



Homes
England

Date: 4 September 2020

Our Ref: RFI3052

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear ██████████

RE: Request for Information – RFI3052

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

For clarification, you requested the following information:

Any correspondence concerning the proposal for a Garden Village / Community / Settlement in the Slimbridge Parish. The proposed site is referred to as Wisloe Green or PS37 in the Stroud District Council draft local plan.

Any reports/correspondence which contain(s) information about the government's decision on whether the above proposal should receive assistance under the Garden Communities programme.

Any assessments/evaluations which show whether the above proposal meets the criteria for assistance under the Garden Communities programme.

This relates to the following time period:

The last two years (January 2018 - current date 2020)

Response

We can confirm that we do hold information that falls within the scope of your request. Please find enclosed to this response Annex A which contains the information held. Please note that we rely on Section 40(2) and Section 43(2) of the FOIA to withhold some information from disclosure.

Please see the link below which will direct you to the FOIA legislation:

<https://www.legislation.gov.uk/ukpga/2000/36/contents>

Section 40 – Personal Information

We have redacted and are withholding information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

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To disclose personal data, such as names, contact details, addresses and email addresses could lead to the identification of third parties and would breach one or more of the data protection principles.

Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party. We are withholding some information and have also redacted information within Annex A in accordance with this exemption.

Information held surrounding costings and information provided as advice to ministers from the Ministry of Housing, Communities and Local Government (MHCLG) engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.

Arguments in favour of withholding:

- Releasing the information would reveal competitive financial information of a third party which may in turn affect their commercial interests;
- Releasing information in relation to one party in a competitive market would be likely to distort competition, making it a less competitive process, which would not be in the public interest;
- Releasing the information would be likely to negatively impact any future competitive bidding processes as interested parties may feel unable to provide all the information requested for fear of disclosure, which would impact the ability of Government officials and ministers to make effective, informed decisions;
- Release of the information could lead to lobbying that could impact the impartiality a decision maker (or give rise to concerns on the part of others that impartiality could be adversely affected). It is essential that decision makers must make decisions based on the information provided via the bidding process and also be seen to do so;
- Disclosure would result in local authorities being deterred from including commercially sensitive information in those bids. This will mean that Homes England must evaluate bids that are less comprehensive than would otherwise have been the case, meaning that Homes England's ability to undertake due diligence on the bids will be impaired. This will result in decision makers not taking all relevant information into account, meaning the decisions will be less robust and less likely to deliver value for money; and



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- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA to fulfil this duty we can advise you that from a new prospectus for Garden Communities in 2018, a bid for Wisloe Green was submitted as a potential project for the MHCLG Garden Communities Programme in November 2018. The bid was submitted to MHCLG in the response for bids and a copy transferred to us. Wisloe Green was an unsuccessful bid and MHCLG notified the Council. Most of the information that we hold was provided to us by MHCLG, therefore you might wish to submit your request to them as they may hold further information.

Please see below contact information for the Knowledge & Information Access Team at MHCLG.

By post:

Knowledge & Information Access Team
Ministry of Housing, Communities and Local Government
2nd floor NW, Fry Building
2 Marsham Street
London
SW1P 4DF
United Kingdom

Or via email:

mhclgcorrespondence@communities.gov.uk

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to infogov@homesengland.gov.uk

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link



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Making homes happen

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team

For Homes England

OFFICIAL

WISLOE GREEN

A PROPOSAL FOR A NEW GARDEN COMMUNITY IN THE DISTRICT OF STROUD



NOVEMBER 2018

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WISLOE GREEN

Wisloe Green presents a significant opportunity to form a new, self contained settlement. The principles of place making and the creation of vibrant communities are central to the government definition of a Garden Community.

The vision for Wisloe Green embraces Garden Community principles at the early concept stage through the creation of a strong sense of landscape identity and integration.

In keeping with many of the early C20th Garden towns and villages, Wisloe Green grapples with the contrast between the man-made and the natural and it is in the bridging of this apparent divide that the development finds its identity.

From inception, this sense of identity is critical to developing the structure of the settlement and laying the foundations for any emerging plans in the future.

Planning and delivering Wisloe Green is already underway. The prospect of this new settlement is being progressed by Stroud District Council through the Local Plan. The will and aspiration of both landowners (The Ernest Cook Trust (ECT) and Gloucestershire County Council (GCC)) are aligned and the parties have collaborated to promote the site and design thus far. Furthermore Wisloe Green has the potential to be considered as a location for much greater growth as a new Garden Community for Stroud.



PARTNERING TO DELIVER

Gloucestershire County Council and The Ernest Cook Trust own the land which together comprises the area for a new settlement: Wisloe Green. This presents a significant opportunity to undertake a comprehensive approach to development with the joint owners working in partnership to develop a vision from this early inception stage, through to delivery and ongoing into management and stewardship.

THE ERNEST COOK TRUST

The Ernest Cook Trust was established in order to encourage learning from the land and it continues to actively pursue this endeavour in a variety of ways today.

The vision for a new settlement provides a unique opportunity to embody this endeavour in a new way, reinterpreting what it means to provide the opportunity to learn from the land in a very direct way by designing a place around its landscape. A fertile seed bed in which families grow and community values thrive: Living & Learning in the Landscape.

GLOUCESTERSHIRE COUNTY COUNCIL

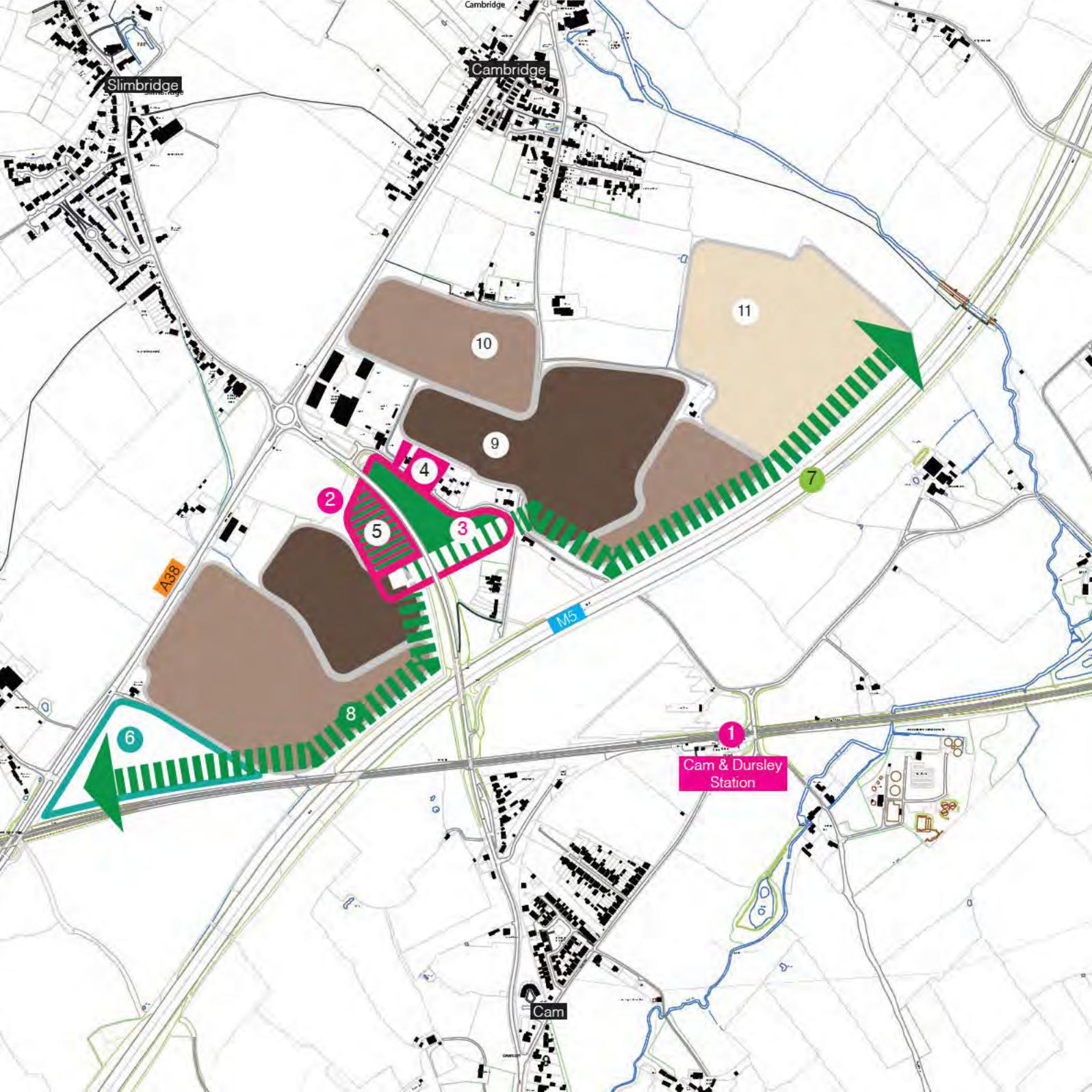
Gloucestershire County Council has an important role in helping to support sustainable growth in the county. This means taking a proactive approach, planning ahead for the future to improve the quality of life for Gloucestershire people and communities.

The vision for a new settlement allows Gloucestershire County Council to facilitate sustainable and high quality development through a partnership approach and provide a positive legacy for Gloucestershire.

EXISTING FRAMEWORK

- 1 Quick and convenient access to Bristol and Birmingham from nearby Cam & Dursley rail station
- 2 Centre the new settlement around a hub of community activity set within a Central Park
- 3 Create a prominent, sculptural landscape feature at the centre of the settlement
- 4 Community facilities create a Local Centre in a location which is within easy reach of the whole settlement and overlook the Central Park
- 5 A new School is located centrally and within a rich landscape setting
- 6 Employment space located adjacent to the A38 for easy access but also creating a gateway to the settlement from the south
- 7 A landscape and acoustic buffer shields the settlement from the motorway and makes the most of the opportunity to enhance ecological continuity and biodiversity
- 8 A green corridor running parallel to the motorway corridor
- 9 Nearer the centre, development comprises a mix of small and medium sized terraced and semi-detached homes
- 10 Away from the centre and the central park, and where the settlement edge is formed by road or rail boundaries, development reduces in density with the provision of more private green space
- 11 Where the settlement edge meets the landscape and links to the Cam river corridor, development is the least dense

The existing framework currently under consideration within the Stroud Local Plan process comprises 1500 homes, a primary school and 5hectares of employment space and is accommodated entirely on ECT and GCC land and delivery remains within the control of the collaborating parties.



Slimbridge

Cambridge

A38

M5

Cam & Dursley Station

Cam

6

2

5

4

3

10

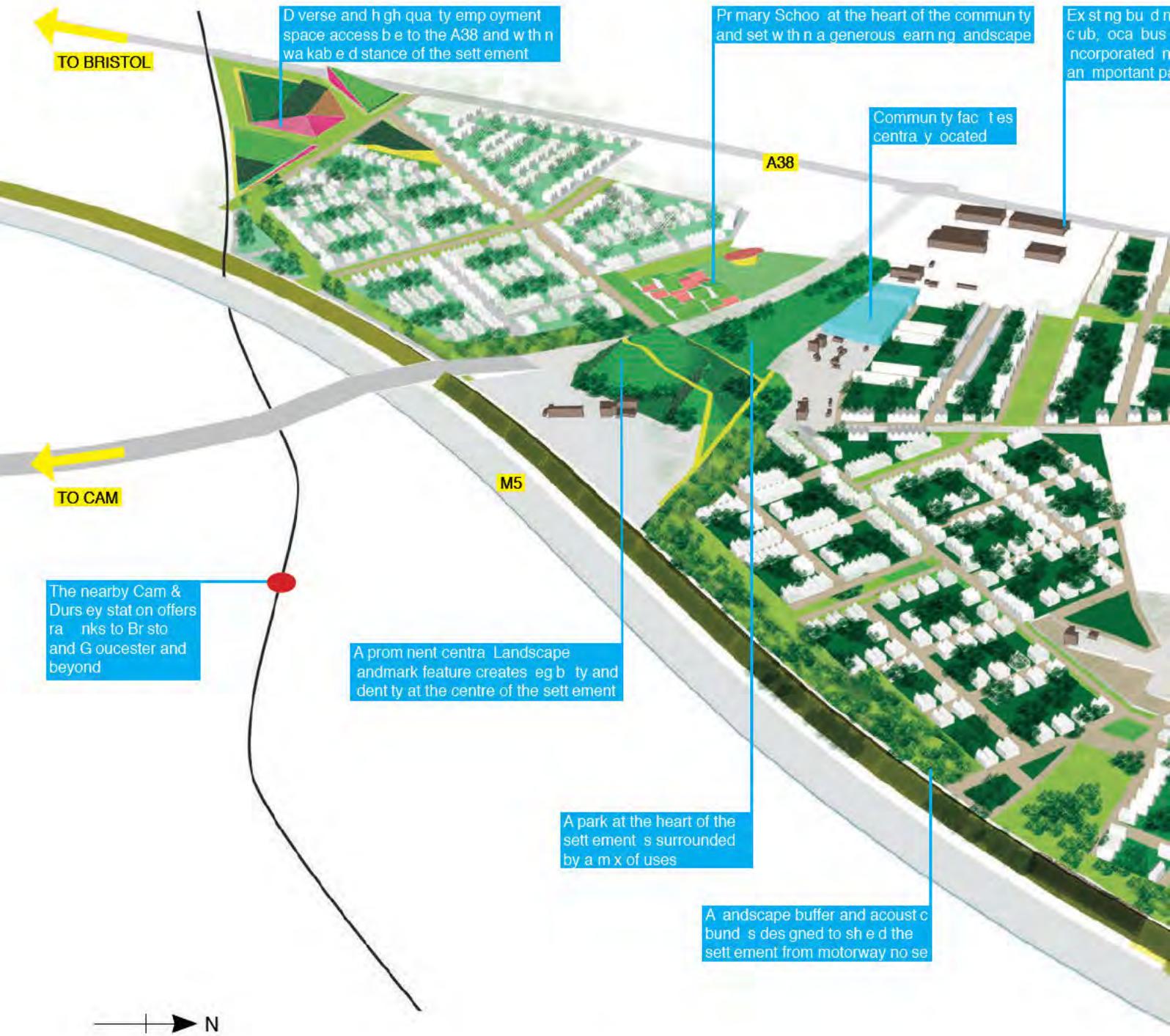
9

11

7

8

1



TO BRISTOL

Diverse and high quality employment space access to the A38 and with a walkable distance of the settlement

Primary School at the heart of the community and set within a generous green landscape

Existing built form, including a bus stop, incorporated into an important part of the settlement

Community facilities centrally located

A38

TO CAM

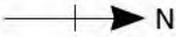
M5

The nearby Cam & Dursley station offers rail links to Bristol and Gloucester and beyond

A prominent central landscape landmark feature creates a sense of identity and a sense of place at the centre of the settlement

A park at the heart of the settlement is surrounded by a mix of uses

A landscape buffer and acoustic bunds designed to shield the settlement from motorway noise



ings and uses (eg. the footba
nesses and hous ng) are
to the des gn and become
art of a new communit y

Green streets and spaces create an
attract ve and susta nab e network



PLACEMAKING

Wisloe Green looks to create a mix of uses which support a diverse community and sustainable living.

