

**Statement of Common Ground between (i) Stroud District Council (SDC)  
Council and (ii) the Promoters – Pegasus Group for Robert Hitchins Ltd**

<b>Local Plan Site Name and Policy Reference: PS24 Cam North West (W. of Draycott)</b>
<b>Date: February 2023</b>

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 within the Draft Local Plan (submitted October 2021) and will developed for approximately 900 dwellings and community uses. These will comprise of a new primary school on a 2 hectare site, 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. Contributions will also be required towards the off-site extension of existing health facilities at Cam.
3. Relevant promoter representations	Representation 879 (Pegasus Group for Robert Hitchins Ltd), including additional reports.  Part of the site is also being promoted by Representation 928 (Blue Fox Planning Ltd for Persimmon Homes Severn Valley).  Promoters representations are relating to attached plan Appendix 1
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.  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: 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

	<p>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. Contributions and support to sustainable transport measures on the A38 and A4135 sustainable transport corridors Any associated infrastructure enhancements required and identified in 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.</p> <p>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).</p> <p>Other matters: Phasing arrangements to ensure that community provision is made in a timely manner.</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>The promoter has objected to the specific requirement in Policy PS24 for a Development Brief to be approved by the District Council. A planning application has already been submitted to the District Council. The planning application demonstrates how a comprehensive planned development can be delivered, evidence has been prepared which supports both the application by Robert Hitchins Ltd and Persimmon Homes. 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)”.</p> <p>Infrastructure: The promoter considers that there are currently a number of uncertainties and the requirement for the school is thus uncertain and the provision of this school rests on it being demonstrated to be required at the time of the determination of a planning application.</p> <p>Infrastructure: The promoter believes a surgery is normally commercially funded and is viable without the need for developer contributions.</p>

	<p>The promoter does not support a bus loop through the site. It is noted that Stagecoach, confirmed that they would not serve a diverted bus loop through the development, requesting instead bus stop infrastructure in the vicinity of the site access along the A4135.</p> <p>Layout of the site Reference is made to “Manual for Streets”, clarification is sought whether this a reference to MHCLG/DOT publication rather than Gloucestershire County Council recently published Manual for Gloucestershire Streets. There are some issues with the preparation of the County Council version.</p> <p>The promoter does not support the inclusion 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.”</p>				
6. The promoters’ anticipated start and build-out rates.	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL
		235	/	/	235
	Year ending 31 <sup>st</sup> March		Completions		
	2020				
	2021				
	2022				
	2023				
	2024		LP adopted		
	2025		35		
	2026		50		
	2027		50		
	2028		50		
	2029		50		
	2030		-		
	<b>Total</b>		<b>235</b>		
7. Promoters’ Deliverability/Viability Statement	An application for outline planning permission was submitted in July 2021 (LPA reference S 21/1913/OUT) by Robert Hitchins Limited a				

	<p>highly experienced developer/promoter responsible for delivering a number of strategic sites across the county and beyond.</p> <p>The delivery trajectory assumes adoption of the Local Plan Review in the spring 2024 and an average delivery rate of around 50 dwellings per annum (*assuming 1 outlet).</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>
--	--

<p>Signed on behalf of the Promoters – Pegasus Group for Robert Hitchins Ltd Signed by Email</p>	<p>Signed on behalf of Stroud District Council [Redacted]</p>
<p>Date: 21/02/23</p>	<p>Date: 21/02/23</p>
<p>Name: [Redacted] Position: Executive Director</p>	<p>Name: [Redacted] Position: Head of Planning Strategy and Economic Development</p>

Appendix 1 - Plan relating to promoter's representations

Please insert a plan showing which area of the site your representation relates: