



Homes
England

Date: 27/05/2020

Our Ref: RFI2943

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 – RFI2943

Thank you for your request for information, which was processed under the Freedom of Information Act 2000 (FOIA). For clarification, you requested the following information:

I am writing under the Freedom of Information Act to ask for the following information:

Any correspondence concerning the proposal for a Garden Village/Community/Settlement at Sharpness in Gloucestershire.

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, which is attached as Annex A.

Information contained within Annex A has been redacted under the following exemptions:

Section 40 – Personal information

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

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

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. 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.

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The full text in the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

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.

The information requested relating to the proposed Garden Village 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.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of the Garden Communities Scheme.

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 or not 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.
- Homes England acknowledges there is a local public interest in the proposal of a Garden Community at Sharpness.

Arguments in favour of withholding:

- The information relating to viability and cashflow should not be in the public domain, as it relates to ongoing and unverified estimations. If commercial viability assumptions are made public at this stage there would be a high risk to the developer that they could not achieve approvals or planning required. If Homes England were to make this information public there would be a high risk of mistrust between the organisation and our partners, both in this case and in the future. This would not be in the public interest as if partners were not able to share information freely with us, Homes England may have to evaluate bids that were not as robust as they should be. This would not be in the public interest as there is a high risk that public money would not be allocated correctly;
- The information in relation to financial advice should not be in the public domain as it is not verified. It would not be in the public interest to release information that relates to ongoing estimations as to do so could project a misleading picture. There is a high risk that releasing the information would foster public distrust of both Homes England, the Government and the Local Authority. Releasing the information would not be in the public interest as Homes England has to maintain and foster constructive relationships in order to achieve the objectives in our strategic plan;
- The information relating to the assessment of the proposal should not be in the public domain as there is a high risk to both Homes England and the bidder if it were. Negotiations in relation to the site are ongoing and if the information were made public it could prejudice future negotiations Homes England may have in



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relation to the site. If Homes England or the Local Authority were not in a position to negotiate effectively this would severely impact value for public money, which would not be in the public interest. Furthermore, if information relating to the assessment process were in the public domain, this could lead to future proposals being distorted or lead to third parties using the information for their own gain. There is a high risk to the functionality and fair process of the scheme if this information were in the public domain. This would not be in the public interest as funding allocations could be distorted, leading to less effective use of public funds ; and

- 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.

The full text of in the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

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

<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

S40(2)

From: S40(2) @stroud.gov.uk
Sent: 10 October 2018 09:24
To: S40(2)
Cc: S40(2)
Subject: RE: Garden Communities

Follow Up Flag: Follow up
Flag Status: Flagged

S40(2)

Sharpness is a proposed new settlement south of Newtown/Sharpness Docks of up to 5000 houses and 10 hectares of employment, with the potential for a new station on the spur from the Bristol-Birmingham main line. The promoters are Lioncourt Strategic and Greensquare.

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

S40(2)

S40(2)

Stroud District Council

Tel: S40(2)

Fax: S40(2)

www.stroud.gov.uk



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From: S40(2) @homesengland.gov.uk]
Sent: 09 October 2018 17:35
To: S40(2)
Cc: S40(2)
Subject: RE: Garden Communities

Thanks for coming back S40(

I remember the Sharpness proposal from our tour but couldn't recall Wisloe although it is quite close by? Is there a relationship between the two?

Regards

S40(

Sent from my Windows Phone

From: S40(2) @stroud.gov.uk

Sent: 09/10/2018 17:16

To: S40(2)

Cc: S40(2)

Subject: RE: Garden Communities

Dear S40(2)

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 – at Sharpness and Wisloe Green which may be suitable candidates for the Garden Communities fund.

I have spoken to S40(2) who I think has mentioned that I would like to attend to you. I have also approached S40(2) (Hunter Page Planning) who is providing the planning support for the consortium promoting a new settlement at Sharpness. I have yet to hear back from him but hope that he or a colleague may also be able to attend.

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

Regards

S40(

S40(2)

Stroud District Council

Tel: S40(2)

Fax: S40(2)

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From: S40(2) @homesengland.gov.uk]

Sent: 09 October 2018 16:24

To: S40(2)

Subject: Garden Communities

Dear S40(

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 S40(2) at Peter Brett regarding Wisloe.

Would you be interested in attending?

S40(2) is leading for the South West and would-be happy to provide more detail.

Regards

S40(

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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S40(2)

Ridge & Partners LLP
Thornbury House
18 High Street
Cheltenham
Gloucestershire
GL50 1DZ

7th Nov 2018

Ref – Sharpness Garden Communities Bid

Dear S40(

Please accept this letter as our formal support for your bid for Sharpness to be included in the Garden Communities Programme.

GFirst LEP recognises the ambitious scale of the proposed development at Sharpness and shares the view of the local authority that it represents an ideal opportunity to develop a major new sustainable community with good transport connectivity, large scale employment land in close proximity, (including the de-commissioned Magnox site at Berkeley which the LEP has invested c£10m into to develop into the Gloucestershire Science and Technology Park) and the benefit of an adopted local plan as the basis for future development.

A particular characteristic of the Stroud District is the geography which constrains development to a relatively limited area of the district, predominantly along the Severn Vale. A Garden Village at Sharpness would provide the means to significantly impact on the district's housing needs.

Gloucestershire has a pressing need to accelerate the rate of house building and also to ensure the right types of housing is built to meet both current and future needs. Including Sharpness in the Garden Communities Programme would be a significant factor in achieving this.

Yours sincerely

S40(2)

S40(GFirst LEP CIC

DAVID DREW MP

Stroud



HOUSE OF COMMONS

LONDON SW1A 0AA

^{S40(2)}
[Redacted]
Planning Strategy Manager
Stroud District Council
Ebley Mill, Ebley Wharf
Stroud GL5 4UB

9 November 2018

Dear ^{S40(2)}
[Redacted]

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 Sharpness Eco 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,

^{S40(2)}
[Redacted]
David Drew MP
MP for Stroud Constituency

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) and Sharpness Development LLP

Main Contact

S40(2) (Stroud District Council) and S40(2) (Sharpness Development LLP)

Telephone Number

S40(2)

Email Address

S40(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

Sharpness Development LLP - a partnership between Lioncourt Strategic Land (Sharpness) Limited, a wholly owned subsidiary of Lioncourt Homes Limited and GreenSquare Homes Limited, a wholly owned subsidiary of Green Square Group. The purpose of the Sharpness Development LLP is:

Types of homes and tenures

Our ambition is to create vibrant and inclusive communities through the delivery of a wide range of dwellings sizes, types and tenures in order to accommodate a variety of household types. This will include much needed affordable housing incorporating a mix of social and affordable rent, shared ownership and starter homes which are genuinely affordable for young first-time buyers. It will also include homes to downsize, homes with an element of care and family homes with space-standards that allow families to grow.

Employment

Number of jobs created

650

Approx. area of employment space (ha)

12.5

Key types of jobs created

Sharpness Eco-Village will provide long term direct employment opportunities through the proposed employment space, district centre and local food market and retail centres creating connected, flexible and integrated spaces. A breakdown of likely job sectors is set out below:

- Use Class B1c – likely to be in the form of workshop units and small scale offices for new and existing businesses.
- Use Class B2 – small scale industrial premises.
- Use Class B8 – storage and distribution.
- Use Class A1 – main food store as well as some smaller retail units
- Use Class A3 – small scale food/drink provision such as café/coffee shop
- Use Class D1 – the provision of new schools will create new jobs in the education sector

Employment would also be generated from the construction of the development and associated infrastructure. There is also a great opportunity to promote ‘green tourism’ as part of the proposals economic benefits given the close proximity to Sharpness Docks and Marina, and Gloucester and Sharpness Canal to the proposed village. It is envisaged that the 10.2 hectares of employment land proposed will predominately consist of a mix of B8, B1c and B2 uses to complement the existing employment uses in the area including Sharpness Docks and the Severn Distribution Business Park which already encompasses B2 and B8 uses. This has the ability to generate approximately 548 jobs in total in the B8, B1c and B2 sectors based on the Homes and Communities Agency Employment Densities Guide (2015). Further employment space is envisaged in small clustered satellite areas within the neighbourhood centre and residential areas including commercial and retail jobs. A further 2.3 hectares of employment land is also proposed post plan period subject to further assessment of likely demand/end users, therefore the proposals have the possibility of generating even more employment in the future and a total of 12.5 hectares of employment space.

Approx. area of retail / commercial space (ha)

0.5

Community Infrastructure

Number of schools

3

Types and size of schools (if known)

x 2 new primary schools (2 ha each) as well as allowance for x 1 secondary school (7 ha) and allowance for the expansion of the existing Sharpness primary school.

Number of health and care facilities

1

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

At this stage, it is considered the proposals could provide up to 1,200 sq m of community and healthcare facilities. At this stage, it is anticipated approximately 1 health care facility could be proposed.

Number of community facilities

1

Types and size of community facilities (if known)

At this stage, it is considered the proposals could provide up to 1,200 sq m of community and healthcare facilities. At this stage, it is likely a village hall/community centre would need to be provided. The open space provided will also form an extensive community facility.

Number of district and local centres

7

Site Space

Approx. area of site space (ha)

229

Approx. area of green space (ha)

64

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)

Exceptional quality or innovation

We see the regeneration of Sharpness for a new eco village following garden city principles, as a once-in-a-lifetime opportunity for Stroud District; an opportunity to properly plan and deliver a new sustainable, self-contained and thriving settlement that offers the best of town and rural living. Sharpness is rich in history and character, and ripe with possibility. Best of all, the scale of the opportunity is matched by the scale of our ambition; a thriving community with places to work, play, socialise, shop and learn.

We wish to build on the core principles that define a Garden City and adapt them for contemporary living at Sharpness; good employment prospects, relative wealth for its inhabitants and good communications and merge it with the best elements of the countryside; a healthy and affordable setting.

Sharpness has a unique character and is rich in history, it is an area relatively unconstrained which offers many opportunities. Sharpness is a privileged location for growth in which the demand for housing within the plan period and beyond can be addressed in a sustainable manner.

Sharpness has the potential to challenge existing ways of working and thinking to push the boundaries of residential led design quality to create a series of interlinked neighbourhoods, building on the principles of sustainability to create a new eco village.

One of the main objectives is to create a recognisably high quality and sustainable development that people will aspire to live and invest in, with a vibrant mix of uses and a real 'sense of place', using the opportunities presented by existing landscape features as well as creating outstanding new spaces. Sharpness Eco-Village will assimilate development into the landscape being both a place people choose to live and work in, but also a place people can enjoy visiting.

New places will be designed to be inclusive of all users and will encourage walking and cycling as the principal modes of transport (car users will be secondary to pedestrians and cyclists). Its location makes the future development ideal for the provision of safe and accessible 'green' route networks that will connect residential areas with areas of employment, education, shopping and leisure, thereby reducing carbon emissions and environmental impact.

