Wisloe that will be an exemplar of sustainable living and innovation.</p> <p>A draft Design Code, which will be adopted by Stroud District Council as a Supplementary Planning Document, will be submitted to the Examination in Public. The Design Code SPD will ensure that Wisloe is a cohesive, sustainable and high-quality new settlement, with a harmonious built form, landscape and public realm.</p> <p>The Draft Design Code sets out the response to the site and its context, and the vision, aspirations and design approach for Wisloe. It is a</p>										

	<p>technical manual that instructs how the Vision and Development Principles are to be delivered through the duration of the project.</p> <p>The Masterplan and Draft Design Code have been prepared through a robust process to ensure that the proposed community at Wisloe is Market Facing and Deliverable. Future Outline and Reserved Matters Planning Applications will be required to clearly explain how they address the mandatory and discretionary guidance set out in the Design Code.</p> <p>A Delivery Strategy that will ensure Wisloe is a high quality, sustainable new community</p> <p>The two landowners have promoted the site from the start and continue to be directly involved ensuring a comprehensive and well considered proposal comes forward. To strengthen this further, the working partnership is being formalised by an agreement, formerly aligning objectives, and creating a framework around future decision making, allowing for the sustained progression of the scheme.</p> <p>Additionally, the Landowners have instructed Savills from an early stage of the design process, ensuring that the scheme remains market facing. Savills are in the process of procuring a development partner for the scheme who will be willing and capable of delivering the Design Code, taking on the vision and legacy ambitions of the landowners and working closely with them. The procurement process is underway with the development partner expected to be in place in H1 2023.</p>
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<p>Signed on behalf of the Promoters – The Ernest Cook Trust and Gloucestershire County Council</p> <p></p>	<p>Signed on behalf of Stroud District Council</p> <p></p>
<p>Date: 21 February 2023</p> <p>Name:  Position: Strategic Manager Estates</p>	<p>Date: 16 February 2023</p> <p>Name:  Position: Head of Planning Strategy and Economic Development</p>
<p>Date: 21 February 2023</p> <p>Name:  Position: Property Director</p>	