

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


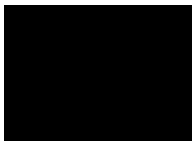
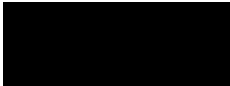
Council and (ii) the Promoters – Morgan Elliot Planning LLP for Sir David McMurtry

Local Plan Site Name and Policy Reference: PS47 Land West of Renishaw New Mills
Date: January 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 immediately west of Renishaw New Mills outside the settlement of Kingswood. It is situated on the B4058. The site comprises 10 hectares of farmland which will be developed for employment uses.
2. Local Plan context	The site (10 hectares) is allocated as an extension to the key employment site EK17 Renishaw New Mills for office, B2 and B8 employment uses.
3. Relevant promoter representations	Representation (00480) Draft Plan consultation 2019 Morgan Elliot Planning for Sir David McMurtry
4. Main areas of agreement.	<p>The promoter comments that the new development on the allocated site will retain the same design philosophy of the Renishaw campus development. This will include a high quality ‘campus’ style development that will retain key open spaces throughout the development, particularly to the front of the site where additional land will be safeguarded for the ‘greenway’ cycle link to Charfield. In addition, the promoter comments that the listed farm building will be preserved, refurbished and re-utilised as part of the employment development as an ancillary building. New buildings will be sited so as to minimise any potential impact upon heritage assets and key views of and from the AONB.</p> <p>Structural landscaping buffers will be provided at the southern tip of the site, along the B4058, and between development and Marlees Brook.</p> <p>Development will include a positive strategy for attenuating and disposing of surface water through sustainable drainage systems (SuDS) and will not exacerbate existing flooding within the area.</p> <p>Development will provide sustainable transport measures to link the site with Charfield, Kingswood and Wotton-under-Edge including contributions towards the completion of the Wotton – Charfield – Kingswood Greenway, enhancing local bus services and to the reopening of Charfield rail station.</p> <p>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 co-ordinated manner.</p>

5. Main areas of disagreement / dispute/areas requiring further work.	No areas of disagreement noted.				
6. The promoters' anticipated start and build-out rates.	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL
	3ha	3ha	4ha/	/	10ha
7. Promoters' Deliverability/Viability Statement	<p>The allocation is being promoted to ensure that there is adequate room for the growth and expansion of knowledge intensive businesses within the south of the District. At present the promoter has successfully developed a proto-type electric vehicle that has already achieved considerable success and accolade in the UK due to its innovation and technology (https://mcmurtry.com/). The allocated site will provide the headquarters building, research and development centre and manufacturing and sales centre for this new vehicle. Behind this concept vehicle, the promoter will also be undertaking additional research into new electric vehicles for everyday use within the UK. We anticipate that a planning application for the new factory will be submitted to the Council in early 2023.</p> <p>The site is in the promoter's ownership which negates the need for landowners agreements. It is the objective of the owner to develop the land for employment purposes starting initially with a 3ha development for the new McMurtry Automotive Factory and showroom. We anticipate that this application will be submitted in early 2023 and will deliver the main infrastructure into the site. This application is currently being prepared and will provide details on ecology, landscape, hydrology and Transportation. This will demonstrate that against these issues and constraints, the site is deliverable for employment purposes.</p> <p>It is anticipated that 'likeminded' businesses will be attracted to the location to support the McMurtry Automotive concept and initial marketing enquiries have confirmed that serviced employment land in this location as a cluster of knowledge intensive businesses in the area is attractive to the marketplace. The location also benefits from having good access to junction 14 of the M5 which increases the attractiveness of the location. Overall the promoter is confident of the delivery of the entire site over the forthcoming plan period.</p>				

Signed on behalf of the Promoters – Morgan Elliot Planning – for  	Signed on behalf of Stroud District Council 
Date: 7 December 2022	Date: 20 February 2023

Name:

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Position: Director

Name:

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Position: Head of

Planning Strategy and Economic Development