Energy efficient building methodologies, systems and equipment will support the sustainable use of energy throughout the lifetime of the buildings that comprise the Sharpness Eco Village. The energy hierarchy will be adopted to apply lean, clean and green energy conservation principles to the scheme to contribute to an energy efficient, low carbon design strategy. We are also currently exploring how an Energy Centre can be provided including a mixture of high efficiency gas fired boilers, Combined Heat and Power (CHP) engines and potentially additional renewable technologies. CHP engines turn fuel (i.e. natural gas) into electricity and generate heat as a by-product. This heat is captured to heat water and supply building heating systems. CHP plant can reduce carbon dioxide emissions by 30% compared to a conventional gas fired boiler system. There is scope for capacity to be built into this energy centre to serve existing buildings in vicinity of the scheme in addition to the new scheme- providing a tangible benefit to the surrounding area.

Overall, Sharpness eco village will be a planned, balanced and self-contained community. The intention will be for the village to grow in the future in a logical and sustainable manner benefiting from the new infrastructure created by the initial development. In this way, the District will have a concentrated growth point for its future.

Will the proposals provide a significant contribution to closing the housing supply gap?

Under the standard housing method, Government requires the Stroud District 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 Stroud District Council's 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 Stroud District Council needs to identify land for at least 5,700 homes to meet this target.

Delivering a new settlement at Sharpness provides the opportunity to deliver at least 2,400 of these new homes by 2040 – or over 40% 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.

In addition, Stroud District Council currently also has an overall unadjusted need for 446 affordable dwellings per annum. However, between April 2016 and March 2017 only 124 dwellings were delivered and from April 2017- March 2018 only 119 affordable homes were delivered. However, GreenSquare Group forms part of Sharpness Development LLP and are registered providers of affordable housing with a strong track record of delivering high quality affordable homes. The proposals therefore offer a great opportunity to deliver the affordable homes that the District needs compared to what is often delivered on a private sector led market scheme.

Beyond 2040, Sharpness offers real potential to deliver a significant proportion of future growth requirements for the District, building upon the solid foundation of infrastructure-led growth during the next plan period. As such, for Stroud, the proposals at Sharpness have the potential to make a very significant contribution to closing the housing supply gap both now and in the future. We feel that assistance from Homes England as part of the Garden Communities programme can help us to ensure the timely delivery of growth and its associated benefits is achieved.

An area of particularly high housing demand

Stroud District is an area of high housing demand. 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 method.

The latest ONS data from August 2018 in relation to house prices (UK House Price Index England: August 2018) identifies that in Stroud District the average house price is £288,862. This is compared to an average of £249,748 for England as a whole, and £266,713 for Gloucestershire as a whole.

Under the standard housing method, Government also requires the Stroud 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 Stroud's current Local Plan of 456 homes per year.

Delivering a new settlement at Sharpness provides the opportunity to deliver at least 2,400 of these new homes by 2040 – or over 40% 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.

From Stroud District Council's perspective, the proposals at Sharpness also 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.

An ability to expand substantially further in the future

As identified on the accompanying site location plan and land ownership plan, we are confident that Sharpness Development LLP can deliver 2,400 dwellings over the plan period up to 2040. However, we are also confident that there is going to be a significant opportunity to expand substantially beyond this in the future to around 5,000 dwellings as shown by the land highlighted in blue on the site location plan ensuring that Sharpness becomes a new sustainable location for growth in the District.

We see the proposed development as a catalyst for the wider consideration of infrastructure and growth by Stroud District Council and also neighbouring local authorities, such as Forest of Dean District Council. The proposals at Sharpness could, for example, help to facilitate pioneering proposals for a new Severn River Crossing by re-establishing the former rail line crossing or provide a new crossing (or possibly both). With the river crossing, the potential for Stroud and Forest of Dean to collaborate on a new settlement, with housing and employment delivery advantages to both could be explored.

The plan produced by the local economic partnership gFirstLep, sets out a clear vision and strategic priorities for delivering future economic growth in Gloucestershire and this crossing could help to achieve those goals. Cross-estuarine connectivity would be extremely advantageous for the local economy – with new employment opportunities, and benefits to the existing commercial activity in the area. This could also provide the potential for growth and consolidation of dock related activity – helping to secure the future of the docks as river-front development at Sharpness.

Whilst the new settlement can be proposed and delivered without the need for the river crossing and it would be difficult for the proposed development of c. 5,000 homes to deliver this itself due to infrastructure costs, we see that this could create a unique opportunity for the cross-river authorities to take what may be a once-in-a-lifetime chance to do something remarkable that could have significant economic and social benefits for both authorities and Gloucestershire as a whole. Sharpness Development LLP is pleased to work with the authorities to develop this comprehensive vision further, alongside the masterplan vision for the settlement. However, we feel that the input of Homes England in this regard could also be valuable to potentially trying to achieve this vision.

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?

Transformational

5. In the case of proposals for 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.

We consider the proposals would constitute a transformational garden community for the following reasons:

The land at Sharpness is currently surrounded by small villages and hamlets such as Newtown, Wanswell and Old Brookend and Brookend. These settlements are relatively isolated and have limited services and facilities available. The proposals will provide significant economic, social and environmental benefits to these existing settlements through the provision of new green infrastructure, transport infrastructure, community facilities, shops, education facilities and employment.

The Sharpness docks and working port are also directly to the north of the proposals. The docks and working port are currently managed by the Canal and River Trust and Sharpness Dock Ltd facilitating commercial vessel movements (including cargoes of dry bulks).

A planning application is also under consideration at the Docks for the regeneration of the part of the site for a mix of uses including up to 300 dwellings (C3), industrial and distribution development (B1c,B2,B8) on 6.6 hectares of land 2 no. marinas, up to 1250m² of ancillary retail / food and drink uses (A1,A2,A3 and A4) up to 7,000m² of commercial floor space (B1 office/light industrial of which no more than 4300m² to be B1 office), up to 100 holiday lodges/camping pitches, hotel, public open space, landscaping, visitor parking, new access road and associated infrastructure (reference: S.17/0798/OUT). The site currently forms an allocation in the existing Local Plan for a mixed use development of this nature.

Furthermore, recent existing projects such as the GREEN project at nearby Berkeley power station is also a key Strategic Economic Project (SEP) project, where the LEP, in partnership with South Gloucestershire and Stroud College, is establishing a Gloucestershire centre of excellence in Renewable Energy, Engineering & Nuclear skills which will be a focus for growing research, training and economic development at the site. Initial discussions have already identified the potential for additional college and employment provision as part of the new settlement to support the continued growth of this project and to help ensure its viability for the future.

The proposals at Sharpness would therefore also help to complement and support the delivery of both existing local plan allocations and existing development projects within close vicinity of the proposals for a new eco village at Sharpness.

Economic

The Home Builders Federation Housing Calculator estimates that a development of 5,000 dwellings could support:

- the employment 15,500 people and 170 apprentices, graduates or trainees;
- increase open space, community sport, leisure spending by £4,031,000;
- generate £4,031,000 towards education spending which could provide up to 1,900 classroom spaces; and
- Generate £60,265,000 in tax revenue including £5,647,300 in council tax revenue.

The proposals also have the potential to create around 1,500 new affordable homes.

The development of a major new settlement at Sharpness will also require significant additional transport infrastructure to be provided – and at the same time could open up the opportunity for further growth and connectivity to be delivered with the new settlement as a catalyst. It would be a significant means of facilitating infrastructure proposals that would reset the potential of the area for the future.

New employment opportunities would be provided as a result of the 10 ha of employment land proposed with benefits to the existing commercial activity already occurring in the area. There is also potential for the proposals to support and enhance the leisure and tourist economy creating the area as a destination. It could also help with the growth and consolidation of dock related activity – help to secure the future of the docks as river-front development.

A significant new settlement at Sharpness could help to facilitate a new Severn River crossing. With the river crossing, the potential for Stroud and FoD to collaborate on a new settlement, with housing and employment delivery advantages to both could be explored. Furthermore, the proposals will also result in economic benefits for recent existing nearby projects. For example, the GREEN project at nearby Berkeley power station is also a key Strategic Economic Project (SEP) project, where the LEP, in partnership with South Gloucestershire and Stroud College, is establishing a Gloucestershire centre of excellence in Renewable Energy, Engineering & Nuclear skills which will be a focus for growing research, training and economic development at the site. Initial discussions have already identified the potential for additional college and employment provision as part of the new settlement to support the continued growth of this project and to help ensure its viability for the future.

Environmental

Energy efficient building methodologies, systems and equipment will support the sustainable use of energy throughout the lifetime of the buildings that comprise the Sharpness Eco Village. The energy hierarchy will be adopted to apply lean, clean and green energy conservation principles to the scheme to contribute to an energy efficient, low carbon design strategy.

Lean

In the first instance, passive measures will be adopted to reduce the demand for energy. A fabric first approach will include measures to reduce winter heat losses such as thermally efficient building fabric elements (low U values), air tight construction techniques and the use of accredited details to reduce the effects of thermal bridging. Where building services systems will be required to heat/ cool/ ventilate/ light spaces they will be specified to have efficiencies exceeding the minimum requirements stipulated in the Building Regulations.

Clean

A decentralised energy centre is proposed for the Sharpness Eco Village to provide heating and power. At this stage, it is proposed that the Energy Centre will include a mixture of high efficiency gas fired boilers, Combined Heat and Power (CHP) engines and potentially additional renewable technologies. There is scope for capacity to be built into this energy centre to serve existing buildings in vicinity of the scheme in addition to the new scheme- providing a tangible benefit to the surrounding area.

Green

The feasibility of a number of renewable technologies are currently being explored through discussions with local green energy provider, Ecotricity:

- Photovoltaic (PV) Panels
- Wind Turbines

- Water Turbines
- Heat Pumps

Furthermore, the site represents a significant opportunity to deliver strategic tangible (District-level) biodiversity gain, ensuring compliance with local and national planning policy, for example:

- A significant opportunity to provide an extensive area of SANG in the south-west of the Site, to accommodate increased visitor numbers and create new Priority Habitats;
- A committed sum contribution to a pre-identified enhancement project along the estuary in line with Habitat Regulations Assessment and Stroud District Council's Strategic Mitigation Strategy for the Severn Estuary;
- Opportunities for significant habitat enhancement and creation, including creation of an extensive network of interlinked semi-natural greenspace, providing a network of wildlife 'corridors' through the site that will be of high wildlife and amenity value.

The integration of sustainable design measures will be a key strategic principle embedded into Sharpness Eco Village. There are various sustainability assessment and benchmarking schemes that are available to aid in informing the development of sustainability strategies for developments. Particular attention, however, will be paid to the Building with Nature scheme as this is a locally developed initiative which has come about through collaboration between Gloucestershire Wildlife Trust and the University of the West of England therefore it is particularly relevant to the proposed development area.

Social

The ethos of the proposals is to develop strong, vibrant and healthy communities. The village will provide the supply of housing needed to meet the needs of present and future generations.

Delivering a new settlement at Sharpness provides the opportunity to deliver at least 2,400 of these new homes by 2040 – this equates to over 40% of the additional growth required in Stroud District up to 2040 as a result of the Government's standardised housing requirements.

Beyond 2040, Sharpness offers real potential to deliver a significant proportion of future growth requirements for the District, building upon the solid foundation of infrastructure-led growth during the next plan period. As such, for Stroud, the proposals at Sharpness have the potential to make a very significant contribution to closing the housing supply gap both now and in the future.

