

**Statement of Common Ground between (i) Stroud District Council (SDC)
Council and (ii) the Promoters – Gloucestershire County Council (GCC)**

Local Plan Site Name and Policy Reference: PS19a Stonehouse North West
Date: August 2022

This Statement of Common Ground has been prepared by the two parties to establish the main areas of agreement between Council and site promoter in its capacity as landowner only 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	Land north west of Stonehouse is located immediately adjacent to and to the north of the emerging neighbourhood of Great Oldbury (2015 Local Plan allocation West of Stonehouse) and west of the Bristol-Birmingham railway line, within the parish of Standish.
2. Local Plan context	The site, as identified on the policies map, is allocated within the Draft Local Plan (submitted October 2021) and will be developed for approximately 700 dwellings, 8 plots for travelling showpeople uses and 5 hectares of office, B2 and B8 employment land to reflect the identified sectoral needs of the District and local area.
3. Relevant promoter representations	<p>No representation received to the Regulation 19 Consultation, however SDC and GCC have held informal discussions August 22 confirming GCC still consider the site available and deliverable. GCC owns approximately 9ha (25%) of the wider allocation site, the remainder (approximately 27ha) being promoted by representation 879 (Pegasus Group for Robert Hitchins Ltd).</p> <p>Promoters representations are relating to attached plan Appendix 1</p>
4. Main areas of agreement.	<p>Housing: Approximately 700 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Stonehouse cluster area. 8 plots for traveling showpeople uses, to reflect needs identified in the accommodation assessment (2017).</p> <p>Employment: Approximately 5 hectares of office, B2 and B8 employment land and ancillary uses to reflect the identified sectoral needs of the District and local area.</p> <p>Infrastructure: A 1.5 form entry primary school (incorporating early years' provision) on a 2 hectare site and contributions towards secondary school and further education provision. A contribution towards a new surgery at Stonehouse to support the development. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS). Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company.</p> <p>Design: A layout, density and character which integrates seamlessly with the adjoining Great Oldbury development. A layout which</p>

	<p>prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network, in accordance with Manual for Streets. High quality and accessible walking and cycling routes to the Great Oldbury local centre, open space, employment and local schools and contributions towards the enhancement of off-site walking and cycling routes to key destinations including Maidenhill school, Stonehouse town centre, Stonehouse railway station and routes to Stroud. Contributions towards the re-opening of Stonehouse Bristol Road rail station. Electric vehicle charging points in accordance with local parking standards. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location.</p> <p>Transport/Access: Contributions and support to sustainable transport measures on the A38 and A419 sustainable transport corridors. Public transport permeability through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Stroud, Stonehouse, Gloucester, and Cam and Dursley station. Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan. Primary vehicular access from the existing Great Oldbury distributor road and from Oldends Lane, with necessary improvements to the existing highway network.</p> <p>Environmental: Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including built facilities and contributions to off-site indoor sports and leisure facilities, in accordance with local standards. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar and Cotswold Beechwoods SAC sites. Structural landscaping buffer along the northern, western and eastern boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure.</p> <p>Other matters: Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and community provision is made in a timely manner.</p> <p>New clause 22: "Safety improvements to Old Ends Lane level crossing and/or improvements to footpath level crossings where development may result in a material increase in usage, in consultation with Network Rail."</p>
5. Main areas of disagreement /	Housing/Employment: GCC do not support the design proposals submitted by the promoter of the remainder of the allocation and considers them to be too a high density, constituting

dispute/areas requiring further work.	overdevelopment for that part of the wider site. SDC and GCC consider that the promoters must work together to deliver the mixed use development proposed by the allocation on a comprehensive basis with the uses distributed appropriately across the whole allocation.				
6. The promoters' anticipated start and build-out rates.	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL
	/	/	/	/	/
	Due to the location of the GCC land within the wider allocation and the proposed primary vehicular access points, and in the absence of any form of agreement with the other promoter, GCC is not in a position to estimate start and build out rates.				
7. Promoters' Deliverability/Viability Statement	<p>To date, the promoter of the other land within the allocation has been unwilling to engage with GCC to agree terms for an option/conditional contract to develop the whole allocation, including the GCC land, on a comprehensive, equalised basis and is only promoting land they currently control.</p> <p>GCC's position is that the delivery of the mixed use development proposed requires the inclusion of the suitable and available GCC land and that 75% of the allocation cannot meet the housing, employment, infrastructure and environmental requirements for PS19a.</p>				

Signed on behalf of the Promoters – Gloucestershire County Council (GCC)	Signed on behalf of Stroud District Council
Date: 21/02/23	Date: 17/02/2023
Name: [REDACTED] Position: Senior Development Valuer, Asset Management and Property Services, Gloucestershire County Council [REDACTED]	Name: [REDACTED] Position: Head of Planning Strategy and Economic Development [REDACTED]

Appendix 1 - Plan relating to promoter's representations

Please include a plan/site layout your representations relate to.