The new settlement will be distinct and separate from surrounding communities but nevertheless will include facilities and benefits accessible to neighbouring communities: employment, green space and community facilities.

The new settlement will be founded around a series of garden neighbourhoods whose architecture and density vary creating a variety of house types and neighbourhood characters.

Overall the new settlement will look to sit subtly in the surrounding landscape enhancing the character and making the most of open views across the low lying surrounding countryside.

Where previously the areas landscape character and quality has been lacking, Wisloe Green will introduce distinctive and rich landscape character to the heart of community living.





THE OPPORTUNITY

REALISING WISLOE GREEN GARDEN COMMUNITY

ECT and GCC with Stroud District Council have an existing emerging strategy for the delivery of 1500 homes at Wisloe Green.

An augmented settlement of up to 5000 homes, provides the basis of this Garden Communities bid and provides the opportunity to integrate living and learning in the landscape with 2 new primary schools, a secondary school, 16ha of employment, vitality and critical mass around multi-functioning landscape.

These expanded components, facilitated by a larger settlement enable the realisation of a long term community lifecycle, which integrates education, training, employment to nurture home grown local skills and professions and the ability within the community to care and take responsibility for its own.

-  A Network of public green spaces and public realm linking a key community and green infrastructure to engage and integrate activities and functions with the landscape:
- 1** Create a pedestrian and cycle link over/under the M5 to the nearby Cam & Dursley station.
- 2** Upgrade existing footway on A4135 to shared use foot/cycle way and provision of a foot/cycle bridge adjacent to existing railway bridge. Use existing pedestrian connection between A4135 and Cam & Dursley station.
- 3** Centre the new settlement around a hub of community activity set within a Central Park.
- 4** Primary and Secondary School provision, set within the landscape and integrated with the community and other uses via the network of public green space and other public realm.
- 5** Employment space located adjacent to the A38 for easy access but also creating a gateway to the settlement from the south via the public green space network.
- 6** Form park spaces mark and mark positions in the public green space network using landscape sculpture and features positioned to be a visible reference points throughout the new settlement
- 7** A central corridor through the settlement provides access and an attractive, functional and safe landscape spine throughout the settlement. Set away from the motorway and the A38 this central corridor can become a protected community space, within 400m walk of every part of the settlement, overlooked by buildings it can provide a variety of activities and a clear and legible route through the settlement, connecting the centre, the employment space and the station.

- 8** Other minor green corridors and streets create a green grid, connecting existing hedgerows and providing a better integrated ecological framework to the landscape.
- 9** A landscape and acoustic buffer shields the settlement from the motorway and makes the most of the opportunity to enhance ecological continuity and biodiversity.



Park Development

Nearer the centre with exceptional access to high quality public open spaces, development comprises a mix of small and medium sized terraces, flats and semi-detached homes.



Garden Development

Away from the centre and the central park, and where the settlement edges formed by road or railway boundaries, development reduces in density with the provision of more private green space but still connected by a network of green links.



Countryside Development

Where the settlement edge meets the landscape and links to the Cam river corridor, development is the east dense. The integration of private green spaces with the river corridor and the landscape hinterland complements the ecological network and establishes a rich a multi-purpose landscape.



Room to expand

Opportunities to realise the full potential of the Garden Community exist on additional land with the ECT & GCC ownership and through negotiation with third party landowners.



LEARN A NEW WAY TO LIVE

Wisloe Green Garden Community will be a place which goes on growing. But the growth in this community will transcend beyond just an increasing number of houses into a growing depth of belonging, knowledge and inter-generational responsibility.

The long term and sustainable growth and health of this community will come about not through the imposition of patterns of living or regulation. It will be born and nurtured through the profound integration of living, learning and landscape.

Schools often operate in isolation from other community facilities and resources and without the relationship, richness, sharing and collaboration that is modelled in many other areas of life.

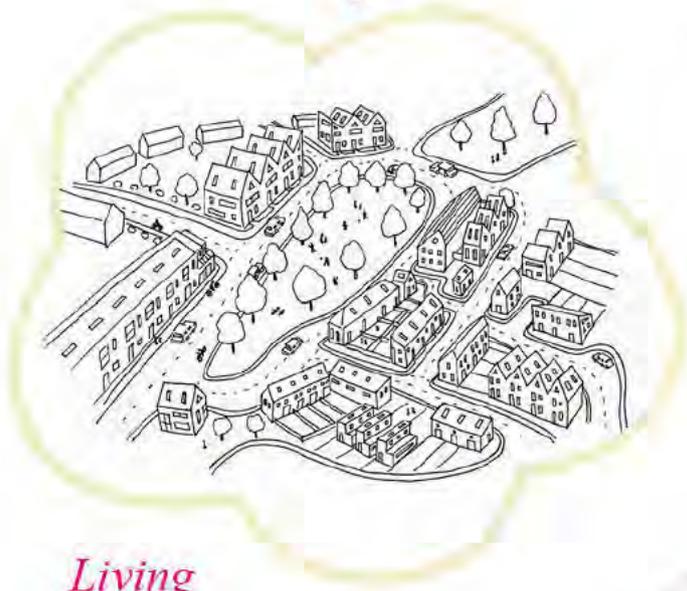
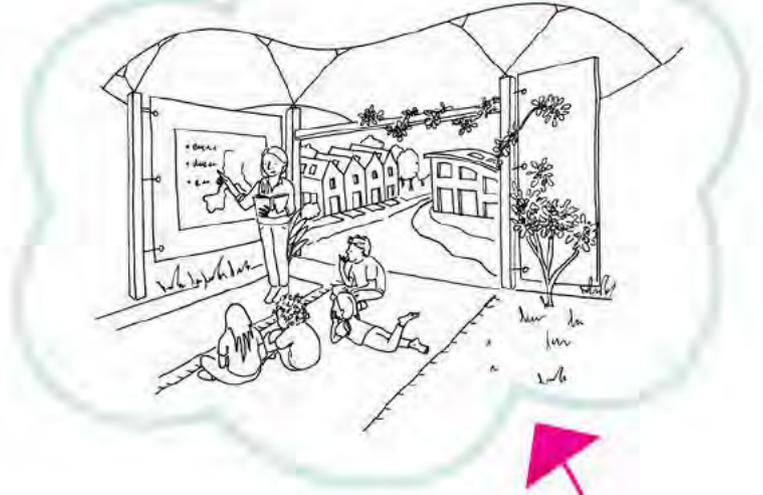
Learning and living should go hand in hand. Schools are a seed and a foundation but life and the landscape in which it takes place is the classroom.

Wisloe Garden Community is a unique opportunity to integrate learning into life and the landscape through partnership and placemaking.

A future community of this scale requires a mind shift. Shifting minds is at the heart of where all learning and enlightenment begins.

In creating a sustainable community there is a lot of focus on balancing employment and houses, and then providing local services, reducing car and energy use and building community around jobs and homes. A new settlement at Wisloe Green will do all of this. But the missing link is nurturing new generations within the body of the community, within the landscape of the place: education, training, employment and homes; creating a place in which the community can grow their own: The Garden and the Community.

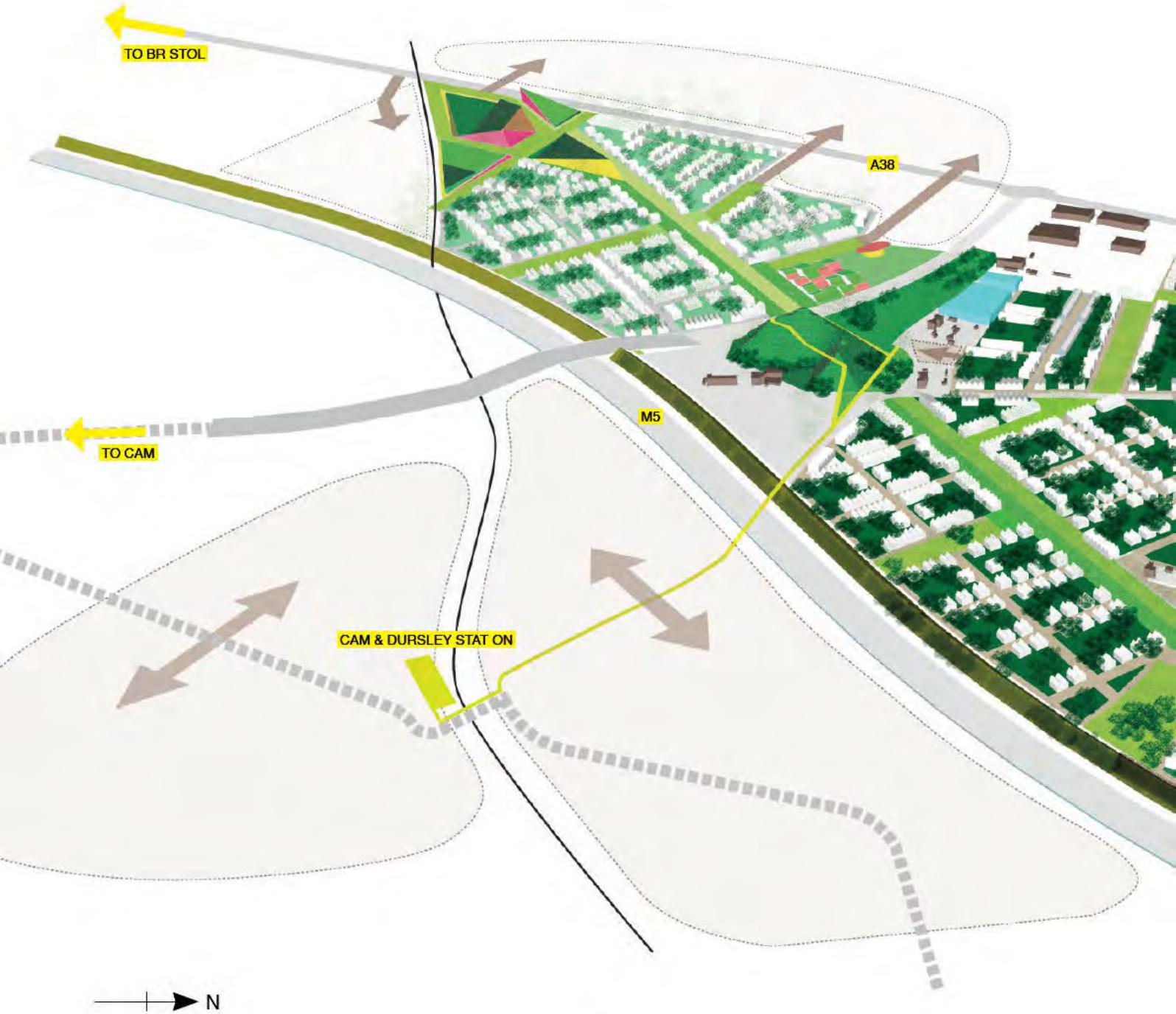
Learning



Living



Landscape



ROOM TO EXPAND



The emerging strategy for a settlement of 1500 homes is deliverable on ECT & GCC owned land alone.

The opportunity of exploring a Garden Community of up to 5000 homes would need increased capacity. The settlement could expand initially onto additional land in ECT and GCC ownership adjoining the existing proposed area. ECT, GCC and Stroud District Council would also look to engage with 3rd party land owners for longer term phases of the Garden Community delivery.

The structure of the settlement from its outset would adapt to allow for this increased growth (from 1500-5000 homes).

Initial masterplanning would need to facilitate connections and expansion potential identified takes account at high level of flood risk constraints and seeks to respect the integrity of the nearby settlements of Gossington, Slimbridge, Cambridge and Cam by avoiding inadvertent coalescence with these villages.

The life of the community:

When the pre-school opens next year I'm going there. My family are moving in the spring to a house on the other side of the park.



I start reception in September. Mum & Dad are really pleased with the school's outdoor space and the new school building which is right next to the park. It has outdoor classrooms and trees in the dining hall! We did a nature walk on the roof of the school the other day.



After I've walked to school I can get to the drop in centre for the toddler group. If the weather's good we meet in the park. There are quite a few parents there now. At the moment everyone's excited about the next phase and we're looking forward to new people moving in up the street.



We just managed to buy our first house. I thought we'd miss not having a garden but we have a sunny terrace and most of our friends live on the park so we just have get togethers out the front.



We have 4 new projects starting soon. I'm thinking of taking on another member of staff. This flexible office space has been perfect for us as we have grown but it has been low risk, thanks to the subsidy from the community fund!



On Saturday all us friends meet in the park, sometimes we go back to someone's house but there's more to do in the park so we just explore and see who else is playing out.

Planning for a new community

Pioneering a new community

Building a new community

Building a new community

2019

2025

2026

2030

400 homes
2.5ha Employment
Primary School
Nursery

160 dwellings per year to end of plan period
Construction apprenticeships
Start up work space
Central Park and Landscape Sculpture completed

1400 homes
5 ha Employment
Community Fund established
Sponsored workhub with mixed facilities
Mixed community centre



Total 900 homes



Total 1500 homes

Scope of Existing Local Plan

2031
Scope of Local Plan Review

I feel so fortunate to live in Wisloe where I grew up. My house is at one end of the park and my office is at the other end so I run to work. I'm interested in teaching though and I'm just waiting to hear about the new Learning & Landscape teacher training which has been started up by the University of Gloucestershire. The Ernest Cook Trust have said they might be able to help with some voluntary work or a grant for my fees.



I live on the ground floor of a large house on the park. Its specially designed for my wheel chair. Fortunately there are lots of people locally who call in and the community care group can provide more assistance if I need it. They're just in the building on the corner of the main park.



Most of our friends are at Wisloe Secondary School. Its a great school. Next year I start my GCSEs and I'm going to do the new Landscape Architecture GCSE, mainly because we get to do loads of field trips and spend a lot of time outdoors.



I have moved here from just down the road to be able to receive 24/7 assistance but still be near friends and family. The Carers live on site and I have all sorts of facilities in the building as well as fantastic gardens where I get visits from the school children and other people.



