

**Statement of Common Ground between (i) Stroud District Council (SDC)
and (ii) the Promoters – Nexus Planning for Crest Nicholson Southwest**

Local Plan Site Name and Policy Reference: PS30 Hunts Grove Extension
Date: 21 February 2023

This Statement of Common Ground has been prepared by the two parties to establish the main areas of agreement between the Council and the principal site promoter and to identify areas where further work is required to achieve soundness and demonstrate deliverability to the Inspectors.


<p>1. Description of the site</p>	<p>Land east of the A38 at Colethrop Farm, Hardwicke, known as Hunts Grove, was initially allocated as a major mixed use development site within the Stroud Local Plan in 2005 under Policy HN1 – MU1. An extension to Hunts Grove, comprising 750 dwellings, was subsequently allocated in the 2015 Local Plan under Policy SA4. Policy PS30 rolls forward the SA4 allocation, incorporating some changes to the wording of the Policy, as a southerly extension of the permitted strategic development site.</p> <p>Outline planning permission for 1,750 dwellings, a Neighbourhood Centre (including primary school parking and floorspace within Use Classes A1, A2, A3, A4, A5, C2, C3, D1, D2 and B1), 5.75 hectares of employment land within Use Classes B1, B2 and B8, recreational open space, sports/play facilities, allotments, pumping station, new accesses into Waterwells business park, remodelling of land for Junction 12 improvements, noise bund and fencing along M5, diversion of footpath BH9, demolition of Colethrop Farm, and on/off-site infrastructure was granted by the Secretary of State on 2nd June 2008 (S.06/1429/OUT)¹. Numerous reserved matters approvals have been granted and the site is the process of being built out.</p> <p>The subsequent Stroud District Local Plan was adopted in November 2015. The Local Plan rolled forward the original Hunts Grove allocation and allocated further land to the south of Haresfield Lane (the ‘Hunts Grove Extension’) for an additional 750 dwellings (Policy SA4).</p> <p>The Hunts Grove Extension is approximately 34.40 hectares in size. Crest Nicholson control the northern three quarters of the allocation – identified as ‘Hunts Grove Extension’ on the Site Location Plan at Appendix 1. The land identified as ‘Pullin Land’ forms part of the allocation but is not controlled by Crest Nicholson Southwest.</p> <p>¹ Subsequent to the original outline planning permission, three Section 73 applications have been approved, each of which has resulted in a new outline planning permission (S.09/1692/VAR, S.15/1498/VAR and S.19/1925/VAR).</p>
<p>2. Local Plan context</p>	<p>The Hunts Grove Extension is identified on the policies map and the allocation is rolled forward via the Stroud Local Plan Review under Strategic Site Allocation Policy PS30.</p>

<p>3. Relevant promoter representations</p>	<p>Representation 897 (Rapeys LLP for Crest Nicholson Land and Partnerships), including additional reports. Submissions to the Draft Local Plan (Regulation 18) were made in December 2019 and to the Pre-Submission Draft Plan (Regulation 19) in July 2021. It should be noted that the site is now being promoted by Crest Nicholson Southwest, with Nexus Planning acting as planning agent. Further written statements have been submitted to the examination in respect of Matters 2, 6, and 11.</p> <p>The representations relate to the extent of the land shown on the Site Location Plan at Appendix 1 identified 'Hunts Grove Extension'.</p>
<p>4. Main areas of agreement.</p>	<p>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.</p> <p>Housing: The Hunts Grove Extension will deliver 750 dwellings, including 225 affordable dwellings (unless viability testing indicates otherwise). The land within the control of Crest Nicholson Southwest is expected to deliver around 710 of the 750 dwellings.</p> <p>Transport/Access: The primary vehicular, pedestrian and cycle access to Hunts Grove is obtained via a new approved junction arrangement with the A38, which lies within the land outlined in blue on the plan at Appendix 1. Access to the Hunts Grove extension is taken from the stretch of Haresfield Lane that forms the northern boundary of the Hunts Grove Extension and serves as the main spine road through the consented Hunts Grove development. Access arrangements within the site will encourage the use of public and sustainable modes of transport and facilitate lower vehicle speeds. Bus stops and shelters will be located at appropriate locations to serve the new development. There will be cycle and pedestrian connections to the consented Hunts Grove development.</p> <p>Infrastructure: A primary school of sufficient scale to meet the needs of the expanded Hunts Grove community. The acceptable management and disposal of surface water including sustainable urban drainage systems (SuDs). Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company. No built development will be located in Flood Zones 2, 3a or 3b. The Council will also seek opportunities to reduce the overall level of flood risk in the area and improve flood storage capacity through the layout, use and form of the development.</p> <p>Environmental: Structural landscaping buffer around the southern and western boundaries of the development incorporating existing hedgerows and trees, as appropriate.</p>
<p>5. Main areas of disagreement / dispute/areas requiring further work.</p>	<p>Future Railway Station: Crest Nicholson contend that the requirement to safeguard land for future provision of a railway station should be removed from the policy because the land on which a station could be sited does not fall within the area covered by the</p>