However, the proposals at Sharpness will not only provide a significant supply of housing required to meet the needs of present and future generations but will create a high quality built environment, with accessible local services through sustainable transport measures including a network of new and enhanced cycling, walking and public transport networks and provision of a significant amount of Green Infrastructure. In addition, the proposals could help to facilitate a new Severn River crossing and support existing recent existing nearby projects in the area such as the GREEN project at nearby Berkeley power station as identified earlier, both of which would result in strong social benefits as well as economic.

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

Gloucestershire 2050 Vision

This is a county-wide conversation to explore ideas and shape the long term future for Gloucestershire. It is supported by Leadership Gloucestershire and the University of Gloucestershire. The initial ideas have included the development of a new Lydney-Sharpness crossing of the Severn Estuary to provide a catalyst to grow the town of Lydney and to develop Sharpness from a small village to a town. It would improve their links to existing transport routes through the county, and create a re-energised economic centre. As a result of public consultation during 2018, a Concordat has now been prepared for the local authorities and other partners to sign up to which includes a vision for Gloucestershire and proposals for the development of a series of delivery boards. One of the proposed delivery boards is now focussed on delivering a new Severn crossing which "would create stronger links between the Forest of Dean and Stroud districts, and even Gloucester, but beyond that it would connect much of England to South Wales in a new way that takes pressure off the M4 and M5. The local dividend will be the potential for new communities and economic growth based on the ambitions set out in the Vision. The Severn Vale Board should aim to seize the potential to make this part of the county not just a destination in its own right but also a new gateway to South Wales and critical to the operation of South Wales, the West of England, and the West Midlands."

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. To deliver this project, a growth programme has already delivered road improvements along the A38 to support employment expansion at Sharpness Docks and to improve access to the nearby GREEN project at Berkeley power station. Further employment and housing growth at Sharpness with supporting infrastructure will be fully in accordance with this growth zone focus and will extend it to unlock new potential.

The GREEN project at nearby Berkeley power station is also a key SEP project, where the LEP, in partnership with South Gloucestershire and Stroud College, is establishing a Gloucestershire centre of excellence in Renewable Energy, Engineering & Nuclear skills which will be a focus for growing research, training and economic development at the site. Initial discussions have already identified the potential for additional college and employment provision as part of the new settlement to support the continued growth of this project.

The Local Plan

The adopted Local Plan includes within it a vision for the regeneration of Sharpness Docks with a tourism and leisure led strategy for the north of the docks and intensified and upgraded employment provision to the south. The plan includes an allocation at Sharpness Docks of 300 dwellings, 7 ha of employment land and tourism-led regeneration. An adjacent site is also allocated for an additional 9.8 ha of employment land. The Council is actively working with the Canal and Rivers Trust and a local business to bring these sites forward.

The Local Plan Review emerging strategy seeks to build on this regeneration focus 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 Berkeley/Newtown/Sharpness/Wanswell. 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 method, 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 Stroud's 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 we need to identify land for at least 5,700 homes to meet this target.

Delivering a new settlement at Sharpness provides the opportunity to deliver at least 2,400 of these new homes by 2040 – or over 40% 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.

Beyond 2040, an eco village at Sharpness offers the potential to deliver a significant proportion of future growth requirements, building upon the solid foundation of infrastructure-led growth during the next plan period. However, with the assistance of Homes England as part of the garden communities programme it is considered there could even be potential to deliver further growth during the plan period.

c) How it will address local housing affordability issues

As set out earlier, Stroud District is an area of high housing demand. 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 method. The Sharpness new settlement is being jointly promoted by Registered Affordable Housing Provider, Green Square Group, which has a long and successful track record of delivering high quality homes for those on low incomes. The proposals therefore provide an exciting opportunity for the District to really deliver the affordable housing needed.

As an experienced affordable housing enabler 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 council houses signalled by the Government's decision to remove the HRA borrowing cap.

From Stroud District Council's perspective, the proposals at Sharpness also offer 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

The Gloucestershire Vision 2050 project (see above) identifies the ambitions for delivering a new Severn estuary crossing and developing the concept of a linked new community, creating new growth opportunities both at Sharpness and across the bridge at Lydney in Forest of Dean.

The development of an eco village at Sharpness could be expanded in the future onto adjacent land if this longer term vision were to be developed further. The site at Sharpness is not constrained by adjoining land uses and there is potential for further land to become secured as part of a longer term vision.

The development of a major new settlement at Sharpness will require significant additional transport infrastructure to be provided – and at the same time could open up the opportunity for further growth and connectivity to be delivered with the new settlement as a catalyst. It would be a significant means of facilitating infrastructure proposals that would reset the potential of the area for the future.

Sharpness Development LLP is already actively engaging in discussions with neighbouring landowners to consider how further expansion can be realised in the future.

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.

Stakeholder engagement to date

Sharpness Development LLP is keen to ensure that such a significant project has comprehensive stakeholder engagement at every level. Whilst the proposal is still in its infancy, but maturing rapidly, there has already been engagement with local residents, Parish Council and District Councillors by the client team.

When the concept of a Garden Community within Stroud District was first conceived as part of the Local Plan Review following a series of representations to the Council, a Council led initiative brought landowners and stakeholders together to discuss how the project could be successfully delivered. As a consequence, Sharpness Stakeholder meetings have been organised and run by Stroud District Council's chief executive since February 2017. These meetings are held in the Council chambers approximately twice a year to discuss the proposals and the future for Sharpness and Berkeley Area. The meetings provide the opportunity to discuss progress with concept plans and to exchange information on current and future projects in the area such as the current planning application at Sharpness Docks referred to earlier as well as the emerging proposals and work undertaken for a new eco village at Sharpness. Participants of these stakeholder meetings have included Officers from Stroud District, representatives from Sharpness Development LLP, as well as a variety of local businesses, local councillors, local education providers and other key stakeholders including:

- The Canal and River Trust
- Gloucestershire Local Enterprise Partnership (LEP)
- Gloucestershire County Council
- Sharpness Docks Ltd

- Howard Tenens
- Vale of Berkeley Railway

In addition to the above, Sharpness Development LLP has been involved in direct engagement with a number of key stakeholders on an individual basis. Meetings have been held, for example, with the Vale of Berkeley Railway to discuss their aspirations to bolster tourism in the local area and the existing rail connectivity potential.

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Stroud District Council and Sharpness Development LLP have also engaged in discussions with the Local MP, David Drew to discuss the sustainable merits of the proposal in the future development of the District. An initial meeting has been held between Stroud District Council in which the MP has identified broad support for the proposals at Sharpness, indicating that there is scope to develop a sustainable Garden Community within the District that helps deliver an inclusive community.

Further engagement has been had with GFirst LEP. GFirst LEP was established in 2011 as one of 38 Local Enterprise Partnerships in England. In partnership with the county's business community and the public and voluntary sectors, GFirst LEP has worked to ensure that Gloucestershire's economy keeps growing. The LEP is simply looking to ensure that Gloucestershire is the best place in England for business. The LEP recognises that Sharpness is located within the 'Growth Zone' (as defined in the Strategic Economic Plan for Gloucestershire [SEP]) and accordingly planned economic growth is welcomed by the LEP. The LEP recognise that the proposals at Sharpness will help deliver modern accessible employment land as part of the development, which will be supported by a new workforce in situ. As identified throughout this submission, the proposals at Sharpness will also deliver regeneration and visionary transport initiatives that cannot be delivered elsewhere. For these reasons, the LEP is supportive of the proposal at Sharpness for a new eco village.

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

Community Engagement to date

In terms of public consultation and community engagement, Stroud District Council undertook an initial round of public consultation on its Issues and Options as part of the first stages of the Stroud Local Plan Review. The consultation took place over a period of eight weeks from 11th October 2017 until 5th December 2017. It included 10 public exhibitions across the District during October and November 2017 and provided the opportunity for comments to be made on the general preferred strategy for development in the District as well as how to plan to meet local needs for jobs, housing, green spaces and community facilities. Meetings were also held with Town and Parish Councils in each of the 8 parish clusters to view the public exhibition information and vote on the growth strategy options.

As a result of that consultation, the Emerging Strategy was prepared identifying provision for a new settlement at Sharpness, following garden village principles, for the delivery of 2,400 dwellings and 10 hectares of employment land up to 2040. This Strategy has now been signed off for consultation at the Council's October Environment Committee and a further round of public consultation will begin on this in November for 12 weeks.

Vision Document

Sharpness Development LLP has also produced a comprehensive Vision Document in support of the proposals. That document is intended for public circulation, to inform local residents of our vision, the wider sustainable benefits of the proposal as well as giving an indicative timetable on delivery.

The vision document has been circulated widely amongst District Councillors, stakeholder groups and local residents to ensure that there is an understanding from the outset of why new development is needed and how such development can be beneficial in enhancing the sustainability of our everyday lives.

As set out above, Sharpness Development LLP consider that successful community engagement is an integral part of the successful delivery of a Garden Community within Stroud District. The client team in conjunction with the Council therefore intend to engage in two separate ways:

1. Creating a Community Liaison Group; and
2. Establishing a robust communication strategy in conjunction with JBP Communications.

Community Liaison Group

A Community Liaison Group (CLG) will be formed which will comprise of major community stakeholder groups within the local area. Generally, this will comprise of the developer team, the local planning authority, District Councillors, the Parish Council and/or community groups and local business representatives.

The group will be designed to help shape and deliver the Garden Community within an agreed timeframe to ensure that all stakeholders are able to understand the benefits of development and how the local community can positively engage with the process.

Meetings of the CLG will be held regularly and will discuss technical and non-technical issues. Professional guests will be invited to such meetings in order to inform the CLG on any detailed issues and how these can be addressed. Matters will cover all aspects of the Garden Community including ecology, sustainable transport, infrastructure, energy and heating, education, health, shopping, housing, employment, future growth and regeneration, to name a few. Blueprints for growth will be developed and shaped with the group and will help provide a template for the developer to respond to. The Blueprint will be refined within the life of the CLG and will eventually help shape detailed policy for the site

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 Sharpness 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.

and as well as an eventual planning application.

Communications Strategy

A comprehensive, detailed engagement strategy will also be developed in conjunction with Stroud District Council and a strategic communications consultancy (JBP). This work will be undertaken in tandem with the formation of the CLG. Sharpness LLP intend to invest substantial resource into the development and execution of an engagement strategy in line with a key set of principles described below.

Principles informing our strategy

- Robust assessment of our stakeholders; In tandem with Stroud District Council, this process will help to determine key organisations and people who are best placed across the existing local community and future residents and businesses in Stroud District Council (and potentially beyond) to provide valuable insights into the Sharpness proposal;
- Encouraging two-way engagement; Engaging residents and stakeholders will be a two-way conversation process. Sharpness Development LLP will proactively seek views about our garden community proposal and, encourage people to shape their ideas;
- Communicating conversation outcomes; It is important to inform residents and stakeholders about how their contributions to the conversation process have influenced our proposals. At key junctures of our engagement timeline, Sharpness Development LLP will issue a 'You said, we did' communication to explain how representations have been addressed; and
- Open and accessible to all; It is accepted that not everyone will want to position themselves at the forefront of learning more about and shaping their proposals. But we will keep the wider community informed as the proposals develop through accessible communication channels outlined in the next section. This principle includes creating an action plan to engage with 'hard to reach' groups, such as young people and disabled people.

