

SITE PS20: M5 JUNCTION 13

Representations have been made on behalf of Ecotricity Group Ltd to the Local Plan Review in response to the 2017 Issues and Options, 2018 Emerging Strategy and 2019 Draft Local Plan, primarily in relation to Allocated Site PS20: M5 Junction 13. The Representations submitted to date have supported the allocation of the site and have provided technical evidence to the Council which demonstrates the deliverability of the site.

In addition to the representations, a Vision Document has been prepared to provide the vision for the proposed 'Eco-Park' on Land at M5 Junction 13. The Eco-Park is a flagship proposal centred around the delivery of a new stadium and training hub for Forest Green Rovers Football Club (FGRFC) and a Green Technology Cluster, a truly sustainable business and commercial site. Additional uses proposed include a hotel and care provision, as well as significant landscaping and biodiversity enhancements. Ecotricity wish to push boundaries of sustainability, and at the heart of the Eco-Park concept is an aspiration to create an overtly low carbon development. The Vision Document sets out these overall aspirations for the site and also includes a masterplan for the site's development which was prepared following discussions with Stroud District Council.

In preparing the Vision Document, a number of supporting documents have also been prepared to justify the uses proposed as part of the Eco-Park, as well as consideration of technical matters, including:

- Forest Green Rovers Training Facility Needs
- Green Technology Cluster Economic Needs Assessment
- Care Provision Assessment
- Stroud Hotel Needs Assessment
- Forest Green Rovers Stadium and Green Technology Cluster Job Numbers
- Heritage Appraisal
- Transport Approach
- Flood Risk Scoping Note

The above documentation is attached again for ease of reference and represents the latest evidence relating to the site proposals.

As well as the above documentation prepared in support of the Local Plan Review, significant technical work has been undertaken in respect of the previous planning applications on the site. This includes the extant planning permission for the Stadium on land to the north of the M5 (S.19/1418/OUT), as well as additional applications for the employment related uses. Further information can be provided on this if necessary. This technical work further demonstrates that there are no overriding constraints and that the proposals are deliverable. Moving forward, it is the intention of Ecotricity to submit a comprehensive planning application to deliver the concept and masterplan as set out in the Vision Document.

We trust the above information is useful but should you require anything further please don't hesitate to get in touch.

Ridge and Partners LLP
May 2021