We've moved to Wisloe Green having lived away for a few years. Our new home is low maintenance and cheaper rent but the park is right on our doorstep and in the autumn my company are letting me work from the workhub space on the green. Our friends come for the weekend and are thinking they might be able to move back to the area too.

15 years ago I trained in Wisloe on the 'Build a Garden Community' scheme and after an on site apprenticeship I'm now building the next phase of Wisloe homes. My wife and I are hoping one of them might be ours soon!



We never imagined being able to give up the car but now living next to the family is fantastic. If we need a car occasionally there are several for booking in the car pool. Most things are within easy reach by walking or cycling though.



Growing the community

2035

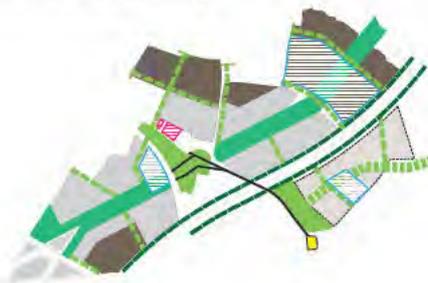
Sustaining the community

2050

- 2200 homes
- 2nd Primary School
- Mixed community centre
- Pedestrian link over M5 to station
- Further park spaces opened
- Green link projects with schools and community

- 1 Secondary School
- Green space utilised to link schools with employers
- Co-work training initiatives for school leavers

- 5000 homes
- 16ha Employment
- Additional shared work space
- Parks long term maintenance strategy in place
- Ecological performance measures underway



Total 3500 homes



Total 5000homes

2040

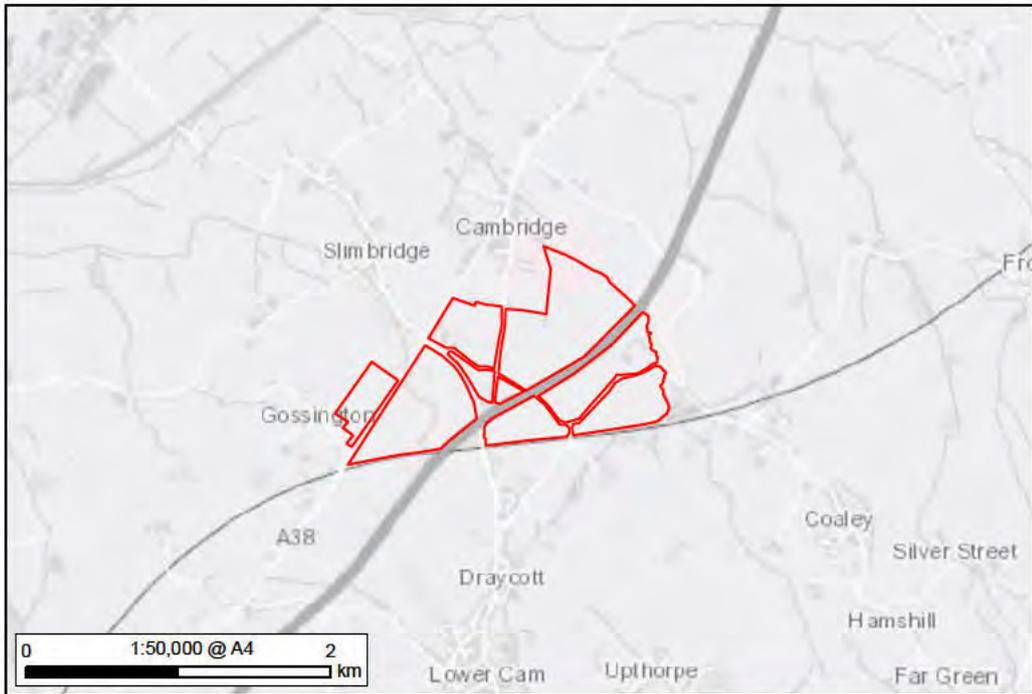


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 Office for National Statistics ; National Records of Scotland ; Northern Ireland Statistics and Research Agency (2018); 2011 Census aggregate data. This information is licensed under the terms of the Open Government Licence.



Client	1:200,000 @ A4
	06/11/2018
Drawn: S	
Checked: S	

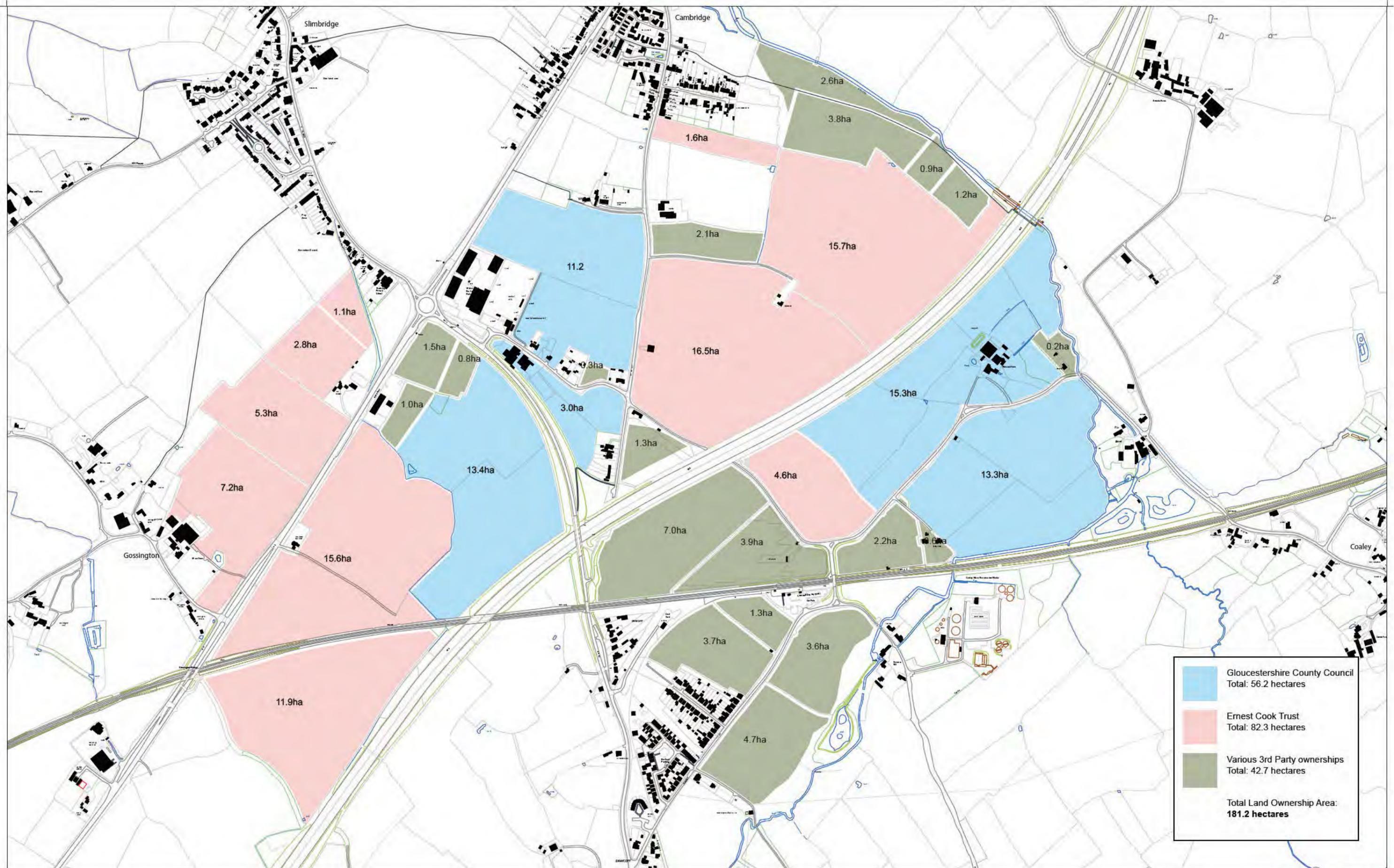
Wisloe Development
 Wisloe Green Garden Village



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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS

07/11/2018
 Drawn: S
 Checked: S

Wisloe Green Garden Village
 Site Location Plan



	Gloucestershire County Council Total: 56.2 hectares
	Ernest Cook Trust Total: 82.3 hectares
	Various 3rd Party ownerships Total: 42.7 hectares
Total Land Ownership Area: 181.2 hectares	

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The contents of this drawing are subject to the Copyright, Designs and Patents Act 1988.

Scale: Not to Scale



DRAWN BY: 	CLIENT: Ernest Cook Trust & Gloucestershire County Council	 PLACE MAKING REGENERATION URBAN DESIGN 6 Bakers Cottages Longmeadow Road Lympstone EX8 5LP t: 01395 227052 e: info@dhud.co.uk www.dhud.co.uk
DATE: 07/11/18	PROJECT: Widoe Green New Settlement	
SCALE: NTS	DRAWING TITLE: Land Ownership Plan	
REVISION:	DRAWING NUMBER: WGC_GCB_001	
181107		

DAVID DREW MP

Stroud



HOUSE OF COMMONS

LONDON SW1A 0AA

s. 40(2)

Stroud District Council
Ebley Mill, Ebley Wharf
Stroud GL5 4UB

9 November 2018

Dear s.
40(2)

Following our meeting to discuss the Garden Communities Programme I am writing to express my support in principle for Stroud District Council to explore the potential for Wisloe Green Garden Village to deliver a high-quality new community to meet future housing needs within the District.

Building the homes and delivering the jobs that we will need into the future requires public bodies to be ambitious about future plans for housing and growth, whilst ensuring that the infrastructure to support that growth is properly planned for and delivered. I support Stroud District Council's ambitions to meet the future housing needs of its residents by developing sustainable places to live and work with high quality affordable housing and good access to community facilities and public transport.

Whilst recognising that these proposals are at an early stage and have yet to be fully tested through public consultation and the Local Plan process, it is important that opportunities for creating new garden communities through public-private partnerships are fully explored. The concept of garden communities is about environmental quality and community legacy and, provided that mechanisms are put in place to ensure these aspirations are actually delivered, they should be supported.

I look forward to learning more about these proposals as they are worked up and finding out more about how they can contribute to delivering new homes and jobs for local people.

Yours sincerely,

s. 40(2)

David Drew MP
MP for Stroud Constituency

Wisloe Green: Structure Chart / Organogram

ERNEST COOK TRUST GLOUCESTERSHIRE COUNTY COUNCIL

LEGAL & ARTICLES OF ASSOCIATION

WISLOE GREEN DEVELOPMENT CORPORATION

GOVERNANCE	PLANNING	STAKEHOLDER & STAT CONSULTEES		FINANCE	COMMUNITY	DELIVERY TEAM	LEGAL
Ministry of Housing, Communities and Local Government	Master Planner	Stroud District LPA	Gloucestershire County Council LPA	Development Vehicle Finance	Wisloe Green Foundation Environment Culture Leisure Health and Wellbeing Learning Charity	Developers Resi / Leisure / Commercial	Legal
Local MP	Architect	EA	g First LEP	Central Government		Registered Providers (RPs)	Auditors
Adjacent LPAs	Planning Consultant	Cotswold AONB Board	Highways England	LEP		Self Build Association	
	Technical and Environmental Lead	Network Rail	Severn Trent Water	Local Government	Residents Association and Key Stakeholders	Management Companies	
	Sustainability Consultant	Natural England	Historic England	Developer Finance		Infrastructure Providers	
	Land Agent	Education Authority / Academy	Sport England	Third Party Heritage Lottery Fund Community etc.		Stakeholders and Stat Consultees	
	Affordable Education Leisure Specialists	CBI Confederation of British Industry	National Grid	Statutory Consultees		Governance Local and National	
	Legal Agreement						

Land At Wisloe

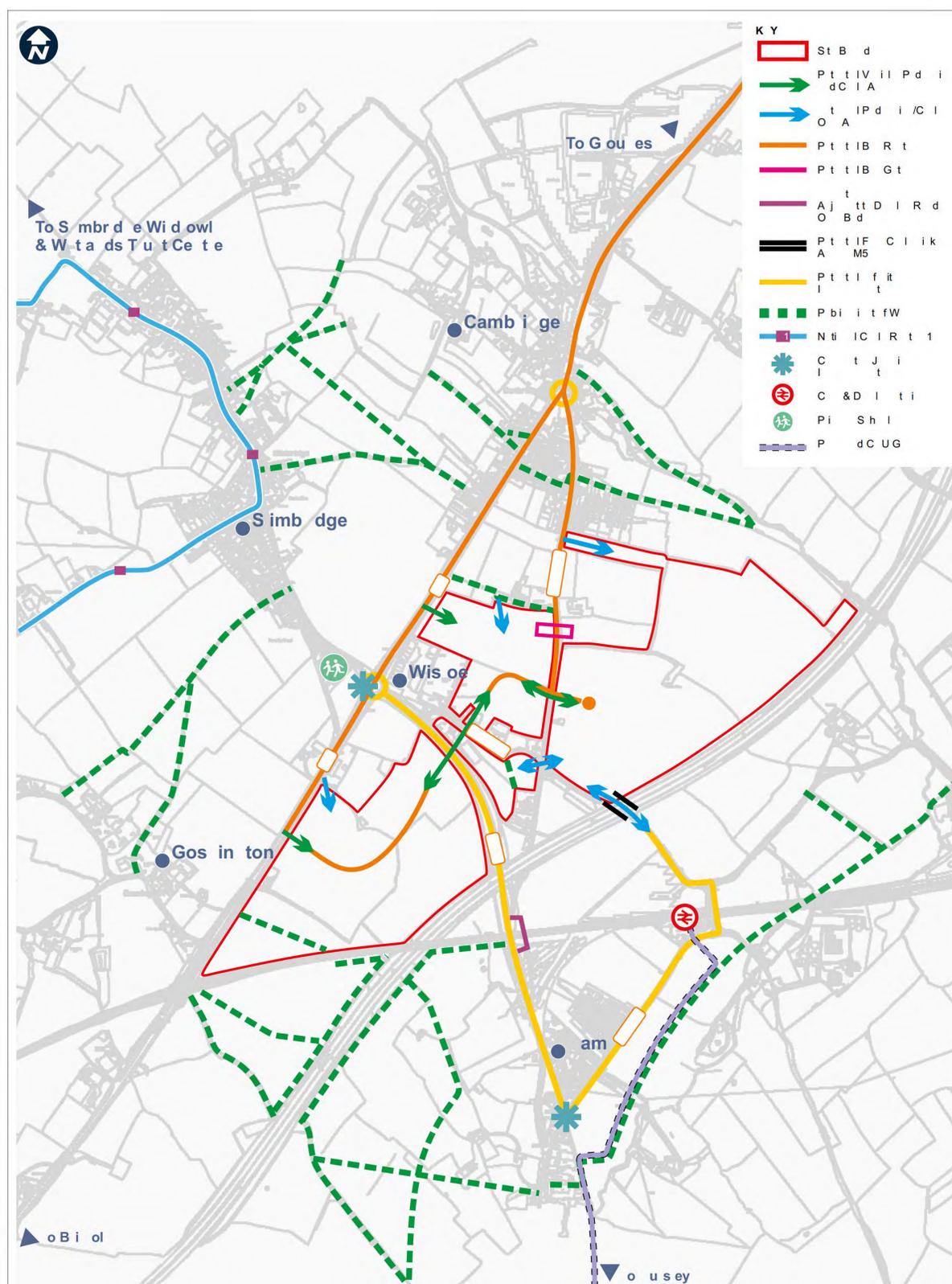
A Proposed New Settlement

Gloucestershire County Council and the Ernest Cook Trust

Gloucestershire County Council and the Ernest Cook Trust are land owners of the site at Wisloe which has been identified through Stroud Local Plan as a potential new mixed use settlement