Engagement strategy in action

General communication

These channels will ensure that residents and stakeholders are kept fully informed about the proposal and opportunities for involvement/engagement throughout the process over and above the work conducted through the CLG. This is not intended to be an exhaustive list, as the comprehensive engagement strategy will identify the channels most likely to extend our reach to residents, future residents, businesses and other stakeholders.

- Sharpness Eco Village website; this will become the 'one stop shop' for information, images and the means to submit general views and comments to the project team. We will use drone technology to develop a 3D interactive landscape of the development so that we can 'show, not tell' people about the environmental benefits of the plans;
- Project E-Newsletter; we will proactively issue timely communications about opportunities to shape our development, updates and the evolution of our proposal. This will be a suitable medium to communicate generally our 'You said, we did' reports;
- Third party channels; existing communication methods which the community rely upon to receive their information will also be utilised, for example the Stroud District Council weekly e-newsletter and SDC News, which is circulated to every household in the district;
- Community information sources; the town and parish councils impacted by our proposals maintain traditional and digital channels, such as Berkeley Town Council who have a Facebook Page, which with approval, will be used to engage stakeholders.;
- Media relations; Sharpness Development LLP will also develop relationships with the local media, such as the Stroud News and Journal, to

highlight opportunities for the community to attend community engagement opportunities.

Wider community engagement

This communication will represent the basis upon which Sharpness Development LLP will engage generally with residents and stakeholders after discussions and proposals have been agreed with the CLG. The feedback would either:

- i) Be considered for incorporation into our proposals;
- ii) Be considered in-depth as part of the focused two-way engagement process at a future workshop.

The methods of wide community engagement could be as follows, although will be finalised in our comprehensive engagement plan in tandem with Stroud District Council:

- An initial public exhibition to present ideas and seek views from the local community will be held following the end of the Council's consultation on the Emerging Strategy; and
- Continued Sharpness Stakeholder Engagement meetings at Stroud District Council.

Outcome of our strategy

- i) At the point of submitting our planning application, we want residents and stakeholders to feel that they have had a meaningful opportunity to shape the future of this new and exciting Garden Community that will support Stroud District and Gloucestershire County to thrive and grow;
- ii) Our proposals for a Garden Community will be as representative as possible of the needs and aspirations of the existing Sharpness community, and of those who we will encourage to make our development their home in years to come;
- iii) Our engagement strategy will be considered as an exemplar of Garden Community engagement with residents and stakeholders that can be used as a case study by the Ministry of Housing, Communities and Local Government.

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.

a. Clear identity

Our vision for Sharpness is to create a highly desirable, new self-contained settlement connected with nature and seamlessly integrated into the landscape. The underlying aim is to achieve a healthy, energy-efficient, high-quality, self-contained development with a strong identity, sense of community and 'sense of place'.

Sharpness eco village will connect nature, heritage and sustainable design across separate distinct neighbourhoods linked by green corridors, cycle paths and bus routes. The ambition is for a unique place that locates energy efficient buildings within a continuous natural landscape made up of ecological habitats, nature reserve, riverside landscape, new green spaces, parks, allotments and sports facilities.

Lying midway between Thornbury and Gloucester and in-between the M5 and the River Severn, the site offers an exciting opportunity to create a new, high-quality and vibrant place where people want to live co-existing with nature and the landscape. The development will create a distinct development character of personal scale and the place will become an aspirational destination for education and work.

A wide range of residential properties will be delivered at a range of densities to ensure all forms of housing need, including provision for both young people and the elderly will be efficiently met.

The new village will be designed to be inclusive of all users, encourage environmentally sustainable travel choice and promote healthy lifestyles.

The integration of sustainable design measures will be a key strategic principle embedded into Sharpness eco village. There are various sustainability assessment and benchmarking schemes that are available to aid in informing the development of sustainability strategies for developments which we are considering. Particular attention, however, will be paid to the Building with Nature scheme as this is a locally developed initiative which has come about through collaboration between Gloucestershire Wildlife Trust and the University of the West of England therefore it is particularly relevant to the proposed development area.

Sharpness eco village is more than just a development; it will offer benefits to the wider community, be designed to the latest design guidance and be driven by current best practice in minimising energy consumption. The new village will be an exemplar for new, large scale development.

b. Sustainable Scale

Sharpness eco village will be a planned, balanced and self-contained community. However, the intention is also for the village to grow in the future in a logical and sustainable manner benefiting from the new infrastructure created by the initial development.

The development of a major new settlement at Sharpness will require significant additional infrastructure to be provided – and at the same time could open up the opportunity for further growth and connectivity to be delivered with the new settlement as a catalyst that would reset the potential of the area for the future as a new sustainable location for growth in the District.

A development of this scale would be able to provide a comprehensive pedestrian, cycle and public transport offer to ensure sustainable travel is a viable option for the proposed development. The proposed development will include an integrated network of pedestrian and cycle routes as well as public transport services connecting the new development with the existing settlements of Berkeley, Cam and Dursley.

A development of this size will facilitate improvements to the bus provision in this area, benefitting residents of the proposed development and the existing settlements of Sharpness, Newtown, Brookend, Wanswell and Berkeley. There are two potential options for a fixed route bus service to serve the proposed development including, improving the level of service and rerouting the existing Stagecoach 62 service into development site, and/or a new service which could provide a link between the new and existing villages, local centres and employment opportunities.

The provision of 10 hectares of new employment space and the provision of new education facilities will also assist in creating a community with a self-contained environment where the need to travel will be considerably reduced, thereby providing a live-work-play lifestyle.

c. Well-designed places

One of the main objectives is to create a recognisably high quality development that people will aspire to live and invest in, with a vibrant mix of uses and a real 'sense of place', using the opportunities presented by existing landscape features as well as creating outstanding new spaces

Sharpness has the potential to challenge existing ways of working and thinking to push the boundaries of residential led design quality to create a series of interlinked neighbourhoods, building on the principles of sustainability to create a new eco village.

The concept is based upon the provision of an innovative and sustainable central community centre around the area of the future railway station and next to the employment area. This will be the main mixed use centre with a broad range of facilities such as:

- Retail - including a main food store and smaller retail units;
- Market – with locally sourced fresh vegetables and products;
- Employment - likely to be in the form of workshop style units and small scale offices;
- Leisure, Health and Community Facilities e.g. Doctor's surgery, community building and sports facilities.

Additional neighbourhood centres will be located within residential areas in order to create a walkable place. These smaller local centres include:

- Retail - including a convenience food store and small range of retail units;
- Community Building
- Primary School

Two principal character neighbourhood areas have been identified as part of the initial masterplan: northern communities and southern community.

The northern part of the site will provide four well-connected distinct neighbourhoods. Existing topography naturally defines the new settlements that will also form an extension of the existing neighbourhoods such as Sharpness, Newtown, Brookend and Wanswell. A series of green corridors will physically define the edge of these new settlements as well as provide walking/ cycle route networks which will connect the new communities with public transport services, employment, leisure, amenity and health facilities. The character of the northern communities will be influenced by the surrounding landscape and the existing settlements which in turn will give this area a strong identity and character.

To the south of the B4066, the character of the development will be strongly influenced by its proximity to the estuary and natural open spaces to the south, and Sharpness Docks to the north. This land could be promoted to attract eco housing developers which together with the proposed urban farm and its closeness to the community centre and the proposed locally sourced food market could create a strong sense of eco-community

d. Great homes

As identified earlier, whilst the proposals are at a relatively early stage it is our ambition to create vibrant communities through the delivery of a wide range of dwellings sizes, types and tenures in order to accommodate a variety of household types, including much needed affordable housing incorporating a mix of social and affordable rent, shared ownership and starter homes.

In order to further reduce carbon emissions, we also want to ensure that all buildings are highly energy efficient. This can be achieved in part through the building fabric by incorporating high levels of cavity wall and roof insulation; ensuring airtightness; and through the use of triple glazing and low emissivity glass, for example. The siting of the buildings relative to the solar orientation will also be carefully considered at the detailed design stages. This 'fabric first' principle will be complemented through the use of low or zero carbon technology, such as highly efficient space heating, hot water and lighting technologies, and through renewable energy generation, such as through solar and/or wind.

e. Strong local vision and engagement

A comprehensive, detailed engagement strategy will be developed in partnership with Stroud District Council as set out in response to question 7. Sharpness LLP intend to invest substantial resource into the development and execution of an engagement strategy in line with a key set of principles described in response to question 7. At the end of the engagement process we would like residents and stakeholders to feel that they have had a genuine and meaningful

opportunity to shape the future of this new and exciting Garden Community that will support Stroud District and Gloucestershire County to thrive and grow.

f. Transport

Transport is a key consideration for the proposals and we have ambitious aims to minimise car use and maximise the availability of alternative transportation options by putting in both new and refurbished infrastructure. We want to get the basics right, providing easy ways to move around the development, and beyond, either by foot or by bike rather than by car.

Bus Provision

It is recognised that a high quality bus network will be vital in enabling residents to travel sustainably. A development of 2,400 dwellings will facilitate improvements to the bus provision in this area, benefitting new residents of the proposed development but also the existing settlements of Sharpness, Newtown, Brookend, Wanswell and Berkeley. Beyond this, a new bus service could be provided to link between the new and existing villages, local centres and employment opportunities. However, taking into account economies of scale, it is considered likely that improving the existing Stagecoach 62 service would provide the most viable option for the first phases of development with a new bus service being more beneficial when a larger proportion of the new eco village is built.

The key elements of the improved and new bus service provision will include:

- bus stops located in convenient locations (including close to employment, retail and leisure) to provide interchange opportunities with other modes of transport including rail and cycle
- buses with Wi-Fi, on-board announcements and comfortable seating
- provision of shelters, seating, lighting, real time passenger information and raised kerbs at bus stops
- providing bus priority at junctions within and around the site to improve journey time and reliability

As an alternative to a fixed route service, we are also exploring how more forward thinking transportation modes can be implemented. For example, we are currently considering how a demand responsive service such as 'Arriva Click' could be implemented. These systems operate an app based service that routes a smaller, high quality vehicle in real-time to pick up and drop passengers at 'virtual' bus stops. The user requests a journey via the app and the software combines this journey with others, sends a variable route to the sat-nav system in the vehicle for the driver to follow, and advises all passengers on the time to pick up, journey time and location of the 'virtual' bus stop. The driver picks the user up from the designated spot and then travels to the app assigned route.

Rail Provision

A rail link to the Gloucester to Bristol railway line runs adjacent to the B4066 as it approaches Sharpness. Passenger services ceased on the branch in November 1964. However, the line to the docks is still open for occasional freight services.

We are exploring whether the proposed development could help facilitate the reopening of the Sharpness Branch line to passenger services to provide a link between Sharpness and main-line train services at Cam & Dursley station. The route would follow the railway that exists at the site as far as the old Berkeley Station where the nuclear fuel transfer station for the decommissioning of Berkeley Magnox station is located. (The power station will continue in de-commissioning until about 2070 – so this activity is likely to sustain the rail connection in any case for some time) with a terminus at Sharpness Docks and a connection to the Birmingham – Bristol Line approximately 6km east. The route is currently single track and would likely require significant upgrade if frequent passenger services were to resume.

