


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

Local Plan Site Name and Policy Reference: PS32 Quedgeley East Extension
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 located adjacent to the existing Quedgeley East Trading estate to the east of M5 Junction 12. The site is located within the parish of Haresfield.
2. Local Plan context	The site comprises 5 hectares, allocated for office, B2 and B8 employment uses.
3. Relevant promoter representations	Representation 906 Copperfield for Colethrop Farm Ltd (CFL) (landowner and promoter of the proposed allocation PS32 and original owner of the Quedgeley East Business Park now operated by St Modwen) Promoters representations relate to the attached plan Appendix 1
4. Main areas of agreement.	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. Although the promoter agrees with the following broad principles, they have proposed the following wording contrary to the SDLP. Development will provide a strategic landscape edge along the south-eastern edge of the development. Development can support the delivery of sustainable transport measures to link the site with Gloucester City, Stonehouse and Stroud and necessary improvements to the existing highway network. A 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 coordinated manner.
5. Main areas of disagreement / dispute/areas requiring further work.	The promoter objects to the limited set of land uses (B2 and B8) which is at odds with the Government’s approach to flexible planning for business and is inconsistent with the new land-use classes to provide necessary greater flexibility. The promoter requests employment led, mixed use development, including the potential for local retail and leisure/community uses in close proximity to residential sites at Hunts Grove and South of Haresfield Lane, Quedgeley East Business Park, Javelin Park.