The Ernest Cook Trust is one of the UK's leading outdoor learning charities and was established in 1952 to encourage learning from the land which it continues to do today

Gloucestershire County Council has an important role in helping to support sustainable growth in the County. This means taking a proactive approach and planning ahead for the future to improve the quality of life for all Gloucestershire people and communities



A new settlement at Wisloe would provide an opportunity to facilitate a sustainable and high quality development through a partnership approach and provide a positive legacy for Gloucestershire

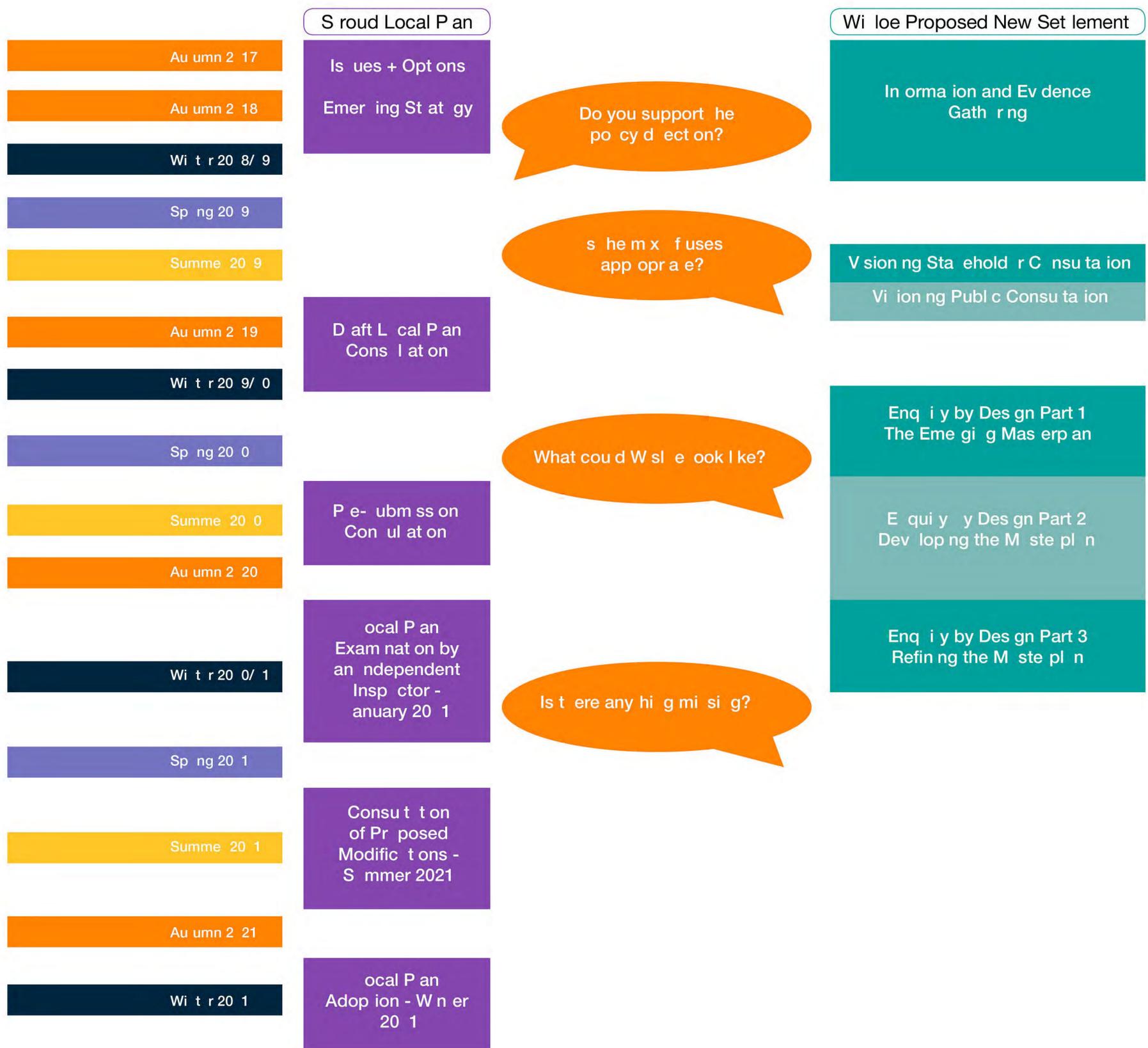
The Wisloe masterplan is developing through ongoing engagement supported by detailed technical land assessment studies that were commissioned earlier this year. Our ongoing programme of engagement means that we are not able to present a complete masterplan yet, but we are able to share the outcomes of our two-stage Visioning exercise which highlights the views we received from local people and stakeholders. Our proposed engagement timetable highlights the production of a detailed masterplan ahead of the independent examination of the Local Plan.

Stroud Local Plan

Landowner Consultation

Stroud Local Plan and Wisloe Proposed New Settlement

The diagram below shows the progression of the site through Stroud Local Plan alongside a schedule of stakeholder and public consultation led by the land owners. Throughout this process the land owners welcome constructive conversations with local people and businesses to help shape the proposals.



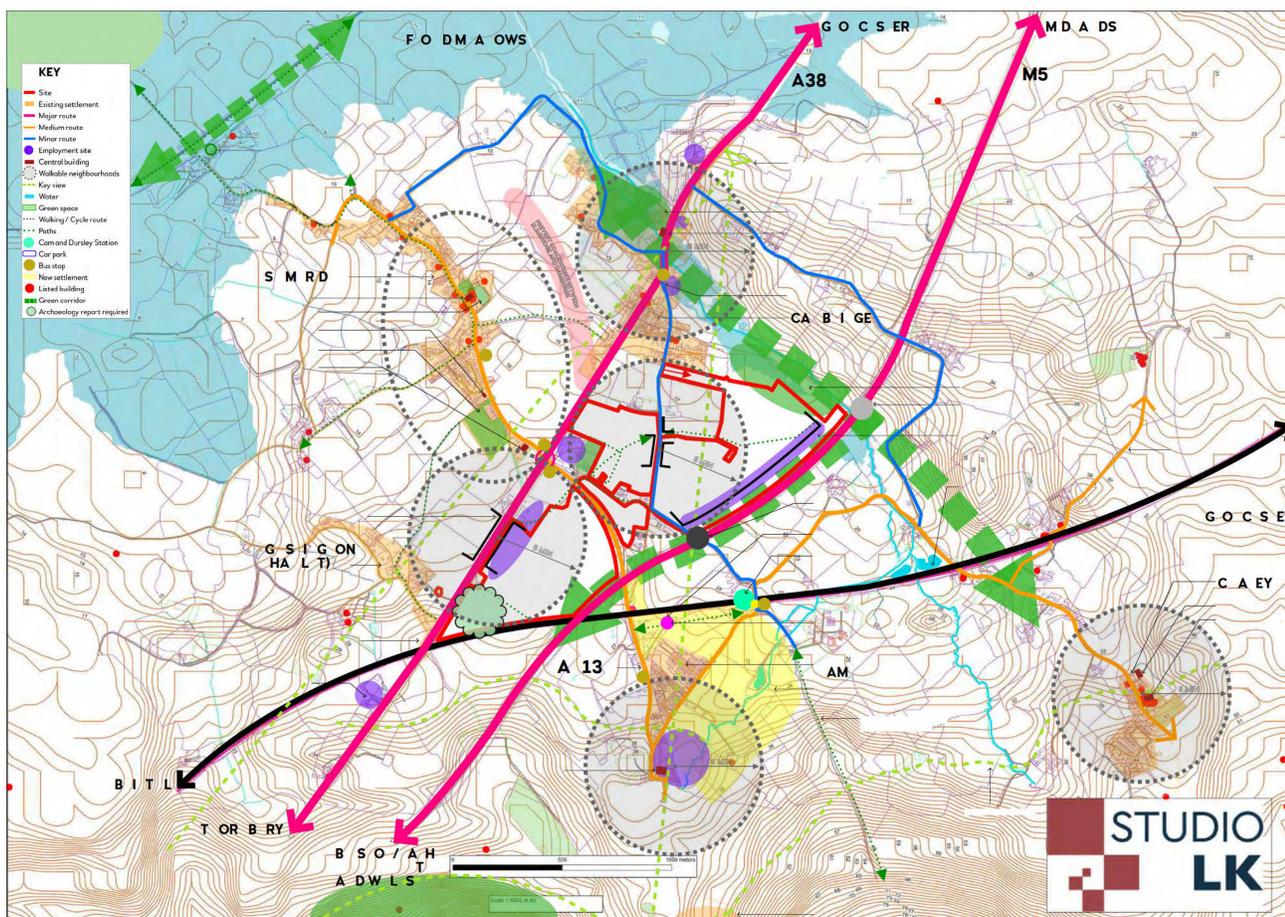
The Ernest Cook Trust and Gloucestershire County Council support the decision of Stroud District Council to include Wisloe in its emerging Local Plan Review. Both land owners have embraced the opportunity to consult at this early stage and have committed to ongoing engagement and involvement with existing communities around the site including Slimbridge, Cambridge and Camas as well as those living and working locally.

Local Views

To Help Shape The Proposed New Settlement

Visioning Workshops

Visioning Workshops undertaken in August and September 2019 with stakeholders and the local community will help inform how the new settlement might take shape. The plan below is an example of one of the workshop outcomes.



Creating a Sustainable Community

Approximately 150 people attended the Public Workshop and identified a wide range of issues important to them, for example:

- Avoid coalescence between settlements
- Not worsen traffic congestion associated with connections to the M5
- Ensure there will be adequate provision of school places and health services
- Ensure the architecture and public realm is well designed to promote health and wellbeing
- Improve the existing drainage
- Improve public transport and links to public transport
- Be truly sustainable including being energy efficient and providing a public realm which prioritises walking and cycling
- High quality design and long term stewardship

Working with the Local Community

There will be further engagement through an Enquiry by Design process run by the Ernest Cook Trust and Gloucestershire County Council which will encourage people to play an active part in the development of a deliverable masterplan.

Bid to join Garden Communities programme

Bid to join Garden Communities programme

All questions must be addressed, apart from those specifically designated for transformational community proposals and garden villages proposing fewer than 5,000 homes (Q 2, 4). If you have questions, or would like to discuss an proposal ahead of submission, please contact gardencommunities@communities.gsi.gov.uk.

Bids should be submitted by **09/11/2018**

Please click here to open the [prospectus](#).

Name of local authorities and promoters/landowners/developers involved (clearly identifying lead authority):

Stroud District Council (Lead Authority), Gloucestershire County Council,
The Ernest Cook Trust

Main Contact

§. 40(2)

Telephone Number

§. 40(2)

Email Address

§. 40(2)@stroud.gov.uk

Organisation

Stroud District Council

Headline Information

1. Provide a description of the proposed garden community including proposed number of homes, including types and tenures, number of jobs it hopes to create, employment space, schools and other community facilities, green space provision, number of district and local centres, amount of retail and other commercial space proposed; key items of infrastructure needed to support delivery of the garden community. Please itemise these below.

Housing

Number of homes

5,000

Delivered by

By 2050

Types of homes and tenures

This majority of the site is owned by Gloucestershire County Council and The Ernest Cook Trust. Because this site is not promoted by a single volume housebuilder, it represents an opportunity to deliver a greater range of housing types and tenures. Both Gloucestershire County Council and The Ernest Cook Trust understand the need for delivery but also wish to maintain a long term relationship in the site. The owners also recognise the benefit of delivery of a range of non competing partners – volume house builders, small to medium builders, registered providers and long term rental.

Wisloe Green will encourage a wide demographic and provide a range of dwelling types including smaller affordable homes, family housing, specialist care and flats.

Tenures

The tenure mix is proposed as follows;

Open Market 60% made up of:

- 10% self build
- 30% volume housebuilder
- 20% SME

Affordable Housing 30% made up of:

Proportions to be guided by local need, to include;

- Rental
- Social rent
- Intermediate tenure
- Starter Homes
- Discount open market

Build-to rent 10%

Social Care - Gloucestershire County Council

Employment

Number of jobs created

3,800

Approx. area of employment space (ha)

16

Key types of jobs created

Advanced technology and manufacturing (Gloucestershire and Bristol aerospace).
Light manufacturing.

Approx. area of retail / commercial space (ha)

1

Community Infrastructure

Number of schools

3

Types and size of schools (if known)

By 2025 – 1 Primary School (2FE) and nursery
By 2035 – 2 Primary Schools (2FE) and nursery expansion
By 2040 – 1 Secondary/college

Number of health and care facilities

1

Types and size of health and care facilities (if known)

Size to be confirmed with Clinical Commissioning Group and Gloucestershire County Council.

Number of community facilities

3

Types and size of community facilities (if known)

By 2025

- 1 self financing multi use community hub.
- Initial sport provision
- Allotments
- Recreation space

By 2035

- Second community facility.

