

Statement of Common Ground between (i) Stroud District Council (SDC)

Council and (ii) the Promoters – Blue Fox Planning Ltd for Persimmon Homes Severn Valley

Local Plan Site Name and Policy Reference: PS24 Cam North West (W. of Draycott)
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 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 Cam is located to the west of Draycott and to the north and east of Everside Lane and Jubilee Fields.
2. Local Plan context	The site, as identified on the policies map, is allocated (PS24) within the Draft Local Plan (submitted October 2021) to provide approximately 900 dwellings (including 30% affordable housing) alongside community uses. PS24 identifies the provision of a 2 form entry primary school on a 2 hectare site and contributions towards secondary school and further education provision, a community building (or access improvements and contributions to Jubilee Fields) and recreation open space and natural green space in accordance with Local Plan standards to meet the needs of residents, as well as contributions towards the off-site extension of existing health facilities at Cam.
3. Relevant promoter representations	Representation 928 (Blue Fox Planning Ltd for Persimmon Homes Severn Valley), including additional reports. Part of the site is also being promoted by Representation 879 (Pegasus Group for Robert Hitchins Ltd). Promoters representations are relating to attached plan Appendix 1
4. Main areas of agreement.	<p>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.</p> <p>Planning Application: A planning application for development at land identified at PS24 has been submitted (28th July 2021) and is currently awaiting determination. LPA Ref: S.21/1875/OUT. The description of development is as follows:</p> <p><i>Hybrid application for residential development up to 795 dwellings, with 231 in full application, and the balance in the outline application, with supporting infrastructure and enabling works including: new vehicular access off the A4135, public open space, landscaping and drainage infrastructure</i></p> <p>Scale of Development: <u>It is acknowledged that PS24 identifies housing provision of “approximately 900 dwellings”.</u> <u>The developers/promoters have submitted planning applications comprising 1,030 dwellings.</u> <u>This divergence from the PS24</u></p>

'approximate' provision (+14%) does not undermine the objectives or requirements of PS24 and is considered acceptable in principle.

Design: A layout, density and built form and character which conforms to the Cam Neighbourhood Plan Design Code. A layout which 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.

Transport/Access: 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 A4135, with necessary improvements to the existing highway network.

Infrastructure: Where it is evidenced by need for such provision PS24 will provide a 2 form entry primary school (incorporating early years' provision) on a 2 hectare site. In addition, subject to evidence of need, contributions towards secondary school and further education provision.

A contribution towards the extension of existing health facilities at Cam to support the development will be secured where this is justified.

Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company.

High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of a pedestrian and cycle crossing on the A4135 for safer access to/ from Cam and Dursley station and Cam local centre and contributions towards the enhancement of off-site walking and cycling routes to key destinations including to Cam local centre, Draycott Business Park and Draycott Mills, local schools, the A38 and the Cam and Dursley Greenway. Appropriate and justified contributions and support to sustainable transport measures on the A38 and A4135 sustainable transport corridors.

The proposed development will facilitate an appropriate movement and access strategy in order to 'future proof' development to allow new local services should these become viable and introduced by local public transport providers.

Bus stops and shelters to be provided at appropriate locations to serve the development providing access to convenient and frequent provision (including any new services) based on acceptable distances as part of well-designed development scheme.

