

**Statement of Common Ground between (i) Stroud District Council (SDC)
Council and (ii) the Promoters –Tritax Symmetry Gloucester Ltd**

Local Plan Site Name and Policy Reference: PS43 Javelin Park
Date: February 2023

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	The site is located adjacent to the B4008 and M5, south of Junction 12 and the waste incinerator plant. The site is located within the parish of Haresfield.				
2. Local Plan context	The site comprises 27 hectares, allocated for office, B2 and B8 employment uses.				
3. Relevant promoter representations	Representation 609 Rubhicon Planning Ltd for Tritax Symmetry Gloucester Ltd Promoters representations are relating to attached plan Appendix 1				
4. Main areas of agreement.	Land at Javelin Park (27 hectares), is allocated for office, B2 and B8 employment uses. Development will provide a strategic landscape buffer along the western, southern and eastern boundaries of the development. Development will provide sustainable transport measures to link the site with Gloucester City, Stonehouse and Stroud and necessary improvements to the existing highway network. Development should not harm the efficient and effective operation of the adjacent waste management infrastructure. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and coordinated manner.				
5. Main areas of disagreement / dispute/areas requiring further work.	No disagreements have been identified.				
6. The promoters' anticipated start and build-out rates.	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL
	100% B8	/	/	/	/
7. Promoters' Deliverability/Viability Statement	Hybrid application submitted for B8 use, outline on whole site and full application for two units on frontage. Application is awaiting progress on SDLPR determination expected by October 2023 latest. Speculation build will start once planning consent finalised.				

Signed on behalf of the Promoters –Tritax Symmetry Gloucester Ltd	Signed on behalf of Stroud District Council
Date: 20/01/2023	Date: 16/02/2023
Name: [REDACTED] (confirmed by email) Position: Planning Director	Name: [REDACTED] Position: Head of Planning Strategy and Economic Development [REDACTED]

Appendix 1 - Plan relating to promoter's representations