In view of the uncertainties and whilst further details are progressed with regards to the disused railway proposals, the masterplan has been developed to accommodate the potential delivery of a train or mode of transport along the disused railway and allowance for the potential Severn crossing in the longer term. This will be achieved by safeguarding a corridor to accommodate the infrastructure necessary for various operators – as well as positioning land uses in a way which supports transport networks and maximises convenience of access.

The operational requirements and level of service will be subject to detailed analysis and further consideration. However, it is anticipated that services would operate as a 'shuttle' between Sharpness Docks and Cam & Dursley, an approximate length of 10km, with a journey time of between 10 and 20 minutes. The route could be operated similar to the Stourbridge Town Branch Line which uses a people mover to transport passengers between Stourbridge Town and Stourbridge Junction Stations.

Two new stations could be provided, and these have been factored into the initial masterplanning work including:

1. Sharpness Docks: the terminus of the line, providing access to the existing employment opportunities and proposed leisure, and
2. Central Hub: within the mixed-use centre, close to the new villages and providing access to retail and community facilities.

Both stations could provide ticket and timetable information, waiting areas and cycle parking in order to enable residents to undertake multi-modal journeys.

Pedestrian and Cycle Infrastructure

The proposed development at Sharpness presents a significant opportunity to provide new and upgraded pedestrian and cycle connections which would benefit both residents of the new development and the existing settlements of Berkeley and Sharpness

Sharpness eco village will be designed to promote walking and cycling as the main modes of transport, including a 'cycle to school and work' scheme. The

Initial masterplan has been designed around walkable neighbourhood principles where all facilities are within easy reach of all houses. The development is focused upon the neighbourhood centre for the main uses with supporting uses spaced in appropriate walking distances throughout the site.

The proposed green corridor will provide convenient pedestrian and cycle route networks that will easily link residential areas with existing and new facilities. New housing will be located close to areas of employment, local shops, schools, recreation and leisure facilities as part of a strategy to reduce the need to travel, and thereby reducing resource consumption and environmental impact, as well as increasing safety and accessibility for all.

A comprehensive network of walking and cycle routes and facilities will be provided to enable residents to conveniently and safely navigate around the development. The key elements of this network are summarised below:

- a comprehensive network of cycle routes through the development, connecting the residential villages with employment, local centres and education facilities
- a new cycle bridge over the B4066 and railway, providing a link between the development on either side of the B4066. The number of vehicles using the B4066 will increase with the proposed development, potentially making it more difficult for pedestrians and cyclists to cross. A bridge would remove any potential conflict between vehicles and pedestrians/ cyclists on the B4066, reduce any delay which would be caused by a signalised crossing and provide a high quality, sustainable connection
- a cycle hub in the mixed-use district centre which could include cycle parking, maintenance facilities, changing and shower facilities and a café.
- a cycle hire scheme to provide residents with a convenient and sustainable option to complete the last mile of their journey (i.e. cycling from home to the train station or bus interchange)
- provision of a bridleway in the north of the site between Sharpness Docks and Brookend by closing the existing road to vehicular traffic pedestrian and cycle connections across Oldminster Road, between the proposed development and potential future tourism/ leisure development at Sharpness Docks, and
- improved connectivity to Berkeley with potential links to National Cycle Network Route 41 which routes along Station Road.

Overall, the provision of a green travel corridor throughout the site together with improved public transport facilities and new pedestrian and cycle networks will result in a settlement that is not dependent on the private car.

We are also currently considering how we can future proof the scheme to take into account new technologies and changing travel trends. These include:

- the use of app-based services that routes buses in real-time to pick up and drop passengers at 'virtual' bus stops (i.e. demand responsive);
- Mobility as a Service (MaaS); a multi-modal transport service which enables users to pay for a range of travel modes with a single service either as a subscription or pay-as-you-go basis; and
- The provision of electric vehicle (EV) charging points throughout the development

Highway infrastructure

As identified earlier, there is good local road infrastructure from Sharpness Docks (north of the site) to the nearby market town of Berkeley (to the south) along the B4066 Berkeley bypass. However, local road connections back to the A38 will require substantial improvements early on in the development.

The M5 Junction 14 at Falfield to the south of the District within South Gloucestershire is also currently at or nearing capacity and the level of growth proposed within the submitted West of England Joint Spatial Plan in South Gloucestershire means there is already likely to be a requirement for 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.

The analysis we have undertaken so far for Sharpness indicates that the proposed development will result in an increase in the number of vehicles using M5 Junctions 13 and 14 as well as the A38 junctions between the site and the M5 junctions. The scale of development at Sharpness could help facilitate a new M5 junction to be delivered in consultation with Highways England and Stroud District Council. This new junction would be delivered between Junctions 13 and 14 with one possible location being the existing B4066 bridge over the M5. A new junction would have a number of benefits, including:

- reducing traffic at M5 Junctions 13 and 14, alleviating current capacity concerns
- reducing the number of vehicles travelling along the A38 and through villages such as Cambridge and Stone improving access to Cam and Dursley, and helping facilitate the potential new River Severn crossing to Lydney.

g. Healthy Places

The provision of a green travel corridor throughout the site together with improved public transport facilities will result in a settlement that is not dependent on the private car. A key aim of the proposals is to deliver health and wellbeing benefits through the green features on the site, making sure they can be easily accessed by people close to where they live and work. Sharpness eco village aims to create a place where people want to live, work and play; a place where people can enjoy the environment around them; and a place where people can have happier and healthier lives.

New housing will be located close to areas of employment, local shops, schools, recreation and leisure facilities as part of a strategy to reduce the need to travel, and thereby reducing resource consumption and environmental impact, as well as increasing safety and accessibility for all.

It will be designed to promote walking and cycling as the main modes of transport, including a 'cycle to school and work' scheme. The provision of a green travel corridor throughout the site together with improved public transport facilities will result in a settlement that is not dependent on the private car. The proposed green corridor will provide convenient pedestrian and cycle route networks that will easily link residential areas with existing and new facilities. A comprehensive network of walking and cycle routes and facilities will be provided to enable residents to conveniently and safely navigate around the development.

h. Green Space

The proposed Eco-Village provides many opportunities to create a multi-functional, holistic environment which would form the green infrastructure (GI) strategy

for Sharpness Eco-Village. The proposal includes high quality GI elements including approximately 64 hectares of open space including parks, play areas, a nature reserve, urban farm and street trees, as well as rivers, ponds and other water features as part of a high quality green infrastructure which will be designed for water management, public safety, and the health and wellbeing of individuals and communities.

Accessibility/Connectivity

A fundamental principle for Green Infrastructure (GI) is to provide an inter-connected network of multi-functional spaces. The GI network presented in the GI concept plan included within the Vision Document has many connections at the macro scale. To this, will be added a finer grain of connections along retained Public Rights of Way (PRoW) and new streets and footpaths.

Each of the destination spaces and the interconnecting routes will serve many purposes and will also be designed to be accessible, in terms of gradient and surface treatment. The proposals will result in an attractive, high quality GI provision that will support a diverse wildlife population and contribute significantly to the health and wellbeing of the human population.

Biodiversity net gain

Sharpness eco village will be designed to protect, conserve and enhance existing wildlife and habitats. The development will be away from the estuary shoreline and will provide Sustainable Alternative Natural Greenspace (SANG) to divert recreational usage away from the estuary.

The site is set next to the River Severn which is designated as a Ramsar Site, Special Protection Area (SPA) and Special Areas of Conservation (SAC); these are statutory designations of the highest nature conservation value and reflect the importance of the Severn's estuarine habitats and passage of wintering birds that visit the estuary each year.

The new settlement will be designed to ensure that the Severn's wildlife and habitats are not adversely affected including:

- A focus on retaining the strong hedgerow network;
- Ensuring that development is located away from the estuary shoreline;
- Providing Suitable Alternative Natural Greenspace (SANG) to divert recreational usage away from the estuary; and
- Ensuring appropriate management of recreational access to the estuary.

Existing large areas of natural green spaces and water features, together with the provision of a green travel corridor and further landscape design proposals will create an extensive green infrastructure framework across the site, connecting spaces, activities and habitats, thereby providing a better and more attractive place to live. The proposals represent a significant opportunity to deliver strategic tangible (District-level) biodiversity gain, ensuring compliance with local and national planning policy.

Health, wellbeing and quality of life

The overall GI created by the development would also have an amenity benefit and support the health and well-being of residents and visitors alike. For example, the extensive woodland planting will help with noise mitigation, air quality and even shelter the urban areas from cold north-westerly winter winds.

A 'Country Park' is proposed running north-east to south-west. This would link both sides of the settlement(s) via the two existing railway bridges, which would be cycle/pedestrian links only. This park could also serve as a Suitable Alternative Natural Greenspace (SANG), to keep dog-walkers away from the inter-tidal mudflats and avoid disturbing the birds. The park would include an extensive series of circular walks and include a mix of landscape character (open and wooded) and include parking and appropriate signage. There are destinations within this green corridor, which could also serve a more formal play function. The park would also serve to prevent coalescence of the nuclear settlement of Newton with the linear settlement of Brookend/ Wanswell.

Rather than 'pepper-potting' sports facilities around the development, a central sports facility is proposed that is well connected by sustainable cycle and footpath links, but also close to the main road for ease of access. The vision is to create a multi-functional sports hub to encourage healthy lifestyles, ranging from casual leisure pursuits to sporting excellence.

Sharpness Development LLP has also had an initial meeting with Building with Nature (BwN), a new benchmark for the design and maintenance of green infrastructure in housing and commercial development developed by Gloucestershire Wildlife Trust, in partnership with the University of the West of England, Bristol. It is intended to continue to involve BwN in the planning and design process to enable Sharpness Eco-Village to provide high quality green infrastructure and promote its benefits to the future population. Having BwN involved from an early stage of the planning and design process will help to enable Sharpness Eco-Village provide a high quality green infrastructure and promotes its benefits to the future population.

i. Legacy and Stewardship arrangements

Sharpness Eco Village will be delivered through a private enterprise model. However, it is Sharpness Development LLPs intention to work in partnership with Stroud District Council. While these arrangements are to be agreed, the Council in principle is supportive of sharing its expertise in the matters of town planning, transport policy, community development, social support and economic development to help develop a defined masterplan. This partnership working will also enable the creation of design manuals informed by a strongly shared vision and objectives, and a robust evidence base. In addition, both the Council and the Sharpness LLP are keen to explore the role of the Council in helping to deliver more new affordable homes.

Sharpness Development LLPs intention is to retain a stewardship interest in the Garden Village and the LLP is committed to building sustainable new communities. Discussions are ongoing in relation to how this will be implemented at this stage but it intends to be involved long term in the new community through ownership of affordable units and also the management of public open space and Suitable Alternative Natural Greenspace. The LLP's aim is to increase the opportunities for people to thrive by giving them access to great homes and services to match. This supports the creation of strong and vibrant communities.