Contributions to enhance bus service frequencies to key

	<p>destinations including Dursley, Gloucester, Stroud, and Stonehouse will be provided as part of an agreed package of infrastructure improvement measures. This will be informed by . the Stroud Infrastructure Delivery Plan in this location.</p> <p>Environmental: Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including on-site community building or access improvements and such contributions that can be justified to Jubilee Fields and such contributions that can be justified to off-site indoor sports and leisure facilities, in accordance with local standards. Structural landscaping buffer along the northern and western boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure. Such financial contributions as can be justified to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar site.</p> <p>The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS), in accordance with local and national requirements.</p> <p>Other matters: Phasing arrangements to ensure that community provision is made in a timely manner and is commensurate to the scale and pace of housing delivery</p>
<p>5. Main areas of disagreement / dispute/areas requiring further work.</p>	<p>Housing: The Promoter believes the development is capable of delivering 1,030 dwellings, which is more than currently proposed in PS24.</p> <p>Education Provision: The developer [Persimmon Homes] consider that the PS24 policy requirement to provide a 2 form entry primary school (incorporating early years) requires specific evidence to demonstrates that there is no identified need for this provision.</p> <p>Persimmon Homes consider that the housing provision identified at PS24 should not be applied as a cap on development. Where additional development, in excess of policy numbers can be delivered in a manner which supports the objectives of the policy and the Local Plan as a whole, then such opportunities should not be frustrated by applying housing requirements as a cap.</p> <p>In addition, safeguarding land for infrastructure provision without appropriate flexibility to support alternative uses in circumstances where the envisaged infrastructure is not required results in an ineffective policy and should be avoided.</p> <p>Criterion13 of PS24 requires a bus loop. As part of ongoing access and transportation discussions, engagement with public transport provider, Stagecoach, confirmed that they would not serve a diverted bus lop through the development; requesting instead bus stop infrastructure in the vicinity of the site access along the A4135.</p>

This approach has been confirmed in correspondence with Gloucestershire Highways Officer who recommended the reduced carriageway width on the main spine road (given that it would not be served by buses). This is the basis upon which the planning application is being negotiated.

Criterion 14 of PS24 requires *‘Electric vehicle charging point in accordance with local parking standards’*. This requirement is no longer considered necessary as EV charging provision now forms part of Building Regulations Part S.

The specific requirement of PS24 for a ‘Development Brief’ to be approved by the District Council, does not recognise that a planning application has been submitted to the District Council and has been negotiated for well over a year. This planning application demonstrates how a comprehensively planned development can be delivered. Therefore, the requirement for a Development Brief ‘to be approved’ is unnecessary as this now forms part of the planning application process, including adherence to the criterion set out within PS24 (and requested amendments).

The Promoter does not support the inclusions of New clause 19: “Safety improvements to, or the closure of, footpath level crossings where development may result in a material increase in usage, in consultation with Network Rail.”

6. The promoters’ anticipated start and build-out rates.					
	Year	Completions			
	2020				
	2021				
	2022				
	2023				
	2024	80			
	2025	80			
	2026	80			
	2027	80			
	2028	80			
	2029	80			
	2030	80			
	2031	80			
	2032	80			
	2033	75			
	2034				
	2035				
	2036				
2037					
2038					
2039					

	<table border="1"> <tr> <td>2040</td> <td></td> </tr> <tr> <td>Total</td> <td>795</td> </tr> </table>	2040		Total	795
2040					
Total	795				
7. Promoters' Deliverability/Viability Statement	<p>Persimmon Homes is the leading national housing builder (by volume), building over 16,000 new homes a year across the UK. It therefore has a proven track record in delivering of new homes.</p> <p>The build out rates referenced above are based on an assumption of 80 homes per annum from 2024 which provides a high degree of confidence and headroom to ensure the site is built out within the plan period (2040).</p> <p>A planning application for development at land identified at PS24 has been submitted by Persimmon Homes (LPA Ref: S.21/1875/OUT) for the following proposed development:</p> <p><i>Hybrid application for residential development up to 795 dwellings, with 231 in full application, and the balance in the outline application, with supporting infrastructure and enabling works including: new vehicular access off the A4135, public open space, landscaping and drainage infrastructure</i></p> <p>This application is supported by a range of technical reports and studies, including an Environment Statement. All of which consider the site specific circumstances and conclude that alongside necessary mitigation and infrastructure requirements, the site is capable of accommodating the scale of development proposed.</p> <p>Subject to no significant policy or economic change the site is viable and can be delivered in conformity with the emerging planning policy framework.</p>				

Signed on behalf of the Promoters – Blue Fox Planning Ltd for Persimmon Homes Severn Valley ██████████	Signed on behalf of Stroud District Council ██████████
Date: 21/02/23	Date: 21/02/23
Name: ██████████ Position: Director	Name: ██████████ Position: Head of Planning Strategy and Economic Development

Appendix 1 - Plan relating to promoter's representations

