

**Statement of Common Ground between (i) Stroud District Council (SDC)
and (ii) the Promoters – Copperfield for Colethrop Farm Limited (CFL)**

Local Plan Site Name and Policy Reference: PS30 Hunts Grove Extension
Date: 14th September 2022

This Statement of Common Ground has been prepared by the two parties to establish the main areas of agreement between the Council and the principal site promoter and to identify areas where further work is required to achieve soundness and demonstrate deliverability to the Inspectors.

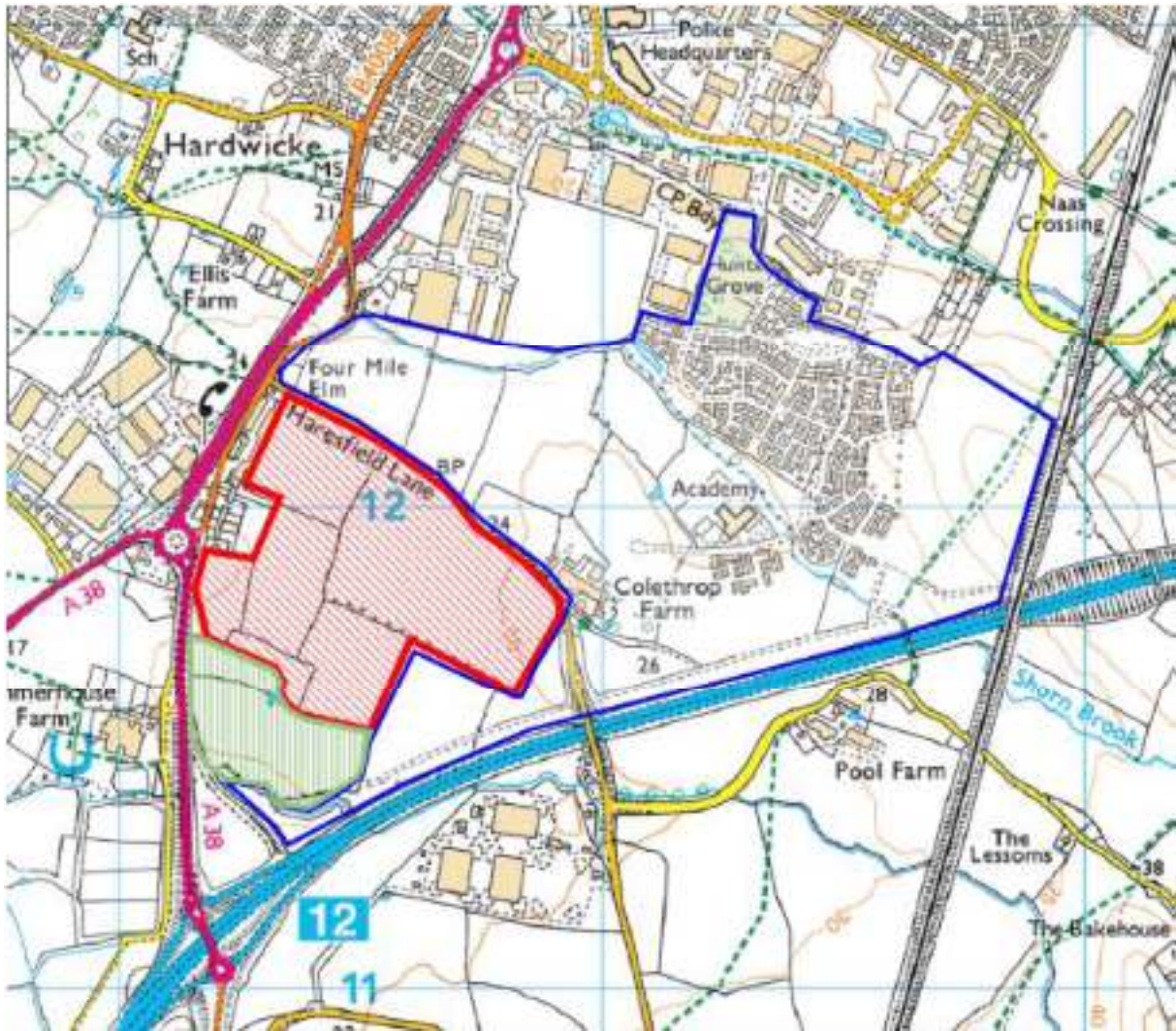
<p>1. Description of the site</p>	<p>Land east of the A38 at Colethrop Farm, Hardwicke, known as Hunts Grove, was allocated as a major mixed use development site within the Stroud Local Plan (2005), to be delivered both during and beyond the plan period. PS30 is identified as a southerly extension of the permitted strategic development site.</p> <p>CFL owns the whole of Land south of Haresfield Lane (Hunts Grove Extension PS30) with the north-western proportion controlled by the promoter, Crest Nicholson.</p> <p>The Pullin Land is not under Crest Nicholson’s control or any other promoter.</p> <p>CFL is also retains control of part of the original 2005 Hunts Grove allocation to the north of Haresfield Lane at Colethrop Farm for which there is extant planning permission for 126 residential dwellings.</p>
<p>2. Local Plan context</p>	<p>The Hunts Grove Extension is identified on the policies map and the allocation is rolled forward via the Stroud Local Plan Review under Strategic Site Allocation Policy PS30 for 750 dwellings and other uses.</p> <p>The extension to Hunts Grove is intended to provide certainty about the development in this area and to provide further flexibility in delivering the required overall amount of housing. It will also support and extend the community infrastructure planned for in this location.</p>
<p>3. Relevant promoter representations</p>	<p>Representation (Copperfield on behalf of CFL). CFL made representations at Regulation 18 and Regulation 19 stages. They support the allocation of PS30 and specifically the requirement for a comprehensive masterplan.</p> <p>They object to reference to the provision of a rail halt as part of proposed allocation PS30.</p> <p>The representations relate to the extent of the land shown on the shown on the Site Location Plan at Appendix 1.</p>
<p>4. Main areas of agreement.</p>	<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: The Hunts Grove Extension can deliver 750 dwellings, including 225 affordable dwellings (unless viability testing indicates otherwise).</p> <p>The land within the control of Crest Nicholson is expected to deliver around 710 dwellings.</p> <p>The land outside of Crest Nicholson’s control can deliver at least 40 dwellings within Flood Zone 1 (ie outside any flood plain). The exact amount will be determined by the housing mix, density and detailed design in consultation with the local community through a planning application.</p> <p>Transport/Access: Although the landowner supports the principle, The primary vehicular, pedestrian and cycle access points are expected to be taken from the stretch of Haresfield. Access arrangements within the site will encourage the use of public and sustainable modes of transport and facilitate lower vehicle speeds. Bus stops and shelters will be located at appropriate locations to serve the new development. There will be cycle and pedestrian connections to the consented Hunts Grove development.</p> <p>The requirement for a comprehensive masterplan will ensure access to both land parcels is co-ordinated.</p> <p>Infrastructure: A primary school of sufficient scale to meet the needs of the expanded Hunts Grove community. The acceptable management and disposal of surface water including sustainable urban drainage systems (SuDs). Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company. No built development will be located in Flood Zones 2, 3a or 3b. The Council will also seek opportunities to reduce the overall level of flood risk in the area and improve flood storage capacity through the layout, use and form of the development.</p> <p>Environmental: Structural landscaping edge around the southern and western boundaries of the development incorporating existing hedgerows and trees, as appropriate.</p>
<p>5. Main areas of disagreement / dispute/areas requiring further work.</p>	<p>Future Railway Station: CFL contend that the requirement to safeguard land for future provision of a railway station should be removed from the policy because the land on which a station could be sited does not fall within the area covered by the allocation for the Hunts Grove Extension. The Policy is therefore unable to require the provision of such a facility on land that is subject to the policy criteria and in a location which is not near the railway. The original Hunts Grove allocation (2005 Local Plan) required land to be safeguarded for such purpose and planning permission was granted in 2008 subject to a condition requiring land to be set aside for the provision of a station. The subsequent S.73 permission (S.15/1498/VAR), pursuant to which the development is being carried out, carried the</p>