Number of district and local centres

1

Site Space

Approx. area of site space (ha)

205

Approx. area of green space (ha)

56

You will be asked at the end of the form to provide evidence of the following:

- **Location Plan** - One or more plans showing the location of the proposed garden community outlined in red. It should also indicate the location of any nearby communities/development, and the boundaries of the Local Planning Authority, County Council, LEP. Include site boundary coordinates. This plan should also highlight the extent of brownfield conditions on the site, if relevant.
- **Strategic Framework Plan** for the proposed garden community – this should show: the broad disposition of proposed land uses and major infrastructure proposed.
- **Annual housing trajectory** for the garden community

2. If 10,000 or fewer homes are proposed, please provide details of the circumstances that you believe make the proposal suitable for consideration (refer to paragraph 5 of the prospectus)

Wisloe Green sits at the heart of a network of small rural villages and the historic industrial settlements of Cam and Dursley. Those settlements have seen great change in their employment structure as well as some transformational development which has provided high quality social and housing infrastructure. At this stage, the scale of the proposed community at Wisloe Green is intended to complement the pattern of existing settlements by delivering exceptional quality and innovation within a green setting rather than scale through the following:

- Active use of new housing delivery models to improve access to a decent home through:
 - Build to Rent
 - Elderly / Social Care – Gloucestershire County Council. Housing with Care provides independent living with on-site 24 hour care and support services.
 - Social Housing – Stroud District Council
- Long-term stewardship of key land, buildings and community infrastructure by The Ernest Cook Trust and Gloucestershire County Council
- Serviced plot approach to land release in order to control quality
- Phased introduction of community infrastructure, led by the community
- Embedded interaction between town and country provided by the long-established Ernest Cook Trust

There is additional land adjacent to the initial Garden village proposal to the south east which offers the potential to deliver a significantly expanded new settlement to help meet future local growth requirements beyond 2040.

3. Question not required as your proposal is for 5,000 or more homes.

4. Is the proposed garden community a free-standing or transformational garden community?

Free-standing

5. Question not required as your proposal is a free-standing community.

You will be asked at the end of the form to provide evidence of support for your proposal from the following:

- a) **Local MP(s)**
- b) **Local community**
- c) **Local Enterprise Partnership(s)**
- d) **County Council** (where relevant)
- e) **Neighbouring local authorities**
- f) **For private sector led** – the relevant local authority
- g) **Any other key stakeholders**

You will be asked to answer 'Yes', 'No', or 'Awaiting Response.' If 'Yes' is selected you will need to provide details of engagement and attach relevant evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.

Strategic Approach

6. Provide a statement on how the proposed garden community fits with local or area housing and economic plans & strategies; how it will meet anticipated population growth both within the relevant Local Plan period and beyond; and how it will address local housing affordability issues.

a) How it fits with local housing and economic plans and strategies

The Strategic Economic Plan for Gloucestershire

This plan, produced by the local economic partnership gFirstLEP, sets out a clear vision and strategic priorities for delivering future economic growth in Gloucestershire. The plan promotes a Gloucestershire growth zone to deliver quality employment land in proximity to the M5 motorway attractive to businesses.

The development of homes and employment land at Wisloe, located between the A38 and M5 and in close proximity to the Bristol-Birmingham rail line would entirely accord with the ambitions of the growth zone project.

The Local Plan

The Local Plan Review Emerging Strategy seeks to develop an exemplar new settlement which will meet the housing and employment needs of the District whilst also delivering a step change in services and facilities available in the local area and existing communities of Slimbridge/Cambridge/Gossington. The mini-vision for this area included within the plan states: "Following Garden City principles, the mix of uses, design quality and accessible layout within a green setting will deliver a truly sustainable pattern of living for new and existing local residents."

b) How it will meet anticipated population growth

Under the standard housing methodology, Government requires the Local Plan Review to provide for at least 603 new homes per year (based on the latest 2016 household projections), or at least 638 new homes per year (based on the previous 2014 household projections). Either way, this requires a 32% to 40% increase on the figure in the current Local Plan of 456 homes per year.

To meet this new challenging target every year over a 20-year period will require the Local Plan Review to identify land for at least 12,800 new homes. Currently, 7,100 new homes have received permission or are already identified in the current Local Plan and so the Council is required to identify land for at least 5,700 homes to meet this target.

Delivering a new settlement at Wisloe provides the opportunity to deliver at least 1,500 of these new homes by 2040 – or over 25% of the additional growth required. If growth can be accelerated even further, through economies of scale, innovative design and construction solutions, early delivery of infrastructure and new delivery vehicles, there is the opportunity to deliver greater levels of growth than currently envisaged in the emerging Strategy.

There is additional land identified by the promoters of the Garden village which offers the potential to deliver a significant proportion of future growth requirements beyond 2040, building upon the solid foundation of infrastructure-led growth during the next plan period.

c) How it will address local housing affordability issues

The latest affordability ratio between income and house prices in Stroud District is 8.8 – one of the highest levels in the South West which is a major factor in driving the future housing requirement in the District using the new standard methodology.

The Wisloe new settlement is being jointly promoted by Gloucestershire County Council (a local authority) and Ernest Cook Trust (an educational charity). Unlike housing developers, neither organisation is bound by the requirement to deliver a set profit level. Both also have wider social and environmental objectives. Consequently there are opportunities to deliver a greater variety of housing solutions and tenures, including housing with care. Both landowners also have a willingness to explore innovative development approaches and construction methods that can offset higher development costs by generating additional sales value.

As an experienced affordable housing enabling authority with a strong track record of delivery as well as being a stock retention authority, the District Council has also recently been successfully building council housing (over 220 since 2013) to meet local affordable housing needs and has recent experience of joint venture partnerships with the private sector to bring forward market and affordable homes. The Council would like to explore opportunities to deliver further new council houses signalled by the Government's decision to remove the HRA borrowing cap.

Wisloe development offers the opportunity for a housing partnership to deliver a greater proportion of affordable housing than would normally be delivered through a private sector led market scheme.

d) How it will provide and embed opportunities to expand further in the future if required

Gloucestershire County Council and The Ernest Cook Trust own a substantial tract of adjoining land which could be made available to develop the longer term vision for a Garden village at Wisloe. The District Council has already identified that 43 hectares of land on the other side of the M5 motorway within the ownership of the County Council has future potential, having assessed broad planning matters, including landscape, flood risk, heritage and accessibility issues. The additional land could also help to improve the connectivity of the future village with an expanded Cam and Dursley rail station helping to benefit the delivery of sustainable transport within the wider area.

Local Leadership

7 a) Set out the extent of community engagement undertaken to date in respect of the garden community. This should include any engagement with key local stakeholders, for example, Sustainability and Transformation Partnerships, LEPs, energy district network operators, etc.

Community and stakeholder engagement is a key factor in delivering a successful strategy for Wisloe Green Garden Village. The process of engagement has already started through the Local Plan. Stroud District Council have identified the site in their emerging Local Plan which has been and will continue to be the subject of widespread public consultation.

Stroud District Council have had early meetings with a range of stakeholders including Highways England, South Gloucestershire Council, Gloucestershire County Council as transport authority and lead local flood authority and the Environment Agency. Going forward, there is a programme of stakeholder meetings planned for the Local Plan Review public consultation this Autumn 2018.

Gloucestershire County Council have met with the NHS Lead Commissioner for Older People to determine the amount of housing with care provision which could potentially be delivered at Wisloe Green.

b) How do you intend to engage with local residents and stakeholders about the garden community proposal in the future?

Consultation going forward will be a mix of formal and informal with a focus on innovative ways in which to engage with different groups. The structure of the Garden Village will include a Delivery Board and a Stakeholder Board with outreach programmes flowing from that - ranging from residents through to local schools and businesses.

8. Where a proposed garden community is cross-boundary or located close to the boundaries of neighbouring authorities, describe the type and level of local authority co-operation and joint working taking place.

Whilst Wisloe is not immediately on the border with South Gloucestershire, the Council is actively working with South Gloucestershire Council to co-ordinate plan-making activities across administrative boundaries. In the immediate context of the West of England Joint Spatial Plan, a Statement of Common Ground has recently been signed by planning managers from both authorities which summarises the nature of existing co-operation and how we will work closer together in the future.

Growth proposals in South Gloucestershire and in Stroud District will rely on significant new infrastructure including highway junction improvements at M5 J14, A38 and other roads within the strategic network, developing additional rail capacity on the Bristol-Birmingham line and extending the MetroWest bus corridors from Bristol into Gloucestershire. These projects all involve developing joint working between South Gloucestershire, Gloucestershire County Council and Stroud District Council. Officer working is on-going and includes regular meetings, sharing data, developing joint statements.

Garden Community Vision

9 a) Set out the vision and key development objectives for the proposed garden community. Highlight how the garden community will address the qualities set out in the Prospectus, and any other principles considered important.

Wisloe Green is owned not by a developer, but by two local stakeholders, Gloucestershire County Council and The Ernest Cook Trust. Gloucestershire County Council's vision is to improve the quality of life for Gloucestershire people and communities. Wisloe Green represents an opportunity to achieve this vision. The Ernest Cook Trust is a large educational charity in England. It was founded in 1952 by the philanthropist Ernest Cook, the grandson of Thomas Cook. Each year the Trustees distribute educational grants to benefit children and young people, notably to schools for improving their outdoor education and play areas. The Trust are also land owners and own part of the proposed Wisloe Green site. In addition to education, its founder also had a passion for the countryside, and this included architecture and the built environment. Wisloe Green represents an opportunity to add to its legacy.

Combined with local support from Stroud District Council, with a recent track record of social and rural housing delivery, the approach to Wisloe Green is both markedly different and quantifiable.

The vision is evolving, but the principles remain set:

- Allow the Severn Vale landscape and industrial heritage of the Stroud Valleys guide the identity of Wisloe Green, whether that is drawing from Slimbridge wetlands, or the density of Cam and Dursley in a rural setting.
 - As Wisloe Green grows over time, community, transport and employment infrastructure should also grow at the same pace. This will be led by an organic masterplan with its own core growth principles.
 - Walkable neighbourhoods reduce car dependency when coupled with the right mix of development and infrastructure. Wisloe Green community will deliver walkable mixed-use neighbourhoods.
 - Wisloe Green will be delivered as serviced land with a coherent design vision to maximise the range and type of housing and employment providers on-site. This will enable bespoke local providers and self-build groups to improve quality, local identity and drive construction innovation.
 - Wisloe Green will be guided by a Board and a series of partner groups that mix community knowledge with public and private sector technical experience to drive a local development agenda.
 - Education, the natural environment and social welfare are key aspects that the landowners commit to deliver themselves.
 - Wisloe Green is committed not only to walkable communities, but also innovation in transport infrastructure, to respond to changing travel patterns and social, retail and employment needs. It is in close proximity to Cam and Dursley Station which would benefit from reciprocal investment.
 - The original underlying theme of Garden Towns was to 'improve health and well-being'. Wisloe Green will maintain this as a core intervention in the way each aspect of the proposal is developed. Proposals will respond to different social sectors and age profiles of the community based upon a Healthy Community Assessment and subsequent delivery plan.
 - 'Learning from the Land' represents The Ernest Cook Trusts unique value to this project, specifically in the way that green space is delivered and then used. It represents a key principle that supports wellbeing, stewardships and biodiversity.
 - Development will respond to those technologies that are available now, but more importantly Wisloe Green will explore adaptability in each aspect of its infrastructure, housing and commercial space design. It will support the showcasing of new technology.
- None of this will be possible without the surety of commitment from two organisations that have a long-standing stake in Gloucestershire. The drive and ability to create a legacy is therefore markedly different in these circumstances. The Partnership would welcome the guidance and support of MHCLG and Homes England to deliver its ambitious but focused approach.

b) Provide details of review mechanisms and tools that will be put in place to secure delivery of the quality aspects of the garden community. E.g. a design review panel.

Quality is carried across the whole garden community concept, from design through to community infrastructure. Quality is derived from strong early leadership, a clear vision and then long-term ownership of a project that will last many years. The delivery partners have long-established links with Gloucestershire, through County governance and grass roots educational engagement. This will continue at a garden community level. Review mechanisms and measures of quality will be established through the delivery structure via a series of Boards, as set out in Question 12.c.

Deliverability

Milestones

10 a) Identify the key risks to delivery of the milestones between now and start on site shown in the timeline submitted with this bid and set out the measures you will take to mitigate these risks.

Development Plan Delays and Legal Challenge

- Monitor Development Plan Preparation and investigate twin tracking development plan reps with planning application/s or LDO/s

Planning Application Delays and Legal Challenge

- Agree PPA and full legal audit before planning submission including full review of EIA.

General Election

- Ensure development proposal is binding both in planning and legal terms.

Lack of infrastructure

- Ensure early consultation with Statutory Providers and ensure buy in to proposals at each stage. Also secure financial commitments/funding providers.

Delivery Delays

- Ensure the adoption of realistic/robust timescales as well as penalties for delays. Ensure development is properly master planned within phases.

Finance Delay

- Include a variety of funding sources in order to spread risk.

Environmental and Technical constraints need to be fully explored

- Undertake full suite of environmental and technical reports at earliest opportunity to identify risk and means of mitigation.

Brexit

- Ensure development proposal is binding and meets identified housing needs. Avoid financial dependence on EU sources which are at risk.

Recession/Economic Delay

- Ensure front loading and finance of key infrastructure to bring about development of housing.

Change in Local Government Structure eg Unitary / Officer Changes

- Ensure proposals are binding within development plan and early engagement with stakeholders.

Change in National Planning Policy Framework

- Review monitor and influence at local and national level of Governance.

Changes in Climate Change Legislation

- Review and Monitor and comment where necessary.

Landowner Disagreement/Legal Conflicts

- Ensure robust legal framework is in place.

Change to strategy/approach vision

- Ensure proposals are binding but have sufficient flexibility.

Consultee/Stakeholder Objections

- Ensure Consultees/Stakeholders are fully engaged throughout.

Land Value Capture Issues / Viability

- Ensure there is a reasonable return for landowners plus uplift for community gain and infrastructure. This will need to be means tested against market needs/forces.

b) Provide a high-level commentary on the assumptions that have been made with respect to the housing trajectory for the garden community.

The proposed housing trajectory assumes that Planning Permission is granted by the end of 2021 followed by completion of 160 dwellings per annum, split between:

- 1 volume builder – 48 pa
- 2 SMEs – 32 pa (16 each)
- 1 Built to Rent – 16 pa
- Self/custom -16 pa
- Affordable housing – mixed between volume, RP constructor and Stoud District
- Gloucester – social care

c) Set out any opportunities that there are to accelerate this housing trajectory including any interventions that would be needed to support acceleration.

Wilsoe Green will focus on an innovative approach to design and construction, including modern methods of construction and self build.

You will be asked at the end of the form to provide evidence of the following:

- A **timeline of the key milestones and dependencies** between now and start on site for the new garden community.
- A **structure chart / organogram** of the proposed governance structure for the garden community which shows the role and responsibilities of key project partners, e.g. Local Planning Authority, County Council, LEP, Government agencies, landowners, developers, etc.

Infrastructure

11 a) Provide a list of the key items of infrastructure that will be required to support delivery of the garden community. Transport-related; education, health, country parks, etc.

