



Document Control

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For and on behalf of Copperfield L&P Ltd

Revision	Date	Notes	Prepared	Approved
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1. Matter 6 Site Allocations (6a and 6e)

1. Introduction

1. Copperfield is instructed by CFL who made representations to the Local Plan in January 2018, January 2020 and July 2021 (Regulation 19). CFL is a landowner on the border of Gloucester's administrative area and has land at Hunts Grove, and around Quedgeley East Business Park and Haresfield.
2. Details of land ownership have been provided as part of a Statement of Common Ground in respect of Quedgeley East Business Park. Crest Nicholson has also submitted representations in respect of Hunts Grove as developer.
3. This hearing statement reflects the representations previously made and is focused on the Inspectors' MIQs that are relevant or need additional expansion beyond those submissions.

Issue 6 – Are the proposed housing, employment and mixed use site allocations justified, effective and consistent with national policy?

General Questions

4. **Question 4b:** CFL has worked with Crest Nicholson across the two land parcels for PS30 (Hunts Grove Extension) to establish that the proposed allocation is able to deliver the level of housing proposed. This includes Crest's assessment of developable areas, the need for greenspace and other matters that influence site capacity.
5. **Question 4d:** The purpose of national planning policy is to make the best use of land appropriate to the location. It is important for policies to be effective and consistent with national policy to acknowledge that at a detailed design stage, the overall housing provision on a given site will be dictated by the prevailing mix and housing need at the time. That mix will inevitably mean some sites may slightly over provide and some may under provide. The plan should therefore allow the planning application design stage to fix the final number of dwellings based on a comprehensive masterplan.
6. **Question 12:** Land South of Haresfield Lane (Hunts Grove Extension PS30) is allocated in the current Local Plan and includes land within Crest Nicholson's control as well as CFL. Crest Nicholson has set out its delivery expectations for the site based on progress of its Masterplan. This included discussion with CFL in respect of the Pullin Land to the south-west of the site. CFL supports a comprehensive approach to the planned development of site PS30 as per the adopted local plan policy and continues to work alongside Crest in pursuit of this.



7. **Question 14:** CFL has provided delivery information in respect of the proposed Quedgeley East Extension PS32 as part of a Statement of Common Ground. Based on progress St Modwen has made with land previously controlled by CFL at Quedgeley East Business Park, the site can be delivered well within the plan period. Likewise, CFL's land within the PS30 site is also deliverable within the plan period and can be achieved as part of wider Crest Nicholson proposals based on the timetable set out in their Common Ground with the Council. CFL and Crest have already engaged on a comprehensive master planning exercise.
8. **Question 15:** The landowner is actively working to support the delivery of site PS30. They have engaged in a master planning process with Crest Nicholson to support a planning application. In respect of the landowner's position, the site is deliverable. Likewise in respect of site PS32, CFL's experience with the Quedgeley East development by St Modwen indicates that extension is also readily deliverable. The PS32 Statement of Common Ground confirms this. Subject to the outcome of the Examination process, CFL will enter into pre-application discussions with the Council.
9. **Question 36:** CFL is not clear why site PS30, which relates to the Hunts Grove Extension should include a rail halt (item 13)? Within the PS30 land, there is no connection to the railway line which is to the west of the original Hunts Grove site. For clarity the original Hunts Grove Masterplan (attached) identifies the location of a potential rail halt, and this is not within the PS30 allocation and is not even within the widest extent of the PS24 Map.
10. **Question 37B:** As part of the Quedgeley East 2015 allocation the planning application included a provision for a landscape buffer along the southern boundary of the site. The landowner supports the inclusion of a landscape edge to site PS32 and would support a minor modification to illustrate this in the same manner as the strategic landscaping shown on the policy diagram for site PS30 (Hunts Grove Extension). The detail of the landscape edge would however best be determined through a master planning exercise required by policy PS32.
11. **Question 37C:** The landowner supports the provision of sustainable transport measures as part of a wider package for this part of Stroud District. The 65/X65/165 Stagecoach Service already runs along the B4008 between Gloucester and Stonehouse (within 300m of the Quedgeley East Business Park entrance). Likewise, there is good cycle access along Haresfield Lane from Hunts Grove/ Hunts Grove Extension. Proportionate improvements could be made to support modal shift as part of a Sustainable Travel Plan. The detail of this is best achieved through the planning application process in combination with Travel Plan Guidance from Gloucestershire County Council and may be linked to demonstrating a percentage improvement in modal shift in policy wording. This could be through a policy minor modification to PS32.
12. **Question 37D:** The PS32 site consists of two large field parcels bounded by hedgerows with occasional trees within the hedgerows. There are no national or local environmental



designations on the site that would impact its delivery and it would form part of the existing Quedgeley East Business Park.

13. Development can also be accommodated within the proposed PS32 allocation at the same time as protecting hedgerows and trees in landscape corridors. The detail of this is best established through a comprehensive landscaping scheme accompanying a planning application in accordance with Policy ES8. There are two Grade II listed buildings near the site to the south east (The Thatched Cottage and Chestnut Farmhouse). The policy expectation to produce a masterplan illustrating the scale of built form alongside a suitable landscape edge would enable any detailed planning application to address their relative settings in accordance with the NPPF and Policy ES11. The 2017 SALA (site HFD009) confirms that heritage, biodiversity, geodiversity and landscape sensitivity were considered by the Council when choosing to allocate the site.

End 12.02.2023