	<p>condition forward requiring land to be safeguarded for a station within the application site for a period of 7-years from commencement of development. Development commenced, originally in 2010. Accordingly, the requirement to safeguard the land in accordance with the wording of the condition lapsed in 2017. It is assumed that the wording within the policy has been unintentionally carried forward from Policy SA4 of the adopted Stroud District Local Plan, which related both to the original Hunts Grove allocation and the Hunts Grove Extension.</p>				
<p>6. The promoters' anticipated start and build-out rates.</p>	<p>2020-2025</p>	<p>2025-2030</p>	<p>2030-2035</p>	<p>2035-2040</p>	<p>TOTAL</p>
	<p>0</p>	<p>circa 40</p>	<p>n/a</p>	<p>n/a</p>	<p>Circa 40</p>
	<ul style="list-style-type: none"> • The timing of delivery of residential dwellings on the Pullin Land is subject to the phased delivery of access infrastructure within the masterplan for PS30. This is subject to further landowner/ promoter discussion. • At the latest, the 40+ dwellings would be delivered during the 2030-2035 period. 				
<p>7. Promoters' Deliverability/Viability Statement</p>	<p>There is a long-established strategic growth policy to the south of Gloucester that has been realised through successive Local Plans. This began with the original Hunts Grove allocation in 2005 and was followed by the allocation of the extension land in 2015.</p> <p>Outline planning permission for the original Hunts Grove scheme was granted in 2008 and the development is in the process of being delivered, with around 1,000 dwellings completed.</p> <p>CFL is making progress to implement its Reserved Matter consent at the Farmhouse Triangle for 126 dwellings.</p> <p>CFL engaged with Crest Nicholson during 2020- 2022 in the preparation of an initial masterplan for the Land South of Haresfield Lane (Hunts Grove Extension PS30).</p> <p>In practical terms a small planning application for the Pullin land parcel can be made alongside or slightly after Crest Nicholson has advanced its own application for the north western land parcel.</p> <p>The Hunts Grove Extension is an existing allocation that was examined in 2015 as a strategic component of the current Local Plan. The status of the land as a strategic housing delivery component of the policy framework for the district is established.</p>				

Signed on behalf of the Promoters – Copperfield for Colethrop Farm Limited (CFL)	Signed on behalf of Stroud District Council
Date: 17 February 2023	Date: 21/02/2023
Name: [REDACTED] Position: Director Signed by Email	Name: [REDACTED] Position: Head of Planning Strategy and Economic Development [REDACTED]

Appendix 1 - Plan relating to promoter's representations



Hunts Grove



Hunts Grove Extension: phase under control of Crest Nicholson



Hunts Grove Extension: phase owned by Colethrop Farm Limited (CFL)