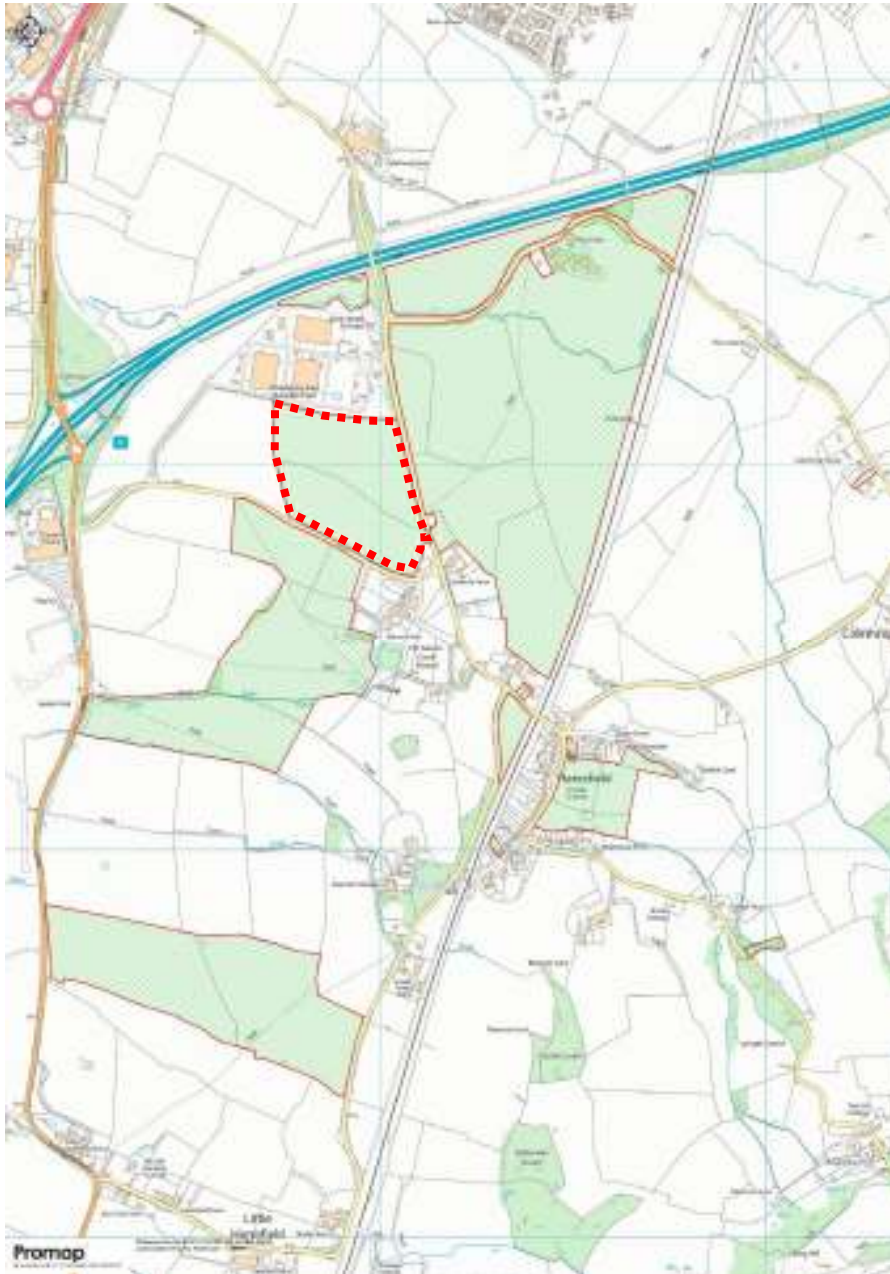
<p>6. The promoters' anticipated start and build-out rates.</p>	<table border="1" data-bbox="564 230 1385 533"> <thead> <tr> <th data-bbox="564 230 748 309">2020-2025</th> <th data-bbox="748 230 986 309">2025-2030</th> <th data-bbox="986 230 1118 309">2030-2035</th> <th data-bbox="1118 230 1251 309">2035-2040</th> <th data-bbox="1251 230 1385 309">TOTAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 309 748 533"> Planning Application 2024 Technical Approvals 2025 </td> <td data-bbox="748 309 986 533"> Commencement 2026 Completion 2029 </td> <td data-bbox="986 309 1118 533" style="text-align: center;">/</td> <td data-bbox="1118 309 1251 533" style="text-align: center;">/</td> <td data-bbox="1251 309 1385 533" style="text-align: center;">/</td> </tr> </tbody> </table> <p data-bbox="564 573 1385 640">The above is based on the timeframe St Modwen took to implement the adjacent site following its purchase from CFL.</p>	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL	Planning Application 2024 Technical Approvals 2025	Commencement 2026 Completion 2029	/	/	/
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<p>7. Promoters' Deliverability/Viability Statement</p>	<p data-bbox="564 683 1385 853">The land is within the sole control of CFL (as freehold landowner). CFL has a local track record of facilitating the delivery of large-scale development, including the Hunts Grove Strategic Site, Land South of Haresfield Lane (current housing allocation) and the Quedgeley East Business Park now operated by St Modwen.</p> <p data-bbox="564 898 1385 1032">The landowner has already been approached by businesses seeking to deliver commercial floorspace on site PS32 and will continue to engage with them on the basis that the site benefits from being allocated.</p> <p data-bbox="564 1077 1385 1178">The landowner's retained consultant team has provisionally investigated access options either directly off Stonehouse Lane or via Quedgeley East Business Park.</p> <p data-bbox="564 1223 1385 1323">An initial ecology walkover has not raised any concerns given the site characteristics are the same as those of Quedgeley East prior to the grant of planning permission.</p> <p data-bbox="564 1368 1385 1424">Similarly, a sustainable drainage system can be delivered in alignment with the adjacent site.</p> <p data-bbox="564 1469 1385 1536">There are no known contamination issues or other impediments to delivery.</p> <p data-bbox="564 1581 1385 1682">Through the detailed design process and the provision of a suitable landscaping scheme, the transition between the current Quedgeley East Business Park and the wider countryside can be achieved.</p> <p data-bbox="564 1727 1385 1749">There are currently no viability concerns.</p>										

<p>Signed on behalf of the Promoters – Copperfield for Colethrop Farm Ltd</p>	<p>Signed on behalf of Stroud District Council</p> 
<p>Date: 10 February 2023</p>	<p>Date: 10 February 2023</p>

Name: [REDACTED] (confirmed by email)
Position: Director

Name: [REDACTED] Position: Head of Planning
Strategy and Economic Development

Appendix 1 - Plan relating to promoter's representations



Site Location Plan PS32- edged in dashed red

Wider Local Ownership- green edged in red