Social

- Schools – primary (2) and secondary (1)

Economic

- Serviced land
- Starter hubs

Environmental

- Green infrastructure
- Improvements to biodiversity

Transport

- Pedestrian links to Cam and Dursley Railway Station
- Pedestrian/cycle bridge over the M5

b) Outline any significant new or upgraded utility provision that will be required to support delivery of the garden community.

Enquiries and meetings with utility providers will serve to inform the capacity and demand/supply. High speed broadband will be essential. There should also be electric car charging points and potentially provision for automated vehicles.

Land

12. Provide a brief commentary on the land ownership and development promotion arrangements within the proposed garden community site. This should include:

a) Details of land owners, promoters and developers;

The land owners are Gloucestershire County Council and The Ernest Cook Trust. There are relatively small parcels of land in third party ownership, as detailed on the plan. These are required in the later phases of the development, beyond the Local Plan period.

b) Extent to which land is under option and any agreements in place;

N/a

c) Details of any discussions about delivery mechanisms and models which have taken place;

Stroud District Council, Gloucestershire County Council and The Ernest Cook Trust have been in focussed discussions about delivery models. The land owners and the Local Planning Authority are seeking an active part in the delivery of Wisloe Garden Village. These partners share an ambition to deliver something which is unique and ambitious for Wisloe Green. They propose that a bespoke model is developed, based on two Boards and a series of Groups and that long term stewardship is critical to successful place making.

A series of Wisloe Green Boards and Groups will be established, with the membership selected for their skills, knowledge or position as a stakeholder. Key to successful delivery of Wisloe Green is close cooperation of a wide range of partners including MHCLG, Homes England, statutory bodies, gFirst LEP and representatives from local business organisations and local interest groups. The Boards and groups are proposed as follows;

- Wisloe Green Development Board – Comprised of The Ernest Cook Trust, Gloucestershire County Council, Stroud District Council.
- Delivery Management Board – Comprised of The Ernest Cook Trust, Stroud District, Gloucestershire County Council, MHCLG, Homes England, gFirst LEP.

- Community Infrastructure Group – Representatives from community and business organisations.
- Natural Environment Group – Natural England, Environment Agency, Cotswold AONB Board
- Economy Board – gFirst LEP, local businesses
- Housing Quality Group – Registered providers, Self Build Association, Developers
- Infrastructure Delivery Group – Network Rail, Highways England, Highways Authority
- Design Quality Review Group – Direct the quality of the design and provide advice and guidance to house builders as to the standard of design that will be required. Its remit will be to encourage innovative approaches to design and environmental standards and to set the standard for the highest quality development.

The role and structure of the boards and groups will change over time. However, from the outset their purpose is to develop the overall framework for the site and enable the delivery of the first phases of development. Proposals will be developed in consultation with the groups, who will have direct and continually strengthening knowledge of the project. The groups will advise the two boards, whose role is to then shape Wisloe Green. To ensure that quality is maintained beyond the initial construction period the board may evolve into a community trust, to continue foster its own community identity.

d) Envisaged site assembly period including whether land can be drawn down in phases;

It is proposed that Wisloe Green is taken forward in phases, as set out in the housing trajectory. Each phase could potentially be brought forward through a Local Development Order which is a useful tool in the planning kit to speed up delivery.

e) Details of any part of the site that is public sector land.

The site is partly owned by Gloucestershire County Council.

You will be asked at the end of the form to provide evidence of the following:

- Land ownership plan – an overlay of the Strategic Framework Plan showing the extent of the different key land interests within the scheme boundary plan at the same scale as the Strategic Framework Plan.

You will be asked at the end of the form to provide evidence of the following:

- **Land ownership plan** – an overlay of the Strategic Framework Plan showing the extent of the different key land interests within the scheme boundary plan at the same scale as the Strategic Framework Plan.

Planning

13 a) Indicate the planning status of the site(s) for the garden community.

The site has been included within the Local Plan Review Emerging Strategy Paper as a key component of the emerging spatial strategy for delivering future growth.

b) Describe the status of the current Local Plan and if relevant provide a timescale and key milestones for its adoption.

The current Local Plan was adopted in November 2015. The Local Plan Review commenced with an issues and options consultation in Autumn 2017. An Emerging Strategy document will be subject to public consultation from 16 November 2018 to 18 January 2019. The future published timetable, set out in the Council's Local Development Scheme, envisages Reg. 18 consultation on a full draft plan in Autumn 2019; pre-submission consultation Autumn 2020; and anticipated adoption by Winter 2021/22.

c) Highlight any significant planning constraints that may affect allocation and development of the site. E.g. green belt status, flooding risk, designated heritage assets, etc.

Whilst the location of the proposed Garden village within the A38/M5 growth corridor and within close proximity to Cam and Dursley rail station and facilities in Cam and Dursley offers the very real potential for maximising the potential for sustainable transport, pedestrian and cycle improvements are needed on the A4135 as it crosses the Bristol-Birmingham rail line to the south of the site and to the north of Cam, to deliver safe and convenient access to Cam and Dursley rail station and to Cam beyond.

The site is located between the adjacent villages of Slimbridge, Cambridge and Gossington and to the north of Cam. It is important that the development of a new Garden village does not result in the actual or perceived coalescence of these settlements and sensitive use of Green Infrastructure and landscaping as well as the careful articulation of new settlement design character will be important to achieve this.

Proximity of the site to the A38 and M5 whilst offering transport advantages, also brings with it challenges in terms of potential noise and air pollution. Whilst design and layout can mitigate impacts, these can also bring with them capacity issues in terms of delivering on the objectives of maximising housing potential.

The M5 Junction 14 at Falfield to the south of the District within South Gloucestershire is currently at or nearing capacity and the level of growth proposed within the submitted West of England Joint Spatial Plan in South Gloucestershire is likely to require substantial improvements. To ensure that growth planned for within both South Gloucestershire and Stroud District future local plans can be accommodated; Highways England is supporting the principle of a comprehensive solution although a scheme has yet to be designed.

d) If any of the site is classified as brownfield, please highlight the proportion and nature of the brownfield element.

Wisloe is predominantly a greenfield site, although the development may provide some opportunities to remodel some limited areas of brownfield land within the site.

e) Briefly describe the high level planning strategy proposed to facilitate delivery of the garden community. This should include both plan-making and development management routes.

The Council is currently reviewing the Local Plan and it is proposed that the site will be an allocation within the Plan for the delivery of at least 1,500 new homes and 5 hectares of employment land by 2040. The Local Plan is due to be submitted for examination in winter 2020.

The Council will work with the promoters of the site to progress the evidence required to support the allocation and will jointly produce a framework document and draft development brief for submission with the draft Plan.

The Council is keen to explore the delivery methods which would be most appropriate for delivering this new settlement. There is an appetite within the Council for joint working with the private sector to deliver more affordable housing for local needs and capacity within the Council for delivering additional council houses, perhaps through a formal joint venture partnership or the creation of a local housing company. The Council would welcome the support the Garden Communities programme may offer in terms of building knowledge and capacity of delivery options.

Assuming that the plan is found sound by 2021, the Council will work with the promoters on the required planning applications and additional capacity to support working up the scheme will be required. From a development management perspective, the Council will create a project team to manage the planning applications through the process and will agree a planning performance agreement with the applicants.

Viability

14 a) Provide a brief market commentary on existing land values, levels of local housing demand and need, local housing affordability, and types of homes needed locally to meet need.

Existing Agricultural market land value ranges from **£. 43** per hectare assuming land has no exceptional planning hope value and vacant possession is available. Where existing Agricultural Act tenancies or similar exist, then values are affected. Market evidence suggests that large strategic urban extensions with an implementable planning permission increases the value to within the range of **£. 43** per (gross) hectare. The variables relate to the abnormal costs. Research suggests that below these level vendors may not be tempted away from the base agricultural use given the taxation and long term investment advantages as opposed to difficulties that arise from relocation reinvestment and consequential tax liability. Landowners with a desire to do so may accept a lower return although Local authorities have been required in planning legislation in recent years to take a pragmatic view of Affordable Housing requirements to meet market levels rather than risk delivery.

b) Provide a high level viability appraisal (budget statement and linked cash flow statement) for the garden community project, highlighting key infrastructure requirements, any funding gaps and how they might be filled. This should include an explanation of the assumptions that have been made.

Please see attached (appendix 1) setting out a high level appraisal of the proposed community. It is apparent that the scheme can deliver housing at market levels and be self-funding whilst providing a return to the land owners. The assumptions in the various elements of the report are self-explanatory but key points are that the Landowners have promoted the scheme to an allocation thus removing the need for the appraisal to allow for planning costs of doing so. They now wish to meet that aspiration to design the settlement in line with garden community principles as opposed to a standard volume housebuilder model. The appraisal therefore delivers a considerably higher density and what becomes evident is that a tension exists between the delivery of affordable housing and density/dwelling numbers. This may be partly met by the landowners reducing their required return for their land, but the delivery of Affordable Housing will require intervention.

c) Set out the key dependencies and phasing implications between housing and infrastructure delivery.

The financial model assumes no abnormal ground conditions, construction and infrastructure costs. It is based on planning agreement costs in line with levels derived from evidence drawn from a number of sustainable urban extensions. Such assumptions may prove not to be correct.

d) Describe any plans to access finance, including private sector investment.

The model which has been used seeks to bring together the land owners, the necessary due diligence and legal agreements, negotiation and settlement of terms, all at their own expense. The surveys, promotion, application and all supporting reports would then be funded by them to the point where they deliver an outline planning permission. At that point it is assumed a lead developer partner would be appointed who would manage and dispose of the various market elements of the site to housebuilders and commercial developers. This would enable and fund the development of the infrastructure through the scheme. The financial model demonstrates this is deliverable (based on the assumptions made) at current market levels.

Government Support

15. Please outline what aspects of the government support package set out in the prospectus you would like to draw on to support delivery of the new garden community. Please be as specific as possible and highlight how the support requested would help deliver additional or accelerated housing delivery.

Wisloe Green presents the opportunity to deliver housing at pace. The first 1,500 dwellings and 5ha of employment space accord with the emerging Local Plan (to 2040) and can be delivered within the land ownership of Gloucestershire County Council and The Ernest Cook Trust. The additional land identified (which includes third party land holdings), presents the wider opportunity to deliver a total of 4,250 dwellings and associated infrastructure. Garden Community status is critical to deliver over and above what the Local Plan will achieve and is dependent on a package of Government support, as highlighted in the Prospectus. This around delivering enhanced infrastructure, potential for accelerating delivery, capacity building to ensure a coherent community vision and design quality. Overall Wisloe Garden Village will, with Garden Community Status, deliver successful legacy planning.

Schedule of Garden Communities Place Making

The summary below highlights the outputs of the first 1,500 units, as emerging through the Local Plan and goes on to address the future prospects and support required to deliver a Garden Village of up to 5,000 dwellings, beyond the Local Plan period. Each of the opportunity areas would require Government Assistance as set out in the Prospectus – resource funding, delivery support/advice, peer learning and cross-government brokerage.

Green Infrastructure

1500 dwellings

- An acoustic bund parallel to the motorway: this is considered necessary for mitigating the proximity of the road noise and accommodates a green corridor accessible as a public open space and contributing to various engineering and ecological functions.

5000 dwellings

- A central and integrated green corridor which serves a wide variety of social and environmental purposes: High quality open space, biodiversity, community activity space, educational facility.

Housing Delivery

1500 dwellings

- A viable scheme could be delivered based on a volume house builder model.

5000 dwellings

- Allows the land owners and Stroud LPA to address new methods of housing delivery. Garden Community support will be essential to meet the new Government agenda for housebuilding and to realise the opportunities for Gloucestershire. This will include accelerating housing growth, bringing SMEs to the market and the ability to service plots and control development through a master builder approach.

Pedestrian & Cycle Movements

1500 dwellings

- Pedestrian/cyclist movement to south of the site is currently hindered by the M5 and neighbouring railway line with the existing bridge over the latter having no dedicated foot/cycleway provision. This linkage is therefore proposed to be improved to encourage greater pedestrian/cycle movement between the site and Cam & Dursley Railway Station and to the settlements beyond. To address this severance effect there is the potential to provide a pedestrian/cycle bridge adjacent to the existing railway bridge along with an upgrade of the footways either side of it. Alternatively, there is the potential to provide a high-quality foot/cycle bridge directly across the M5 to better serve the desire line between the site and Cam & Dursley Railway Station. However, a settlement of 1500 dwellings may only be able to justify the former improvement due to the higher cost of providing one to directly connect the site.

5000 dwellings

- A settlement of this scale would be able to better justify/fund a high-quality foot/cycle bridge across the M5 in order to directly serve the desire line between the site and Cam & Dursley Railway Station, Draycott Lower Cam and Dursley communities. The provision of a bridge along this alignment would help achieve a high modal shift to non-car modes of transport in order to provide a more sustainable Garden Village community whilst also providing greater benefits to the adjacent Cambridge community.

Public Transport

1500 dwellings

- Enhancement of the existing bus services that extend along the A38 and A4135 in terms of increasing their frequency and in potentially diverting certain ones through the site to provide a good quality service for the site in overall terms.

5000 dwellings

- Enhancement of existing bus services as well as the potential provision of a new bus service to provide an excellent quality service for the site in overall terms which would allow a greater level of mode shift to public transport to be achieved.

Resource Funding

Priorities for specific resource funding have been considered and are set out below

Garden Village Delivery Team

- Garden Village Delivery Staff to progress the Garden Village Programme 2018 - 2020.

Concept development

- Masterplanning, including Green Infrastructure Strategy.

Local Development Orders

- Employing LDOs to support development.

Economic Strategy

- Economic projections and review of employment land requirements.

Infrastructure Delivery Strategy

- Investigate sustainable transport measures. Accelerate negotiations with Network Rail.

Affordable Housing Delivery

- Working with Homes England to deliver a comprehensive strategy.

Surveys

- Flooding, transport, ecology, noise.

Community Forum

- Set up website, establish strategy,

Pedestrian/cycle bridge over the M5.

- Feasibility study and optioneering exercise.

