



STRATEGY & RESOURCES COMMITTEE

MEMBER/OFFICER REPORT

Brimscombe Port – Brief Report:

1 Introduction

- 1.1 The purpose of this report is to update members on the current position and progress with the redevelopment of Brimscombe Port following the last Strategy and Resources committee on 24 November 2022.

2 Community Engagement

- 2.1 All focus group meetings have taken place with a wide range of stakeholders and local organisations to seek specific feedback on various topics such as nature and the canal and a list of the Frequently Asked Questions from these focus group sessions will be published in January/February on the Brimscombe Port webpage of the Council's website.

3 St Modwen Homes

3.1 Site Works

- 3.1.1. St Modwen Homes completed their ground investigation works on 20 and 21 December 2022. This information will supplement the investigations already carried out by the Council and includes areas uncovered following the demolition of the buildings.

3.2 Scheme design / Planning

- 3.2.1. A session with the South West Design Review Panel took place on 10 November 2022 where the initial designs were presented and items such as heritage, setting within the landscape, and building materials were discussed amongst other key design elements for both the residential and non-residential aspects of the proposal. The proposals were well received by the team of experts and constructive comments made.
- 3.2.2. Planning pre-application meetings with Gloucestershire County Council Highways (28 November 2022) and SDC Planning (9 January 2023) have taken place. Dialogue with the respective parties will continue as the designs progress following these meetings.



STRATEGY & RESOURCES COMMITTEE

MEMBER/OFFICER REPORT

3.2.3. The feedback received from the focus groups, South West Design Review Panel and planning pre-application meetings with Gloucestershire Highways and SDC is now being fed into the proposals in order that these can be presented at a second public consultation event to be held in February/March. The feedback from this event will then be used to inform the proposals as the designs are finalised for the planning application.

4 SVCC

4.1 Discussions are continuing with SVCC to finalise the Heads of Terms to be contained within the Development Agreement, and other legal documents required for the canal infrastructure and the facilities to include within the planning application e.g. mooring requirements, canal facilities, and canal feed options.

5 Homes England - Loan Agreement

5.1 It is expected that the amendments to the Funding Agreement with Homes England will be completed in February and its approval to the Development Agreement will follow to enable the Development Agreement to be completed in February.

6 Development Agreement

6.1 Finalisation of the Development Agreement is anticipated to be completed in February with St Modwen Homes once the results of the ground investigation have been issued, the legal documents with SVCC have been finalised and Homes England has approved the terms of the Development Agreement.

7 Current Estimated Key Milestones

Activity	Estimated date
Development Agreement – finalisation and signing (including contracts with SVCC and Homes England approval)	Feb 2023
Public consultation event – showing revised design reflecting feedback	Feb/March 2023
Planning Application Submitted	May/June 2023
Opportunity for objections / support to be submitted from the local community and other stakeholders	May/June – June/July 2023
Planning Decision (subject to 3rd party consultees)	Nov 2023



STROUD DISTRICT COUNCIL

Council Offices • Ebley Mill • Ebley Wharf • Stroud • GL5 4UB

Telephone 01453 766321 • Facsimile 01453 750932

www.stroud.gov.uk

STRATEGY & RESOURCES COMMITTEE

MEMBER/OFFICER REPORT

Start on Infrastructure if planning approved		Jan 2024
REPORT SUBMITTED BY	Celeste Dauncey, Project Manager	
DATE	12/01/2023	