This can already be seen in practice through the work of GreenSquare Group which engages with its customers and works with partner agencies to help customers achieve an independent and positive life and to enhance the environment and communities within the schemes it builds and neighbourhoods in which they live. Some of the ways GreenSquare invites interaction with the communities it serves are outlined in the "GreenSquare Involvement Guidelines"

including:

- neighbourhood forums and focus groups - bring together residents from across the organisation, to provide ideas about their environment and our services. Key groups are Older Persons Forum, Disability Forum and Design Group.
- neighbourhood walkabout and surveys - Information brought to residents doorsteps and the chance to tell GreenSquare what's happening in their neighbourhood.
- community board members – residents can drive improvements to services, quality of homes and neighbourhoods and ensure that GreenSquare are meeting their promises.
- resident scrutiny panel – residents can scrutinise GreenSquare's performance and work, carry out inquiries into services, make recommendations and report to the GreenSquare Board.
- resident inspectors – residents can inspect GreenSquare's services and make recommendations for improvements
- community events - anything from clean up days to fun days. A way for residents to meet their neighbours and build community spirit.
- neighbourhood links - residents can be a link between the residents where they live and GreenSquare
- community fund – residents can review applications and award funding for community projects.
- estate improvement fund – residents can suggest and present ideas for improvements to the area where they live.

We are currently exploring how the above principles can be implemented by Sharpness Development LLP as a whole, and continue its involvement far beyond its role as the facilitator of delivery. For example, it is GreenSquare's intention to own and manage the majority of the affordable homes to be constructed as part of the development. GreenSquare also wants to take an active role in the management of the physical facilities and infrastructure to be provided to support the new community in line with its Corporate Social Responsibility Plan. The Group has extensive experience in managing items of this nature and has resources and structures in place to undertake such activities. GreenSquare Estates, an in-house specialist estate management company being an example. Beyond management of the physical, GreenSquare already demonstrates an active and expanding programme of community involvement supporting its aim to create strong and vibrant communities. GreenSquare's on-going success supporting the Rose Hill Regeneration Partnership in Oxford is an example. Before the completion of the physical building work to regenerate this run down decaying estate in Oxford, GreenSquare appointed a community worker. This officer worked with local residents and other agencies working in the area to set up the Rose Hill Regeneration Partnership. This Partnership focused on the community and social regeneration of the area to make Rose Hill a better place to live. Its aims at inception were:

1. To provide training so local adults can make a positive contribution to the community as volunteers, demonstrating increased skills, confidence and motivation and giving them better employment chances and greater participation in community life.
2. To increase access to information about the activities and opportunities on the estate, to raise community self-esteem.
3. To increase the health and wellbeing of adults and children by providing safe, healthy, creative and physical activities.
4. To encourage distinct cultural groups to take part in shared activities, resulting in improved relationships and community cohesion.

The success of the Partnership, in achieving these aims, is illustrated by the award of a Big Lottery Grant of £361,714 in 2011 and a further award of £458,100 in 2017. The second award is a strong recognition of the success of the Partnership, supported in a great part by GreenSquare, in transforming Rose Hill from a failing place, to a vibrant community. The LLP is currently exploring with the team how a similar method of consultation can be utilised and enhanced in the case of Sharpness.

f. Future Proofed

A full design and technical team has been appointed by the LLP in respect of matters relating to flood risk and drainage, energy and transportation. A key aim of that work is to consider how the proposals can meet and adapt to changing needs, technological advances and environmental change to ensure the scheme can meet the needs of current and future generations. We are already looking at renewable energy measures in particular, and are engaging with local green energy company Ecotricity on how we can deliver a variety of renewable energy technologies at the site including: Wind Turbines, PV, Water Turbines and Heat Pumps. Whilst we are still at early stages, the LLP is committed to delivering an innovative and future proofed scheme.

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.

Delivering exceptional quality places that provide a long term legacy will depend upon putting in place a strong governance structure. This structure will include a design quality board comprising Sharpness Development LLP, Stroud District Council, Gloucestershire County Council and representatives from the local community as well as members of the Gloucestershire Design Review Panel. This will enable a key input into the masterplanning process and the progression of the development through the preparation of a design framework and design codes.

Sharpness Development LLP is committed to the design quality board process, however its effectiveness will of course be dependent upon the availability of funding and commitment by the local authority and other stakeholders in ensuring the delivery of its outputs. We see Homes England as playing a key role in helping to assist with this and the resources available to the LPA.

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.

The indicative timeline of key milestones and dependencies has been based upon a somewhat cautious approach to the delivery of homes on the ground; the local plan review has been used as the starting point for the timeline. As such, we have already sought to factor likely potential risks into this timeline. Nevertheless, some of key risks we see as likely to affect the delivery/achievement of the milestones include:

- The local plan review timescale – e.g. the potential for delays at the local plan examination etc. regarding the allocation of the site which could slow down a grant of planning permission.
- Timely grant of outline planning permission, discharge of conditions and approval of reserved matters – e.g. issues may be raised by consultees that stall the grant of permission such as matters relating to highways and ecology
- Ensuring efficient pre-application engagement and discussions with various consultees/stakeholders and working together to deliver what is needed for sub-regional growth going forward. Ensuring issues are dealt with promptly will avoid delays with the examination of the Local Plan Review and other neighbouring authorities who are progressing plans, such as South Gloucestershire.

In terms of steps to mitigate these issues, the LLP and Stroud District Council are seeking to work together to 'front-load' consideration of key issues that might slow down the determination of any planning application relating to some of the key constraints: highways, ecology and flood risk. For example, pre-application discussions are already being held with key consultees and stakeholders such as Natural England and the Council is also part of a Highways working group with Gloucestershire County Council, Highways England and other neighbouring authorities with respect to the M5 junctions. At application stage a planning performance agreement will also be agreed between the Council and the LLP. However, the Council would be grateful for the resources that can be provided by Homes England to assist in achieving the key milestones and if not to exceed them and deliver homes on the ground even quicker as set out later in this submission.

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

The Council's Emerging Strategy currently assumes a delivery for the plan period 2020 to 2040 of around 2,400 dwellings. This is based on delivery commencing in 2026 and 150 dwellings a year being produced between 2027 -2036, and 250 from 2036 - 2040 and beyond. (This trajectory could vary depending on the speed of delivery of the Local Plan review as well as market circumstances at the point at which a planning application is approved.) With the right support and resources of Homes England on the programme, the Council and LLP consider that there is a real opportunity to enhance the delivery trajectory up to 2040 with an aim to delivery commencing earlier than 2026 and the potential to increase annual build rates.

Furthermore, the Council understands that the site has potential for at least 5,000 new dwellings and will explore mechanisms to ensure that the long term planning of the new settlement with associated infrastructure is supported by a comprehensive masterplan and through emerging and future plans.

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

As identified earlier, the Council's Emerging Strategy for Stroud District identifies the potential for the site to deliver around 2,400 dwellings up to 2040. The Eco Village has capacity to grow to 5,000 dwellings.

Under the right conditions for growth, Sharpness Development LLP considers that development at Sharpness could be accelerated, both in terms of commencement and build rate. Assistance and recognition by Homes England that the development is part of the Garden Communities programme would help accelerate the delivery of his Growth Point through the planning system and help with unlocking unforeseen barriers to achieving key milestones.

The creation of a new community that incorporates self-containment, draws upon green threads and sustainable practices, and also creates an environment for regeneration which will naturally create significant local interest and unleash an appetite for new sustainable living practices that are not currently being met through traditional building practices or elsewhere within the County. We are confident that the interest in modern sustainable living will stimulate the market and ensure a speedy delivery of the overall development.

The inherent nature of a garden village is that it is located in an area that is not naturally recognised or associated as accommodating significant growth. As a consequence, there may be concerns by future occupiers and residents that there will be little in the way of infrastructure and services from the outset of the development. These concerns will inherently be balanced by the sustainable benefits that a Garden Community will deliver in everyday life. Accordingly, intervention by Homes England in the provision of enhanced road and rail infrastructure will help in the delivery of the vision for this site.

As identified earlier, delivering exceptional quality places that provide a long term legacy will also depend upon putting in place a strong governance structure. Sharpness Development LLP is currently exploring how it can continue its involvement far beyond its role as the facilitator of delivery and take an active role in the management of the physical facilities and infrastructure to be provided to support the new community. This will ensure the creation of an attractive and deliverable growth point within this market area. It will also ensure that there is healthy developer and occupier interest in the site confirming that housing, employment and commercial uses will be delivered in a timely fashion throughout the plan period.

Overall, the joint vision held by the Council and Sharpness Development LLP is that a new Eco Village at Sharpness will create a highly desirable, new self-contained settlement connected with nature and seamlessly integrated into the landscape. Sharpness is also geographically well located in terms of access to the highway network; both the A38 (providing access to Bristol, Gloucester and villages including Cam and Dursley) and the M5 (the key route between the Midlands and the South West) are located to the east of the site. It also accords with the LEP's plan to promote a Gloucestershire growth zone to deliver quality employment land in proximity to the M5 motorway attractive to businesses. Further employment and housing growth at Sharpness with supporting infrastructure will be fully in accordance with this growth zone focus and the SEP and will extend it to unlock new potential.

The GREEN project at nearby Berkeley power station is also a key SEP project, where the LEP, in partnership with South Gloucestershire and Stroud College, is establishing a Gloucestershire centre of excellence in Renewable Energy, Engineering & Nuclear skills which will be a focus for growing research, training and economic development at the site. Initial discussions have already identified the potential for additional college and employment provision as part of the new settlement to support the continued growth of this project and helping to ensure its viability for the future.

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.

The potential to create a new settlement of around 5,000 homes at Sharpness will require:

- A comprehensive pedestrian, cycle and public transport offer will be vital to ensure sustainable travel is a viable option for the proposed development.
- New public transport services connecting the new development with the existing settlements of Berkeley, Cam and Dursley will be required for buses.
- The level of traffic generation from the new settlement is likely to require improvements to be made to existing local junctions (to ensure safety and capacity requirements are met) and, especially with further growth, the need for improvements to the strategic road network, i.e. the A38 and M5 junctions.
- The provision of new primary schools and potential a new secondary school as well as expansion of existing facilities.
- The provision of SANG, potentially in the form of a country park at approx. 50 ha.
- The provision of new community and health centre.

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

At this stage it is envisaged the following types of utility provision will be required:

- Potential electric supply of at least 15 Mega Volt Amp (MVA)
- Requirement for EV charging points in buildings
- Potential improvements to gas and waste water treatment capacity
- Potential to drain effluent to existing large waste water treatment works (WWTW) will require a significant length of new pumped infrastructure to be delivered
- Potential requirement to construct a new WWTW to serve the development - would also offer opportunities for 'black water' harvesting whereby a portion of the treated effluent could be diverted and used for irrigation etc.
- Rainwater Harvesting system to reduce potable water requirements
- A network of pumping stations will be required to discharge foul effluent to the eventual receiving system
- Internet/telephone connections

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;

S43(2)

[Redacted]

- S40(2)
- S40(2)
- S43(2)
- S40(2)

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

S43(2)

- S40(2)
- S40(2)
- S43(2)

S40(2)

S43(2)

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

Sharpness Development LLP has been formed with the sole purpose of acting as land promoter and delivery vehicle for the Sharpness garden community. The LLP is in continued discussions with all landowners in regard to the phasing and delivery of development and landowners are in principle agreement. Sharpness Development LLP also intends to explore how it can work in partnership with Stroud District Council to help deliver affordable homes. While these arrangements are to be agreed and subject to further discussions, the Council are keen to work with GreenSquare Group to develop/facilitate the provision of social housing.