Additional Evidence Checklist

These items of evidence need to be submitted to gardencommunities@communities.gsi.gov.uk

By checking or selecting 'yes' I confirm that I have emailed a copy of this evidence to gardencommunities@communities.gsi.gov.uk

<p>Location Plan - one or more plans showing the location of the proposed garden community outlined in red. It should also indicate the location of any nearby communities/development, and the boundaries of the Local Planning Authority, County Council, LEP. Include site boundary coordinates. This plan should also highlight the extent of brownfield conditions on the site if relevant.</p>	
<p>Strategic Framework Plan for the proposed garden community – this should show: the broad disposition of proposed land uses and major infrastructure proposed.</p>	
<p>Land ownership Plan – an overlay of the Strategic Framework Plan showing the extent of the different key land interests within the scheme boundary plan at the same scale as the Strategic Framework Plan.</p>	
<p>Provide a structure chart / organogram of the proposed governance, legal and financing structure for the garden community which shows the role and responsibilities of key project partners, e.g. Local Planning Authority, County Council, LEP, Government agencies, landowners, developers, etc.</p>	
<p>High level viability appraisal (budget statement, and linked cash flow with all key assumptions clearly shown)</p>	
<p>A timeline of the key milestones and dependencies between now and start on site for the new garden community.</p>	
<p>Annual housing trajectory for the garden community.</p>	
<p>Can you provide evidence of support for your proposal from the following: <i>You will be asked to answer 'Yes', 'No', or 'Awaiting Response.' If 'Yes' is selected you will need to provide details of engagement and attach relevant evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.</i></p>	

a) Local MP(s)	Yes
b) Local community	No
Please provide further reasoning	
Through Local Plan process	
c) Local Enterprise Partnership(s)	No
Please provide further reasoning	
Through Local Plan process	
d) County Council (where relevant)	No
Please provide further reasoning	
Landowner & Key Promoter	
e) Neighbouring local authorities	No
Please provide further reasoning	
See Question 8	
f) For private sector led - the relevant local authority	No
Please provide further reasoning	
N/a	
g) Any other key stakeholders	No

Please provide further reasoning

Through Local Plan process



Ministry of Housing,
Communities &
Local Government



Homes
England

Assessment Guidance for Garden Community proposals

Garden Villages

Criterion	Weighting	Max Score	Score Awarded	Lead Assessor
Scale	10%	10		MHCLG GC Team
Strategic Fit	35%	35		MHCLG GC Team
Locally-led	10%	10		MHCLG GC Team
Garden community qualities	10%	10		MHCLG Design Team
Deliverability	35%	35	12	Homes England (excluding viability score)
Total		100		

Number of bid: GC040

Name of garden village scheme: Wisloe Green

Local authority: Stroud District Council

		Scale		
		1) Proposed number of homes Upload Annual housing trajectory for the garden community		
Scoring Guidance	Guide Score	Lead Assessor's commentary	Lead Assessor's score	Additional commentary
High - >7,500-10,000	5			
Medium - 5,000-7,500	3			
Low – 1,500-4,999	1			

2) If 10,000 or fewer homes are proposed, please provide details of:

a) The circumstances that you believe make the proposal suitable for consideration (refer to paragraph 5 of the prospectus.)

Paragraph 5: We will prioritise proposals for new Garden Towns (more than 10,000 homes), but will consider proposals for Garden Villages (1,500-10,000 homes) which are particularly strong in other aspects. For instance, demonstrating exceptional quality or innovations, development on predominantly brownfield sites, being in an area of particularly high housing demand, or ability to expand substantially further in the future.

Exceptional quality and being in an area of particularly high housing demand are scored elsewhere, so are not scored here.

Scoring Guidance	Guide Score	Lead Assessor's commentary	Lead Assessor's Score	Additional commentary
<p>High - The proposal demonstrates particular strength in other aspects over and above the garden community qualities, with a credible plan for how the outcome(s) will be delivered. Examples include, but are not limited to:</p> <ul style="list-style-type: none"> - Innovations e.g. catering to an ageing demographic, use of technology. - Development on 	5			

<p>predominantly brownfield sites</p> <ul style="list-style-type: none">- Ability to expand substantially further (above 10,000 homes) in the future. Links to question 6d)				
<p>Medium - The proposal demonstrates potential for particular strength in other aspects over and above the garden community qualities, although some of the detail on the delivery of the outcome(s) may still need to be worked through. Examples include, but are not limited to:</p> <ul style="list-style-type: none">- Innovations e.g. catering to an ageing demographic, use of technology.- Development on predominantly brownfield sites- Ability to expand substantially further (above 10,000 homes)	3			

in the future.				
Low – The proposal does not demonstrate particular strength in other aspects over and above the garden community qualities.	0			

<p>Strategic Fit</p> <p>6) a) b) c) Provide a statement on how the proposed garden community fits with local or area housing and economic plans & strategies; how it will meet anticipated population growth both within the relevant Local Plan period and beyond; and how it will address local housing affordability issues.</p> <p>5) In the case of transformational garden communities where substantive additional growth is proposed to an existing place, please outline the economic, social, and environmental outcomes you expect the proposal to achieve for the place as a whole.</p>				
Scoring Guidance	Guide Score	Lead Assessor's commentary	Lead Assessor's Score	Additional commentary
<p>High – the proposal demonstrates a high housing need and demand, with significant local affordability issues.</p> <p>It sets out an ambitious long term vision for the area, with strong evidence of how it addresses the affordability challenge and supports housing and growth in the area.</p>	35			

<p>This may include releasing more land through local plans to meet local housing need, and/or go above local housing need.</p> <p>If proposal is for a transformational community, the economic, social, and environmental outcomes are substantially positive and are judged to be achievable.</p>				
<p>Medium – the proposal demonstrates a clear housing need and demand, with moderate local affordability issues.</p> <p>It sets out a credible long term vision for the area, with some evidence of how it addresses the affordability challenge and supports housing and growth in the area.</p> <p>If the proposal is for a transformational community,</p>	21			

<p>the economic, social, and environmental outcomes will have a positive impact on the existing settlement, and are judged to be broadly achievable, although there may be a risk of delay.</p>				
<p>Low – the proposal demonstrates a relatively low housing need and demand, and local affordability issues are likewise relatively low.</p> <p>Although the long term vision for the area may be ambitious, the evidence of how it addresses the affordability challenge and supports housing and growth in the area is less strong.</p> <p>If the proposal is for a transformational community, the economic, social, and environmental outcomes will have a limited impact on the</p>	7			

existing settlement, and/or are judged to be highly challenging to achieve.				
<p>The proposal does not provide evidence about housing need and demand, or affordability issues.</p> <p>The proposal fails to demonstrate a long term vision for the area</p>	0			

<p>7 a) Set out the extent of community engagement undertaken to date in respect of the garden community. This should include any engagement with key local stakeholders, for example, Sustainability and Transformation Partnerships, LEPs, energy district network operators, etc.</p> <p>b) How do you intend to engage with local residents and stakeholders about the garden community proposal in the future?</p> <p>8. Where a proposed garden community is cross-boundary or located close to the boundaries of neighbouring authorities, describe</p>
--

<p>the type and level of local authority co-operation and joint working taking place</p> <p>Upload</p> <p>Evidence of support for your proposal</p> <p>a) Local MP(s) b) Local community c) Local Enterprise Partnership(s) d) County Council (where relevant)</p> <p>e) Neighbouring local authorities f) For private sector led – the relevant local authority g) Any other key stakeholders</p>				
Scoring Guidance	Guide Score	Lead Assessor's Commentary	Lead Assessor's Score	Additional commentary
<p>High – the proposal goes beyond the statutory duty for community and stakeholder engagement to date, and sets out a credible plan for significant engagement with local residents and stakeholders in the future which continues to go beyond the statutory duty.</p> <p>The proposal demonstrates support from some key local stakeholders, e.g. MP, County Council.</p>	10			

<p>Medium – the proposal fulfils the statutory duty for community and stakeholder engagement to date. The plan set out for future engagement likewise will fulfil the statutory duty.</p>	<p>6</p>			
<p>Low – the proposal fails to meet the statutory duty for community and stakeholder engagement to date – likely because it is at an early stage. The plan for future engagement will meet the statutory duty.</p>	<p>2</p>			
<p>The proposal fails to meet the statutory duty for community and stakeholder engagement to date and the plan for future engagement will likewise fail to meet the statutory duty.</p>	<p>0</p>			

Garden Community Qualities

Locally-led – community and stakeholder engagement and support

9 a) Set out the vision and key development objectives for the proposed garden community. Highlight how the garden community will address the qualities set out in the Prospectus, and any other principles considered important.

b) Provide details of review mechanisms and tools that will be put in place to secure delivery of the quality aspects of the garden community. E.g. a design review panel.

3) If fewer than 5,000 homes are proposed, please provide details of:

The measures that will be put in place to ensure that the proposed community will be largely self-sustaining, for example in terms of movement and transport facilities, education, health, community infrastructure, and jobs.

Note: Bids that propose fewer than 5,000 homes, bidders have been asked to describe the measures that will be put in place to ensure that the proposed community will be largely self-sustaining, for example in terms of movement and transport facilities, education, health, community infrastructure, and jobs. This should be factored in when assessing relevant quality factors

Scoring Guidance	Guide Score	Lead Assessor's commentary	Lead Assessor's Score	Additional commentary
High – the vision and key development objectives set out in the proposal clearly demonstrate how the qualities detailed in the prospectus will	10			

<p>be met and embedded:</p> <ul style="list-style-type: none">a. Clear identityb. Sustainable scalec. Well-designed placesd. Great homese. Strong local vision and engagementf. Transportg. Healthy placesh. Green spacei. Legacy and stewardship arrangementsj. Future proofed <p>. The plan for putting review mechanisms and tools in place to secure delivery of the proposed quality outcomes is credible.</p> <p>These include:</p>				
--	--	--	--	--

<p>Planning tools, such as Design Guidance, SPDs.</p> <p>Design assessments such as use of Building for Life 12, Design Review.</p> <p>Community engagement techniques.</p>				
<p>Medium – the vision and key development objectives set out in the proposal clearly demonstrate how most of the qualities detailed in the prospectus will be met and embedded. This must include:</p> <ul style="list-style-type: none"> a. Clear identity b. Sustainable scale e. Strong local vision and engagement f. Transport j. Legacy and stewardship arrangements <p>Although there may be</p>	6			

<p>uncertainty about how some of the qualities will be embedded, the proposal is clearly committed to the garden community qualities.</p> <p>The plan for putting review mechanisms and tools in place to secure delivery of the proposed quality outcomes is largely credible, although further work may be needed.</p>				
<p>LOW – The vision and key development objectives do not demonstrate how the key qualities detailed above will be met and embedded.</p> <p>The proposal does not evidence a clear commitment to the garden community qualities.</p>	0			

Deliverability & viability

Milestones

- 10 a) Identify the key risks to delivery of the milestones between now and start on site shown in the timeline submitted with this bid and set out the measures you will take to mitigate these risks.
- b) Provide a high-level commentary on the assumptions that have been made with respect to the housing trajectory for the garden community.
- c) Set out any opportunities that there are to accelerate this housing trajectory including any interventions that would be needed to support acceleration.

Infrastructure

- 11 a) Provide a list of the key items of infrastructure that will be required to support delivery of the garden community. Transport-related; education, health, country parks, etc.
- b) Outline any significant new or upgraded utility provision that will be required to support delivery of the garden community.

Land

12. Provide a brief commentary on the land ownership and development promotion arrangements within the proposed garden community site. This should include:
- a) Details of land owners, promoters and developers;
- b) Extent to which land is under option and any agreements in place;
- c) Details of any discussions about delivery mechanisms and models which have taken place;
- d) Envisaged site assembly period including whether land can be drawn down in phases;
- e) Details of any part of the site that is public sector land.

Planning

- 13 a) Indicate the planning status of the site(s) for the garden community.
- b) Describe the status of the current Local Plan and if relevant provide a timescale and key milestones for its adoption.
- c) Highlight any significant planning constraints that may affect allocation and development of the site. E.g. green belt status, flooding risk, designated heritage assets, etc.
- d) If any of the site is classified as brownfield, please highlight the proportion and nature of the brownfield element.
- e) Briefly describe the high level planning strategy proposed to facilitate delivery of the garden community. This should include both plan-making and development

<p>management routes.</p> <p>Viability</p> <p>14 a) Provide a brief market commentary on existing land values, levels of local housing demand and need, local housing affordability, and types of homes needed locally to meet need.</p> <p>b) Provide a high level viability appraisal (budget statement and linked cash flow statement) for the garden community project, highlighting key infrastructure requirements, any funding gaps and how they might be filled. This should include an explanation of the assumptions that have been made.</p> <p>c) Set out the key dependencies and phasing implications between housing and infrastructure delivery.</p> <p>d) Describe any plans to access finance, including private sector investment.</p>				
Scoring Guidance	Guide Score	Lead Assessor's commentary	Lead Assessor's score	Additional commentary
<p>Priority for proposals that offer a strong prospect of early delivery & a significant acceleration of housing delivery</p> <p>(i) The evidence demonstrates that either development is already underway or there is a reasonable prospect of the anticipated start of delivery on site by:</p>		<p>The site has been included in the Local Plan Review Emerging Strategy Paper which is currently undergoing consultation. The Local Development scheme envisages adoption of the new Local Plan in 2022. Housing delivery shown starting in 2026 considered optimistic</p>	<p>5</p>	

<ul style="list-style-type: none"> • 2025 • 2025 - 2030 • Post 2030 • No information provided 	10 6 2 0			
(ii) From the information provided, there is reasonable potential for an earlier start on site by: <ul style="list-style-type: none"> • 1 year or more • 6 months - 1 year • 6 months or less • No anticipated acceleration 	10 6 2 0	Gloucestershire County Council and Ernest Cook Trust core ownership/partnership and the clarity of the vision suggest potential to start earlier by 6 month to 1 year.	5	
(iii) From the information provided, there is reasonable potential for increase in the annual delivery rate by: <ul style="list-style-type: none"> • >100 units pa • 50-100 units pa • 10 - 50 units pa • No anticipated acceleration 	10 6 2 0	Ownership and recognition of potential for a range of non-competing delivery bodies suggest potential to accelerate combined with distinct areas within plan allowing separate marketing outlets and offers.	2	
(iv) Information provided about the project governance demonstrates:				

