

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

Council and (ii) the Promoters – Pegasus Group for Robert Hitchins Ltd

Local Plan Site Name and Policy Reference: PS19a Stonehouse North West
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	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	Representation 879 (Pegasus Group for Robert Hitchins Ltd), including additional reports. Part of this site is also being promoted by Gloucestershire County Council. Promoter's representations are relating to attached plan Appendix 1 Representations included a Position Statement on Land North West of Stonehouse May 2021
4. Main areas of agreement.	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. Housing: 30% affordable dwellings, to address tenure, type and size of dwellings. However, there is disagreement over the density and layout covered below. Transport/Access: Such contributions as can be justified 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

	<p>existing Great Oldbury distributor road and from Oldends Lane, with necessary improvements to the existing highway network.</p> <p>Design: 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. High quality and accessible walking and cycling routes to the Great Oldbury local centre, open space, employment and local schools and such contributions as can be justified 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.</p> <p>Environmental: Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including built facilities and such contributions as can be justified to off-site indoor sports and leisure facilities, in accordance with local standards.</p> <p>Such financial contributions as can be justified to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar and Cotswold Beechwoods SAC sites.</p> <p>Structural landscaping buffer along the northern, western and eastern boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).</p>
<p>5. Main areas of disagreement / dispute/areas requiring further work.</p>	<p>Housing:</p> <ul style="list-style-type: none"> • The promoter, following masterplanning work in connection with the forthcoming application for planning permission and accompanying Environmental Statement, considers the allocation to have a capacity of up to 635 dwellings • Promoters object to the requirement for 8 additional plots for travelling showpeople provision on site. None of the other strategic sites are required to make any provision for travelling showpeople. There is no justification for any, let alone the entire district provision to be met at Stonehouse North West • Promoters consider that part of the site can come forward as we are currently proposing without compromising the ability to deliver employment on that part of the emerging allocation most suited for employment uses. There is no need to agree the disposition of land uses across the site. • Promoters have raised significant concerns in response to the Additional Technical Evidence consultation in respect of EB110 Infrastructure Delivery Plan (IDP) Addendum Report

(August 2022). These matters will need to be discussed at the Hearing Sessions.

Infrastructure:

The need for early years, primary and secondary education will have to be fully justified.

Infrastructure: Promoters have objected to the statement that requires contributions towards the re-opening of Stonehouse Bristol Road rail station moreover at the current time this is at feasibility stage and subject to a Strategic Outline Business Case (SOBC), there is no guarantee it will come forward.

Infrastructure: Promoters highlight that a surgery is normally commercially funded and is viable without the need for contributions. The Great Oldbury planning permission allows for D1 Uses in the Local Centre.

Employment: The Promoters object to criterion 21, which requires 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. The promoter believes the site is well located in respect of existing and proposed employment opportunities/land in the vicinity of the site and to link housing completions to the bringing forward of a specific employment site unnecessarily risks housing delivery.

Housing/Employment:




The District Council does not support the promoters current design proposals and considers them to be too high density and constitutes overdevelopment for this part of the wider site. The site must be brought forward in a comprehensive manner with appropriate development uses spread across the whole site working with the other Promoter/Land Owner.

The promoter considers that the disposition of development should have regard to the fact that B2 and B8 uses are not compatible with residential development and should therefore be located on the eastern part of the site, where they can be buffered and served separately via the proposed access through the consented employment land to the south. This is consistent with the Draft Plan which states that employment uses are expected to connect with planned employment uses adjoining Oldends Lane.”

The density of development is around 40 dph which is consistent with that achieved at Great Oldbury, and represents an appropriate and efficient use of land.

	<p>The promoters do not support the inclusion of New clause 22: “Safety improvements to Old Ends Lane level crossing and/or improvements to, or the closure of, footpath level crossings where development may result in a material increase in usage, in consultation with Network Rail.”</p> <p>Other matters: The Promoter believes the requirement in the policy for a development brief and indicative masterplan to be approved by the Council is unnecessary.</p> <p>The Promoters would like further clarity over the requirements and status of Manual for Streets</p>																																						
6. The promoters’ anticipated start and build-out rates.	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL																																		
	0	275	360	/	635																																		
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7. Promoters’																																							

<p>Deliverability/Viability Statement</p>	<p>An application for outline planning permission, supported by an Environmental Statement, is at an advanced stage of preparation and will be submitted in Spring 2023.</p> <p>The above trajectory is based on the assumption that the Local Plan is adopted in spring 2024 and an average delivery rate of 75 dwellings per annum (assuming 2 active outlets).</p> <p>The joint applicant will be Robert Hitchins Limited and Redrow Homes Ltd both highly experienced promoters/developers and <i>inter alia</i> responsible for the delivery of the Great Oldbury development to the south.</p> <p>Subject to no significant policy or economic change the site is viable with broad policy compliance. A review of the Education requirements is required, to ascertain CIL compliance along with the latest Infrastructure Delivery Plan requirements</p>
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<p>Signed on behalf of the Promoters – Pegasus Group for Robert Hitchins Ltd:</p>	<p>Signed on behalf of Stroud District Council</p> <p></p>
<p>Signed by email</p>	<p>Date:</p>
<p>Date: 21/02/2023</p>	<p>Date:</p>
<p>Name:  Position: Executive Director</p>	<p>Name:  Position: Head of Planning Strategy and Economic Development</p>

Appendix 1 - Plan relating to promoter's representations