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

S43(2)

[Redacted]

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

S43(2)

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 is not included within the current Local Plan. However, 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. The document was approved by Stroud District Council for the purposes of public consultation on 11 October 2018. This paper will be subject to Regulation 18, public consultation from 16 November 2018 to 18 January 2019.

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.

There are three significant planning constraints relating to this site:

Transport infrastructure

Whilst there is good local road infrastructure from Sharpness Docks (north of the site) to the nearby market town of Berkeley (to the south) along the B4066 Berkeley bypass, local road connections back to the A38 will require substantial improvements.

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.

Ecology

The site is located in close proximity to the Severn Estuary SPA/SAC/Ramsar site. Recent work by the District Council has identified that the estuarine coast is subject to recreation pressures due to increasing visitor numbers. Habitat Regulation Assessments (HRA) have concluded that proposed residential growth within the catchment of Severn Estuary SAC/SPA/Ramsar could have a likely significant effect, in the absence of appropriate mitigation. Whilst an exemplar scheme at Sharpness would be designed to deliver extensive green infrastructure and recreation focussed mitigation, the design of an appropriate mitigation scheme will need careful handling.

Flood risk

The site is in close proximity to the Severn Estuary and parts of the site are subject to flood risk. Planning for a new settlement will require review of fluvial and tidal flooding and the scheme will need to put forward an effective strategy for flood risk avoidance and, where appropriate, mitigation.

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

Sharpness is a greenfield site, although the development may provide some opportunities to remodel some limited areas of brownfield land within the existing built up areas of Newtown/Sharpness/Wanswell. However, a successful new community would help to support and underpin the on-going regeneration of the Sharpness Docks Estate which is 80% brownfield land.

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 2,400 new homes and 10 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 and LLP is keen to explore the delivery methods which would be most appropriate for delivering this new settlement and the opportunity for partnership 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.

As identified earlier, Sharpness LLP will also explore with the Council whether a form of Development Consultation Board can be formed with the Council, Gloucestershire County Council, member of the Gloucestershire Design Review Panel, Homes England and potentially a representative from community bodies (parish councils) which can be used as a mechanism to steer the project on integrated design and delivery matters as well as bidding for public funding. This type of partnership working will ensure design quality and the delivery of a sustainable legacy as well as helping to secure the likely level of public as well as private investment required to deliver this development.

Assuming that the plan is found sound by 2021, the Council will work with Sharpness Development LLP on the required planning applications and additional capacity to support working up the scheme will be required by the Council. 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 LLP.

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.

S43(2)

Levels of local housing demand and need

As identified earlier in this submission, Stroud District is an area of high housing demand. Under the standard housing method, Government requires the Stroud 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 Stroud's current Local Plan of 456 homes per year. The proposals at Sharpness for a new eco village would therefore provide a key component in the Council meeting those needs.

Local Housing Affordability

As also identified earlier, 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 method. The latest ONS data from August 2018 in relation to house prices (UK House Price Index England: August 2018) identifies that in Stroud District the average house price is £288,862. This is compared to an average of £249,748 for England as a whole, and £266,713 for Gloucestershire as a whole. Therefore it is clear that Stroud is suffering from clear affordability issues.

Types of homes needed locally to meet need

Stroud District Council commissioned a Strategic Housing Market Assessment (SHMA) in 2015 as part of the evidence base to the current Local Plan. The Council is in the process of reviewing this as part of the Local Plan review. However, based on the information from the 2015 SHMA the Council's profile of new accommodation required in Stroud included:

Market housing

- 273 – 1 bed
- 1,651 – 2 bed
- 1,891 – 3 bed
- 807 – 4 bed

Therefore the highest demand for market housing is for 2, 3 and 4 bedroom homes.

Shared ownership

- 181 – 1 bed
- 154 – 2 bed
- 75 – 3 bed
- 62 – 4 bed

Therefore the demand is highest for 1 and 2 bedroom shared ownership properties.

Affordable rent

- 218 – 1 bed
- 697 – 2 bed
- 373 – 3 bed
- 13 – 4 bed

Therefore demand is highest for 2 bedrooms, followed by 3 bedroom properties.

Social rent

- 68 – 1 bed
- 83 – 2 bed
- 118 – 3 bed
- 47 – 4 bed

Therefore, demand for social rent is highest for 3 bedroom properties, followed closely by 2 bedrooms.

S43(2)

[Redacted content]

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

At this early stage, high level assumptions have been made regarding likely phasing between housing and road infrastructure delivery which is likely to be the key infrastructure required to support the delivery of new homes in the first instance. Discussions are ongoing regarding the timescales for delivery of other necessary infrastructure including for example, education facilities etc.

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

At this early stage, it is anticipated that private sector investment will mainly come from the housebuilding companies that will buy and develop the development parcels. However, as above, discussions regarding plans to access finance and private sector investment are ongoing.

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.

As identified throughout this submission some of the key areas of the support package the Council and LLP would like to draw upon include:

- Resource funding - to help enable the Council to formulate a specific project team to manage any planning applications and ensure additional capacity and dedicated resources to focus on the timely delivery of the project. This will also help with the formulation of a design quality board process as noted earlier in the submission, the effectiveness of which will be dependent upon the availability of funding and commitment by the local authority and other stakeholders in ensuring the delivery of its outputs.
- Delivery advice and support
- Cross-government brokerage – this will be helpful in assisting with addressing potential barriers to the development in a timely manner given some of the key constraints of the site in relation to ecology, flood risk and drainage and highways. For example, brokerage with Highways England is likely to be beneficial in this case.
- Access to the online garden communities toolkit – this will provide a useful resource to the Council as the delivery of a garden community has not previously occurred in Stroud District.

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

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.



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.



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.	
High level viability appraisal (budget statement, and linked cash flow with all key assumptions clearly shown)	
A timeline of the key milestones and dependencies between now and start on site for the new garden community.	
Annual housing trajectory for the garden community.	
<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	Awaiting Response
---------------------------	-------------------

Please provide further reasoning

Public consultation on the Emerging Strategy including the new settlement at Sharpness will commence on 16 November 2018.

c) Local Enterprise Partnership(s)	Yes
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d) County Council (where relevant)	Yes
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e) Neighbouring local authorities	Awaiting Response
--	-------------------

Please provide further reasoning

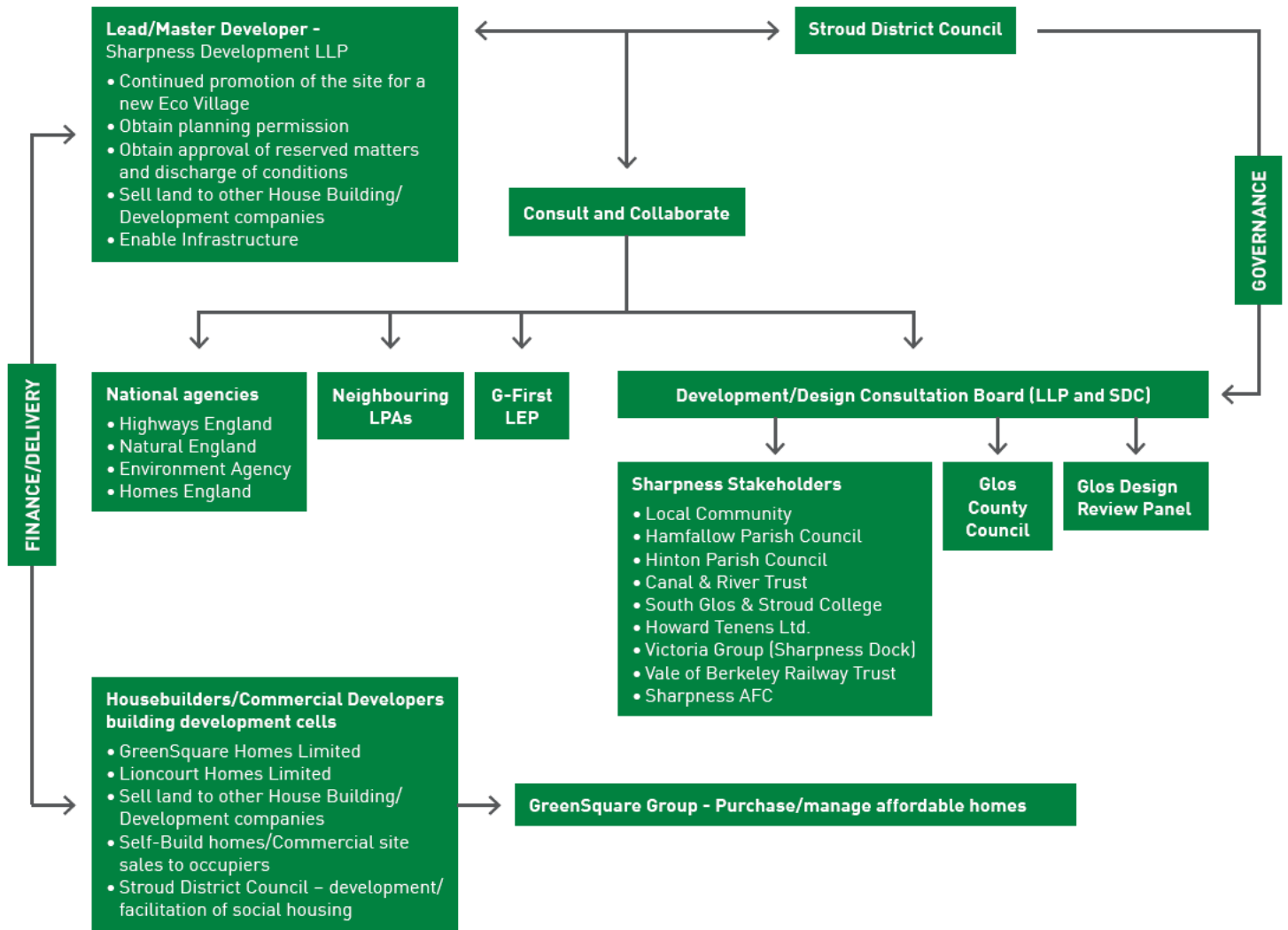
Public consultation on the Emerging Strategy including the new settlement at Sharpness will commence on 16 November 2018. However a Statement of Common Ground has been signed with South Gloucestershire Council (see answer to Q 8).