<ul style="list-style-type: none"> • An effective project governance structure is either in place or proposed that reflects the stage the project is at, demonstrates corporate involvement from local authority; & includes key partners / stakeholders to support project delivery appropriate to the stage the project is at. • A project governance structure is proposed but it may not be that effective in light of the stage the project is at or it may have low corporate involvement from the council, or not all relevant key partners are involved. • Some consideration has been given to project governance, but the bid signals that more substantial work needs to be done. • No information provided on project governance 	<p>10</p> <p>6</p> <p>2</p> <p>0</p>	<p>Clearly articulated and appropriate governance proposals. May require more detailed understanding of how this is intended to operate at each level</p>	<p>8</p>	
<p>Average score out of 10 for</p>			<p>5</p>	

above				
<p>Evidence of the strength of existing commitments & partnerships such as with master developers & land owners, and consideration of delivery models & timescales</p> <p>(i) The bid information demonstrates that in relation to the stage the proposed project is at:</p> <ul style="list-style-type: none"> • There is evidence of an effective working relationship between the council, site owners/promoters/developers in place to deliver the project; land assembly is being addressed & is unlikely to be a challenge to delivery; there is ambition & good potential for an effective delivery model or mechanism to be put in place to secure delivery in accordance with milestones & anticipated 	5	<p>Jointly commissioned vision by principle land owners Gloucestershire County Council and Ernest Cook Trust and supported by Stroud District Council. 1,500 homes wholly deliverable on that core ownership within early phases following an adaptable framework capable of expansion to 5,000 homes drawing in third party land.</p> <p>Proposed delivery through Winslow Green Development Corporation which is to be established.</p>	5	

working arrangements	0			
Score out of 5			5	
<p>Degree of potential planning risk or delay to project; credible planning strategy for taking site forward to delivery</p> <p>(i) The submitted evidence demonstrates:</p> <ul style="list-style-type: none"> • All or the majority of the site is allocated in a current Local Plan and either has permission or a planning application is under preparation for all or part. • All or the majority of the site is allocated in a current Local Plan or a LP that is likely to be adopted by end 2020. • All or majority of the site is not currently allocated in a Local Plan but is in an emerging LP likely to be adopted beyond 2020. • The site is not allocated in a current or emerging Local Plan. 	<p>5</p> <p>3</p> <p>1</p> <p>0</p>	<p>The site has been included in the Local Plan Review Emerging Strategy Paper which is currently undergoing consultation. The Local Development scheme envisages adoption of the new Local Plan in 2022.</p>	1	

<p>(ii) The submitted evidence demonstrates:</p> <ul style="list-style-type: none"> • There are no significant planning constraints likely to affect the proposed development coming forward for delivery, taking into account existing or proposed mitigation measures. • The site has a number of significant planning constraints that may affect the timetable for the site coming forward for delivery BUT there is a credible planning strategy in place that has significant potential to address them. • The site has a number of significant planning constraints that may affect the timetable for the site coming forward for delivery and there is either no credible planning strategy in place to address them, or there is a high risk that the strategy may not 	<p>5</p> <p>3</p> <p>1</p>	<p>Major infrastructure issues in particular: M5 corridor and J13, Cam and Dursley Station and connections to it across the M5. These issues are capable of resolution and stakeholders are identified within the governance and delivery arrangements.</p>	<p>3</p>	
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<p>be successful.</p> <ul style="list-style-type: none"> No information is provided on planning constraints or a planning strategy 	0			
Average score out of 5			2	
<p>Infrastructure requirements are clear; there are opportunities to capture land value; there is confidence that proposals are deliverable.</p> <p>The submitted evidence and information on viability demonstrates:</p> <ul style="list-style-type: none"> A comprehensive understanding of the local context, infrastructure needs, costs of delivering the development bearing in mind the vision for the garden community, & how it will be funded. Assumptions underpinning viability are robust and substantiated. A significant majority of the costs associated with 	15			<p>Project cashflow provided together with infrastructure and planning agreement costs. Further work required on major infrastructure issues in particular. M5 corridor and J13, Cam and Dursley Station and connections to it across the M5. These issues and stakeholders are identified.</p> <p>Recommended score: 10</p>

<p>delivering the project are likely to be covered via land value capture from the proposal. Funding gaps are clear, there is credible information on how they might be addressed.</p> <ul style="list-style-type: none"> • There is reasonable understanding of the local context, infrastructure needs, costs of delivering the development bearing in mind the vision for the garden community, & how it will be funded, but some data / assumptions weak or not credible; or more work needs to be undertaken. A substantial part of the costs associated with delivering the project are likely to be covered via land value capture from the proposal. Funding gaps are clear and there is information on how they might be addressed. • The evidence 	<p>10</p>			
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<p>demonstrates either a very early stage of understanding of the local context, infrastructure needs, costs of delivering the development bearing in mind the vision for the garden community, & how it will be funded. Less than 60% of the costs of delivering the project is likely to be covered via land value capture from the proposal. There is little or no information on how identified funding gaps might be addressed.</p> <ul style="list-style-type: none"> • No information provided on potential viability 	<p>5</p> <p>0</p>			
<p>Score out of 15</p>				
<p>TOTAL SCORE FOR DELIVERABILITY</p>			<p>12</p>	

Stroud	Wisloe, situated between the A38 and M5 just north of Cam and south of Slimbridge	2,500	TBC	Gloucestershire County Council and the Ernest Cook Trust	Greenfield	No planning status					circa 2,500 dwellings, employment, a new primary school and comprehensive green infrastructure.	Gloucestershire County Council and the Ernest Cook Trust are looking at the prospects of developing a new settlement near Wisloe on land which they own, in Stroud District. The partners are working closely with Stroud DC in promoting the site through the Local Plan at this early stage. Interested in joining the Garden Communities programme.	S. 40
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Board Report 6 June 2019 - Annex B: Extracted GV score for Wisloe Green

					SITE DETAILS	SCALE	STRATEGIC FIT	LOCALLY LED	QUALITIES		
Bid no	Bid Lead	Local Authority	Scheme Name	No. of homes	Score	Score	Score	Score	Score	Total Score	Comments
GC040	Stroud District Council	Stroud District Council	Wisloe Green	5000	3	21	6	6	17	53	Free-standing

Board Paper – 6 July 2019 - Item 3 Annex D - Summary of scores against assessment criteria

GC040 Stroud DC							Bid scores moderately well against criteria. No particular exceptional qualities highlighted in the bid.
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[REDACTED]

From: s. 40(2) [REDACTED]@stroud.gov.uk
Sent: 10 October 2018 09:24
To: s. 40(2) [REDACTED]
Cc: s. 40(2) [REDACTED]
Subject: RE: Garden Communities

Follow Up Flag: Follow up
Flag Status: Flagged

s. 40(2) [REDACTED]

Out of scope

[REDACTED]

Wisloe is a proposed garden village of 1500 homes, 5 hectares of employment land, situated between the A38 and M5 just north of Cam and south of Slimbridge. The promoters are Gloucestershire County Council and the Ernest Cook Trust (an educational charity).

There are no major relationships between the two, other than both are likely to be predicated on improvements to M5 J14 and the County Council owns land within both sites.

See you on Friday.

Regards

s. 40(2) [REDACTED]

s. 40(2) [REDACTED]

Stroud District Council

Tel: s. 40(2) [REDACTED]

Fax: s. 40(2) [REDACTED]

www.stroud.gov.uk



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From: [REDACTED]@homesengland.gov.uk]
Sent: 09 October 2018 17:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Garden Communities

Thanks for coming back [REDACTED]
I remember the [REDACTED] Out of scope [REDACTED] from our tour but couldn't recall Wisloe although it is quite close by? Is there a relationship be the two?

Regards
[REDACTED]

Sent from my Windows Phone

From: s. 40(2) [REDACTED]@stroud.gov.uk
Sent: 09/10/2018 17:16
To: s. 40(2) [REDACTED]
Cc: s. 40(2) [REDACTED]
Subject: RE: Garden Communities

Dear s. 40(2) [REDACTED]

Thanks for your email. All is well here in Stroud, thanks.

I would like to attend the meeting in Bristol on Friday if there is room.

Stroud District Council is about to approve a consultation document on its Local Plan Review and there is likely to be at least two potential sites – [REDACTED] Out of scope [REDACTED] and Wisloe Green which may be suitable candidates for the Garden Communities fund.

Out of scope

I look forward to speaking about both projects to you and Ian on Friday and in subsequent discussions.

Regards

s. 40(2)

s. 40(2)

s. 40(2)

Stroud District Council

Tel: s. 40(2)

Fax: 01453 754945

www.stroud.gov.uk



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From: s. 40(2) [@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)

Sent: 09 October 2018 16:24

To: s. 40(2)

Subject: Garden Communities

Dear s. 40(2)

Hope you are keeping well ?

We are holding a Garden Communities prospectus meeting in Bristol this coming Friday.

The invitation went out via Chief Executives but thought i should contact you direct as we have had an expression of interest from s. 40(2) at Peter Brett regarding

Wisloe.

Would you be interested in attending?

s. 40(2) is leading for the South West and would-be happy to provide more detail.

Regards

s.
40(2)

Sent from my Windows Phone

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

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s. 40(2)

From: s. 40(2) @peterbrett.com>
Sent: 09 October 2018 15:49
To: s. 40(2)
Cc: s. 40(2)
Subject: RE: Graden Village Opportunity, Stroud

s.

Many thanks for your email and the invitation to the event on Friday. I would be delighted to attend.

The contacts I am working with for Wisloe Garden Village are;

- Stroud District Council – s. 40(2)
- Out of scope

I look forward to attending the event on Friday.

Kind regards,

s. 40(2)

Associate

Direct: s. 40(2)
Mobile: s. 40(2)

Taunton



PBA has joined the Stantec family, find out more at peterbrett.com.



From: s. 40(2) [redacted]@homesengland.gov.uk>
Sent: 09 October 2018 14:56
To: s. 40(2) [redacted] peterbrett.com>
Cc: s. 40(2) [redacted]@homesengland.gov.uk>; s. 40(2) [redacted]@homesengland.gov.uk>
Subject: RE: Graden Village Opportunity, Stroud

Hi s. [redacted]

Sorry for the delay in responding.

There is a strong level of interest in the Garden Communities programme in South West and we are happy to provide advice and where appropriate hold 1:1 meetings. As you know a pre-requisite is that bids are supported by the relevant local authority, so it would be helpful to know who you are working with at Stroud. Out of scope [redacted]

Subject to the above clarification you are more than welcome to attend a Garden Communities prospectus event in Bristol on Friday (12 October). I have attached details which were sent out to LA CEO's. The event will give you an opportunity to learn more about the Garden Communities programme, which we believe could support your proposals. This will also be an opportunity to talk to MHCLG / Homes England colleagues to answer some of your specific queries. Please also feel free to forward these details to Stroud. Out of scope [redacted] colleagues.

Please RSVP to my colleague s. [redacted] with names of who will be attending.

In the meantime I have sometime tomorrow afternoon if you need to call me.

I look forward to seeing you on Friday.

Best wishes,

s. [redacted]

[redacted]
Senior Planning Manager | Land
Homes England | 2 Rivergate | Temple Quay | Bristol | BS1 6EH

s. 40(2) [redacted]



Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (the legal entity).

Please note that our email addresses have changed from hca.gsi.gov.uk to homesengland.gov.uk - although emails sent to our old email addresses will be forwarded for 12-months, it would be appreciated if you would update your records to reflect this change.

Please forward any Freedom of Information Requests to: enquiries@homesengland.gov.uk

PROTECT - COMMERCIAL

From: s. 40(2) [redacted] [@peterbrett.com](mailto:[redacted]@peterbrett.com)
Sent: 09 October 2018 12:10
To: s. 40(2) [redacted]
Subject: FW: Graden Village Opportunity, Stroud

s. 40(2)

Further to my email below, I wonder if you might have time for a brief discussion prior to my meeting with s. 43 [redacted] on Thursday this week?

Many thanks.

Kind regards,

s. 40(2) [redacted]
Associate

Direct: s. 40(2) [redacted]
Mobile: s. 40(2) [redacted]

[Taunton](#)



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From: s. 40(2)

Sent: 01 October 2018 11:03

To: s. 40(2) [@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>

Subject: Graden Village Opportunity, Stroud

s. 43

I would welcome the opportunity to discuss the site with you in the context of Homes England and the Garden Communities agenda.

Perhaps you could give me a call when you are free, or I could call in at your office in Bristol?

I look forward to hearing from you.

Thank you.

Kind regards,

s. 40(2)

Associate

Direct: s. 40(2)

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s. 40(2)

From: s. 40(2)
Sent: 08 June 2020 15:20
To: s. 40(2)
Subject: RE: Wisloe Strategic Site, Stroud
Attachments: FW: Wisloe Strategic Site, Stroud

Hi s. 40(2)

Out of scope

Following s. 40(2) response (thanks s. 40(2) to this query from s. 40(2) at Stantec, s. 40(2) has emailed again (attached).

Is this something you can respond to her on or can I relay a message?

Thanks

s.
40(2)

Senior Development Manager
DD: s. 40(2)



Homes England
2 Rivergate
Temple Quay

Bristol
BS1 6EH

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OFFICIAL

From: s. 40(2) @homesengland.gov.uk>

Sent: 28 May 2020 14:07

To: s. 40(2) @homesengland.gov.uk>; s. 40(2) @homesengland.gov.uk>; A s. 40(2) @homesengland.gov.uk>

Cc: s. 40(2) @homesengland.gov.uk>

Subject: RE: Wisloe Strategic Site, Stroud

Hi s. 40(2)

Sorry for the delay in responding and thank you for flagging this potential opportunity.

I've cc'd s. 40(2) who is leading on a piece of work looking at failed GC bids dating back to 2018.

I'm not aware of any work done with Stroud since then. s. 40(2) and s. 40(2) should have a view on where this might sit in terms of our priorities going forward.

s. 40(2)

(2)

Senior Partnership & Business Development Manager
Markets, Partners, Places



Homes England | 2 Rivergate | Temple Quay | Bristol | BS1 6EH

s. 40(2) @homesengland.gov.uk

s. 40(2)

 @HomeslanColl

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From: s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>

Sent: 07 May 2020 16:34

To: s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>

Subject: FW: Wisloe Strategic Site, Stroud

Hi s. 40(2)

See email from s. 40(2), Stantec about potential future settlement at Wisloe, Gloucestershire. I believe this was an unsuccessful Garden Village application. Is this on the single pipeline radar?

I'm told the public/3rd sector landowners are keen to explore if a partnership with Homes England or support for the infrastructure requirements could accelerate delivery on the site of an exemplar development.

Is this something we know about or should be on the Pipeline?

Thanks

s. 40(2)

s. 40(2)

Senior Development Manager

s. 40(2)



Homes England
2 Rivergate
Temple Quay
Bristol
BS1 6EH

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OFFICIAL

From: s. 40(2) <[redacted]@stantec.com>

Sent: 07 May 2020 16:19

To: s. 40(2) <[redacted]@homesengland.gov.uk>

Subject: Wisloe Strategic Site, Stroud

s. 40(2)

s. 43 [redacted]

[redacted]

[redacted]

[redacted]

s. 43

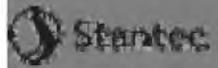
Regards

s. 40(2)

REDACTED

s. 40(2)

REDACTED



REDACTED

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