

**Statement of Common Ground between (i) Stroud District Council (SDC)
and (ii) the Promoter – Carney Sweeney for Redrow Homes Ltd**





Local Plan Site Name and Policy Reference: G1 South of Hardwicke
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	The site is broadly located immediately adjacent to and south of the settlement of Hardwicke. More specifically the site is to the west of the A38 and east of the Gloucester Sharpness Ship Canal within the Gloucester fringe area of the District. The site comprises 68 hectares of primarily agricultural land which will be developed for approximately 1,350 dwellings and community uses.
2. Local Plan context	The site, as identified on the policies map, is allocated within the Draft Local Plan (submitted October 2021) for a strategic housing development, including residential and community uses, a primary school and public open space/green infrastructure. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.
3. Relevant promoter representations	Representation 948 (RPS Group and CarneySweeney for Redrow Homes Ltd), including additional reports. Promoter’s representations are relating to attached plan Appendix 1.
4. Main areas of agreement.	<p>The Council is not agreeing to any changes to the SDLP as a result of this Statement of Common Ground. It is only to set out the broad principles where the parties agree and disagree.</p> <p>Housing: Approximately 1,350 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Gloucester fringe cluster area.</p> <p>Transport/Access: Additional walking and cycling connections. Improving public transport links. Network of new roads crossing the site to alleviate local traffic, specifically providing a network of new roads that would relieve sections of Green Lane, Church Lane and Pound Lane by way of providing improved alternative routes for local traffic to gain access to the wider highway network. Primary access is to be taken from the A38. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary.</p> <p>Design: A layout, density and built form and character which reflects Hardwicke and relevant design policies set out within the Hardwicke Neighbourhood Plan.</p>

	<p>Infrastructure: Local centre with a range of potential uses. The masterplan includes a primary school and local centre which could provide a community building/health care facility. A site for a new surgery or contributions towards the extension of health facilities at Kingsway to support the development. The masterplan will incorporate green infrastructure including allotments, formal play recreational areas. The community uses are still not determined but can be decided with stakeholders as the planning application progresses.</p> <p>Infrastructure: The routes of all known pipes, sewers and overhead lines are identified on the constraints and opportunities plan, along with agreed diversion routes, and are respected in the masterplan design for the site. A feasibility study (for diversion/upgrades) in respect of the proposed diversion of the high-pressure gas pipeline which crosses the site has been undertaken in association with Wales & West Utilities. The planning application for the site will be supported by a Waste Management Plan.</p> <p>Infrastructure: Electric vehicle charging points in accordance with local parking standards.</p> <p>Environmental: Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including built facilities and contributions to indoor sports and leisure facilities, in accordance with local standards. Structural landscaping buffer along the northern, western and eastern boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure. The promoter is seeking to deliver a large area of green space at the interface with the land to the South and West, including a green corridor, stream corridor and great crested newt habitat and bat corridor.</p> <p>Environmental: Requirements of mitigation for the Severn Estuary and Cotswold Beechwood sites will be in the form of financial contributions.</p> <p>Environmental: Attenuation basins will be located at the lowest points of the site. The site lies predominately within Flood Zone 1 but also Zones 2, 3a and 3b. The drainage review undertaken to date demonstrates that the development accords with National and Regional Policy requirements and satisfies Environment Agency criteria.</p> <p>Other matters: Phasing arrangements to ensure that housing land completions and community provision (to include primary school, local centre and public open space) is made in a timely manner.</p>
5. Main areas of disagreement /	Transport/Access: Whilst the promoter agrees with the principle of providing additional connections for walking and cycling, and connections can be provided to the site boundary, they question the

<p>dispute/areas requiring further work.</p>	<p>deliverability of providing connections into Quedgeley West Business Park as this would involve third party land. They suggest the policy should not be so specific in this regard. Redrow Homes is happy to provide contributions to Gloucestershire County Council to facilitate connections beyond the boundary if deemed appropriate.</p> <p>Infrastructure: The promoter supports the provision of a 2FE primary school based on analysis of capacity in existing primary schools, discussions with the local school and other stakeholders, but have requested to see the evidence and rationale for the provision of a 3FE school. Land is however safeguarded on site for a 3FE primary school on site to facilitate this if required as shown at Appendix 1.</p> <p>Infrastructure: The wording of bullet point 19 regarding any associated infrastructure enhancements required is considered too vague by the promoter.</p> <p>Other matters: A masterplan only approach is deemed appropriate by the promoter. It is considered to be an unnecessary further requirement in Policy G1 for a development brief and indicative masterplan to be approved by the Council.</p>										
<p>6. The promoters' anticipated start and build-out rates.</p>	<table border="1" data-bbox="564 1016 1391 1155"> <thead> <tr> <th>2020-2025</th> <th>2025-2030</th> <th>2030-2035</th> <th>2035-2040</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>600</td> <td>600</td> <td>150</td> <td>1350</td> </tr> </tbody> </table>	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL	/	600	600	150	1350
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<p>7. Promoters' Deliverability/Viability Statement</p>	<p>An outline planning application with access in detail, supported by an Environmental Statement, is at an advance stage of preparation. It will be submitted in the first quarter of 2023 by Redrow Homes Limited. Granted of outline consent will promptly be followed by submission of RM applications.</p> <p>Stakeholder engagement has been ongoing since 2018/2019, with meetings with the Parish Council, local groups and a public consultation exhibition held in November 2021.</p> <p>The site is viable with broad policy compliance. A review of the Education requirements is required, to ascertain CIL compliance along with the latest Infrastructure Delivery Plan requirements.</p>										

<p>Signed on behalf of the Promoters – Carney Sweeney for Redrow Homes Ltd</p> 	<p>Signed on behalf of Stroud District Council</p> 
<p>Date: 17.02.23</p>	<p>Date: 21/02/23</p>
<p>Name:  Position: Director</p>	<p>Name:  Position: Head of Planning Strategy and Economic Development</p>

Appendix 1 - Plan relating to promoter's representations

