



STRATEGY & RESOURCES COMMITTEE

OFFICER REPORT

NAME OF ORGANISATION/BODY	Stroud District Council
DATE OF LAST MEETING ATTENDED	21 November 2024
BRIEF REPORT: BRIMSCOMBE PORT REDEVELOPMENT	
1 Introduction	
1.1	The purpose of this report is to update members on this project since the last report to Committee in November 2024.
2 Acquisition of Commercial Units	
2.1	Following approval from Strategy and Resources Committee in November 2024, approval was given by Council on 19 December 2024 to allocate the budget for the purchase of commercial units to be developed at Brimscombe Port.
2.2	The Forward Purchase Agreement for the affordable units is being updated to allow for the acquisition of the commercial units and the specification for the commercial units is being drawn up.
3 Development Agreement	
3.1	As outlined in November 2024, the Development Agreement is drafted and most points have been concluded between the parties.
3.2	On 31 January 2025 St Modwen Homes was acquired by Miller Homes and, whilst they are continuing to develop schemes through St Modwen Homes, the new organisation has needed time to understand the project and review the Development Agreement. However, regular meetings have been continuing to enable the Development Agreement to be ready to be signed as soon as the review has been completed.
4 Public Consultation and Engagement	
4.1	A second public consultation on the scheme proposals was held on 12 December 2024 at Stroud Brewery, with the event widely publicised. All households within Brimscombe and Thrupp Parish were sent a letter from St Modwen Homes inviting them to the event which was well received and attended by over 200 people.
5 Pre-planning Stage Works	
5.1	A topographical survey has recently been undertaken by St Modwen Homes, and a licence for access to undertake an ecological survey has been granted for April.
5.2	A planning application for the redevelopment proposals will follow taking into consideration feedback received from the public consultation event, subject to the Development Agreement being completed.

6 Community Facilities

- 6.1 Once the Development Agreement has been signed, the council can launch the Expressions of Interest to seek community organisations interested in owning, running and managing the community facilities alongside the submission of the planning application.
- 6.2 Officers continue to keep the Parish Council updated and involved as a key stakeholder in the process.

7 Key Milestones

- 7.1 As stated in the November 2024 paper, once the programme for the redevelopment has been finalised, this will be shared with the public.
- 7.2 The next steps are as follows, with exact timescales being subject to Miller Homes' review process. Current anticipated dates:

Activity	Target Date
Finalise Development Agreement and associated legal agreements	April 2025
Launch Expressions of Interest for Community Facilities	Spring / Summer 2025
Prep. of detailed planning application for development	Spring 2025 to Summer 2025
Submission of detailed planning application	Summer 2025

FUTURE MEETINGS	26 June 2025
REPORT SUBMITTED BY	Celeste Dauncey
DATE	18 March 2025