	<p>allocation for the Hunts Grove Extension. The Policy is therefore unable to require the provision of such a facility on land that is subject to the policy criteria. The original Hunts Grove allocation (2005 Local Plan) required land to be safeguarded for such purpose and planning permission was granted in 2008 subject to a condition requiring land to be set aside for the provision of a station. The subsequent S.73 permission (S.15/1498/VAR), pursuant to which the development is being carried out, carried the condition forward requiring land to be safeguarded for a station within the application site for a period of 7-years from commencement of development. Development commenced, originally in 2010. Accordingly, the requirement to safeguard the land in accordance with the wording of the condition lapsed in 2017. The wording within the policy has presumably been unintentionally carried forward from Policy SA4 of the adopted Stroud District Local Plan, which related both to the original Hunts Grove allocation and the Hunts Grove Extension.</p> <p>Local Centre: Crest Nicholson request that the requirement to provide a local centre specifically within the Hunts Grove Extension land is removed. A local centre of sufficient size to serve both components of the Hunts Grove new community forms part of the outline planning permission for the main site (1,750 dwellings) and is located directly to the north of the Hunts Grove Extension. A reserved matters application (S.20/0104/REM) is with the local planning authority for determination. Crest assume that the wording has been unintentionally carried forward from Policy SA4 in the current Stroud District Local Plan, which covered both the original Hunts Grove allocation and the Hunts Grove Extension.</p>				
6. The promoters' anticipated start and build-out rates.	2020-2025	2025-2030	2030-2035	2035-2040	TOTAL
	0	420	290	N/A	710
	<ul style="list-style-type: none"> • Outline application – November 2023 • Outline determined – November 2024 • Submission of RM – March 2025 • Approval of RM/Pre-commencement – October 2025 • Technical approvals/appointments – December 2025 • Commencement – January 2026 • Residential construction commencement – July 2026 • Residential occupations – October 2026 <p>Detailed completions profile based on two outlets operating concurrently, including affordable housing delivery:</p> <ul style="list-style-type: none"> • 2025/26 – 0 (0) • 2026/27 – 60 (60) • 2027/28 - 120 (180) • 2028/29 - 120 (300) • 2029/30 - 120 (420) • 2030/31 - 120 (540) 				

	<ul style="list-style-type: none"> • 2031/32 - 120 (660) • 2032/33 - 50 (710)
<p>7. Promoters' Deliverability/Viability Statement</p>	<p>There is a long-established strategic growth policy to the south of Gloucester that has been realised through successive Local Plans. This began with the original Hunts Grove allocation in 2005 and was followed by the allocation of the extension land in 2015.</p> <p>Outline planning permission for the original Hunts Grove scheme was granted in 2008 and the development is in the process of being delivered, with around 1,000 dwellings completed. An outline planning application for the area of the extension land controlled by Crest Nicholson is in the process of being prepared¹, with a pre-application advice request having been submitted to the local planning authority in November 2022, and a planning performance agreement in the process of being drafted to govern the determination timetable for the application. A scoping request is being prepared to inform preparation of the Environmental Statement. A pre-application meeting is scheduled for early March 2023. The consultant team is working to a programme that anticipates submission of the application and supporting Environmental Statement in Q4 2023. The application is being prepared pursuant to the provisions of Policy SA4 of the adopted Local Plan, which allocates the site for 750 dwellings, and in anticipation of other relevant draft policy provisions in the emerging Local Plan. The current pre-application advice request is informed by discussions with, and advice received from, the local planning authority in 2019. Preparation of an application was paused in 2019 to address matters relating to the form of the proposed masterplan and relationship with the existing outline planning permission, which are now resolved. The Hunts Grove Extension is an existing allocation that was examined in 2015 as a strategic component of the current Local Plan. The status of the land as a strategic housing delivery component of the policy framework for the district is established.</p>

¹ The land forming the southern part of the allocation (hatched green – Appendix 1) is not controlled by Crest Nicholson. The planning application will be designed to facilitate the future delivery of this land, the capacity of which is assumed to be around 40 dwellings. No assumptions have been made within this SoCG regarding the timing of delivery of this component of the allocation.

Signed on behalf of the Promoters – Nexus for Crest Nicholson Land and Partnerships	Signed on behalf of Stroud District Council
Date: 21/02/23	Date: 21/02/2023
Name: Tony Clements Position: Executive Director  <small>Tony Clements (Feb 21, 2023 14:06 GMT)</small>	Name: Mark Russell Position: Head of Planning Strategy and Economic Development 

Appendix 1 - Plan relating to promoter's representations