f) For private sector led - the relevant local authority	Yes
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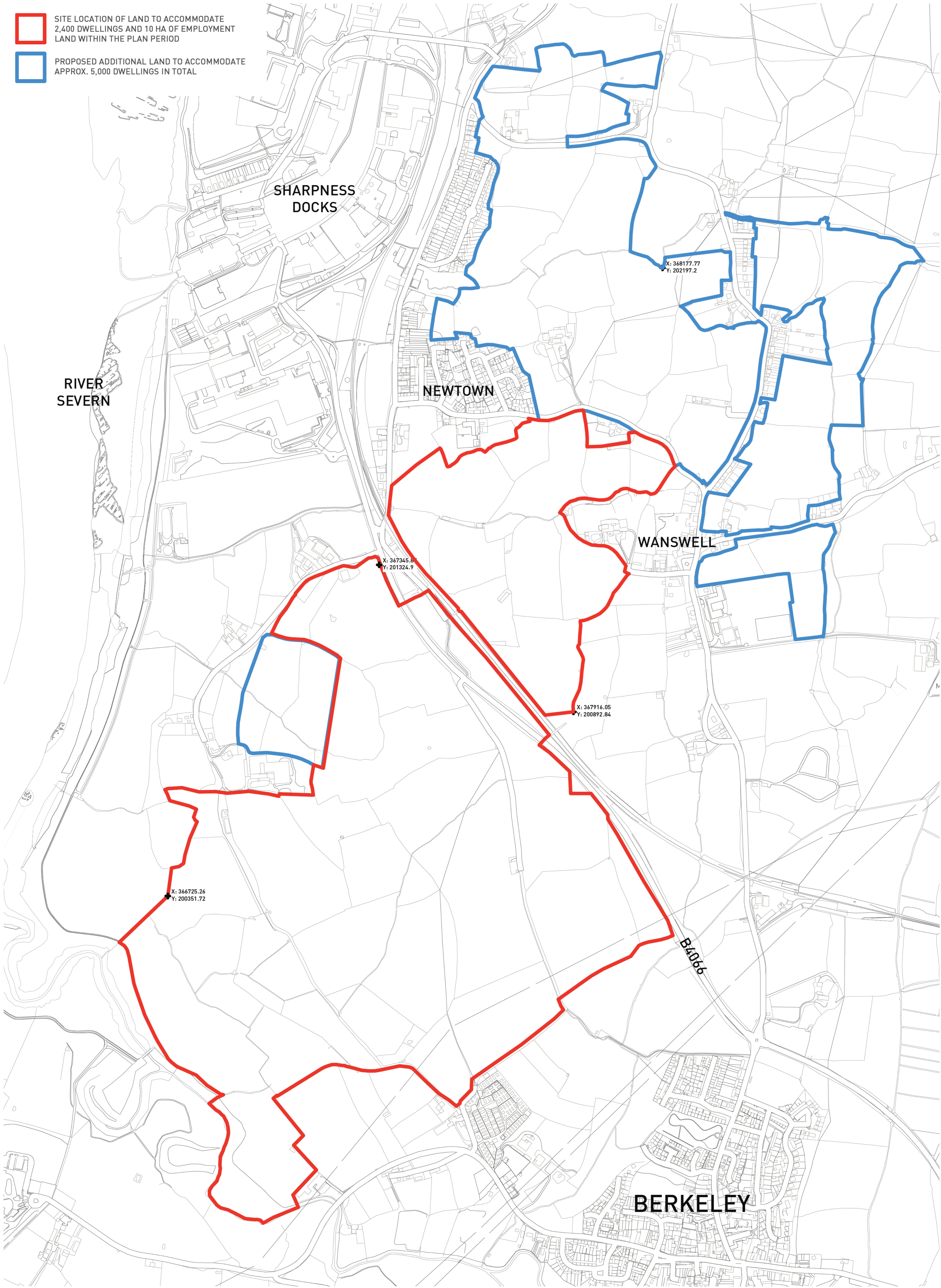
g) Any other key stakeholders	Awaiting Response
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Please provide further reasoning

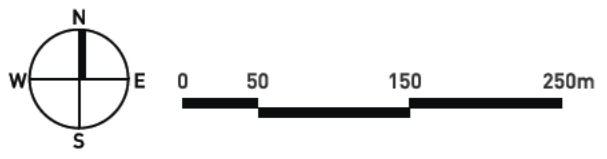
Our submission refers to ongoing discussions with a variety of stakeholders. Public consultation on the Local Plan Review commencing 16 November 2018 will provide an opportunity for the Council to consider the formal responses from these and additional stakeholders.



- SITE LOCATION OF LAND TO ACCOMMODATE 2,400 DWELLINGS AND 10 HA OF EMPLOYMENT LAND WITHIN THE PLAN PERIOD
- PROPOSED ADDITIONAL LAND TO ACCOMMODATE APPROX. 5,000 DWELLINGS IN TOTAL



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SHARPNESS GROWTH POINT - LOCATION PLAN



CUMULATIVE

PHASE 1: CIRCA 75 DWELLINGS IN 2026	75
PHASE 2: CIRCA 150 DWELLINGS IN 2027	225
PHASE 3: CIRCA 150 DWELLINGS IN 2028	375
PHASE 4: CIRCA 150 DWELLINGS IN 2029	525
PHASE 5: CIRCA 150 DWELLINGS IN 2030	675
PHASE 6: CIRCA 150 DWELLINGS IN 2031	825
PHASE 7: CIRCA 150 DWELLINGS IN 2032	975
PHASE 8: CIRCA 150 DWELLINGS IN 2033	1125
PHASE 9: CIRCA 150 DWELLINGS IN 2034	1275
PHASE 10: CIRCA 150 DWELLINGS IN 2035	1425
PHASE 11: CIRCA 150 DWELLINGS IN 2036	1575
PHASE 12: CIRCA 250 DWELLINGS IN 2037	1825
PHASE 13: CIRCA 250 DWELLINGS IN 2038	2075
PHASE 14: CIRCA 250 DWELLINGS IN 2039	2325
PHASE 15: CIRCA 250 DWELLINGS IN 2040	2575

EMPLOYMENT & MIXED USE CENTRES TO BE MARKETED IN PHASE 4. SUBJECT TO FURTHER INVESTIGATION, THE CURRENT QUANTUM OF MIXED USE LAND INCLUDING EMPLOYMENT IS 12.5HA. (THIS IS SUBJECT TO FURTHER ASSESSMENT OF LIKELY DEMAND/END USERS)

1* PRIMARY SCHOOL TO BE DELIVERED AT APPROPRIATE TIME TO SERVE PHASES 1-10

2* PRIMARY SCHOOL TO BE DELIVERED AT APPROPRIATE TIME TO SERVE PHASES 11-15

3* PRIMARY SCHOOL TO BE DELIVERED AT APPROPRIATE TIME TO SERVE POST PLAN PHASES

SECONDARY SCHOOL LOCATION AND PHASING TO BE DETERMINED

PHASES POST PLAN PERIOD

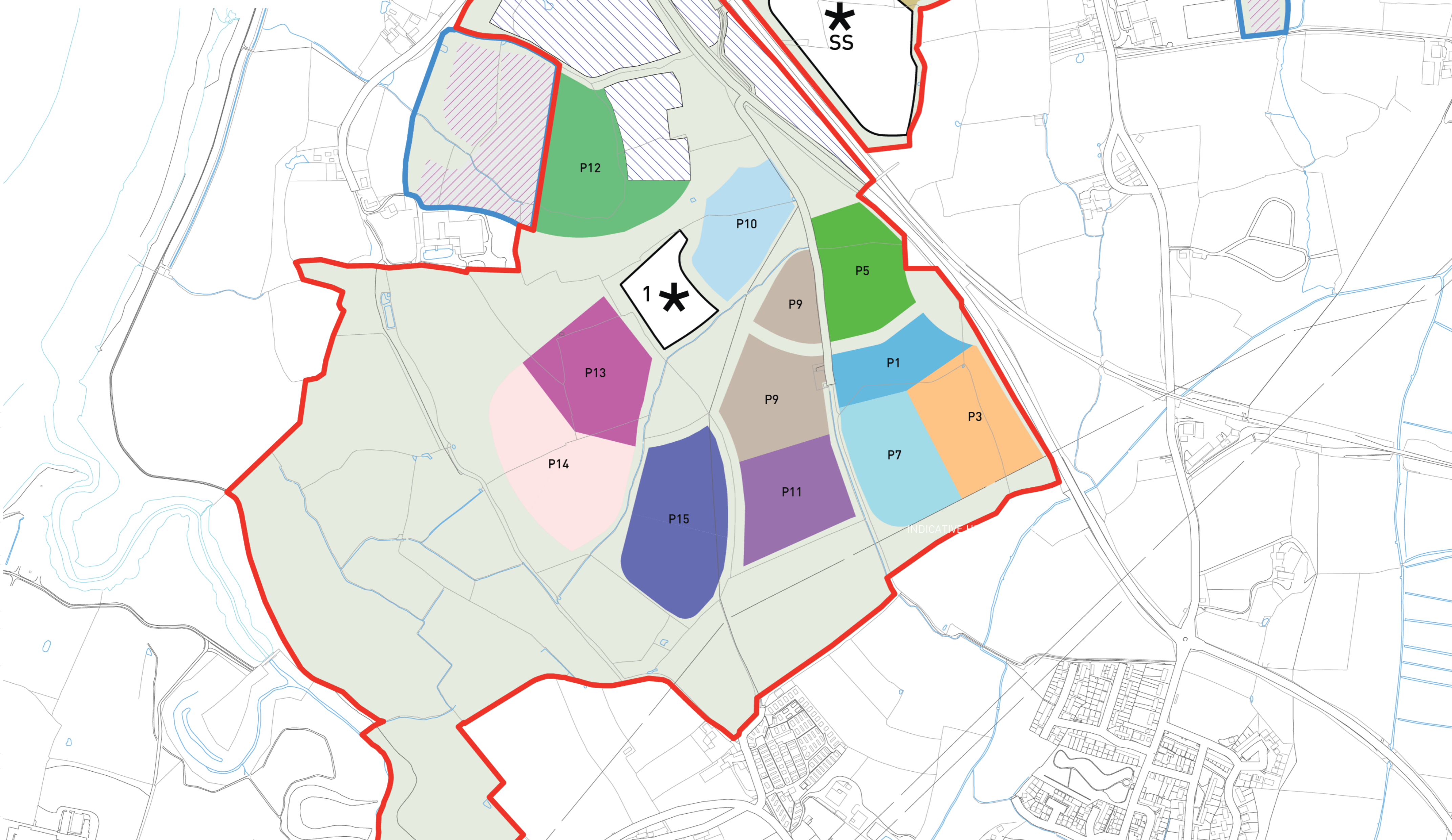
NOTE: THE PHASING PLAN DOES NOT INDICATE THE PHASING OF GROUNDWORKS, GROUND REMODELLING, DRAINAGE INFRASTRUCTURE AND THE PROVISION OF UTILITIES WHICH MAY NEED TO EXTEND BEYOND PHASED AREAS TO PROVIDE NECESSARY SERVICES.

TIMINGS ARE APPROXIMATE AND SUBJECT TO CHANGE.

SITE LOCATION OF LAND TO ACCOMMODATE 2,400 DWELLINGS AND 10 HA OF EMPLOYMENT LAND WITHIN THE PLAN PERIOD

PROPOSED ADDITIONAL LAND TO ACCOMMODATE APPROX. 5,000 DWELLINGS IN TOTAL

RESIDENTIAL WITHIN MIXED USE CENTRE AND ELDERLY ACCOMMODATION TO BE DELIVERED AT SOME POINT WITHIN THESE PHASES

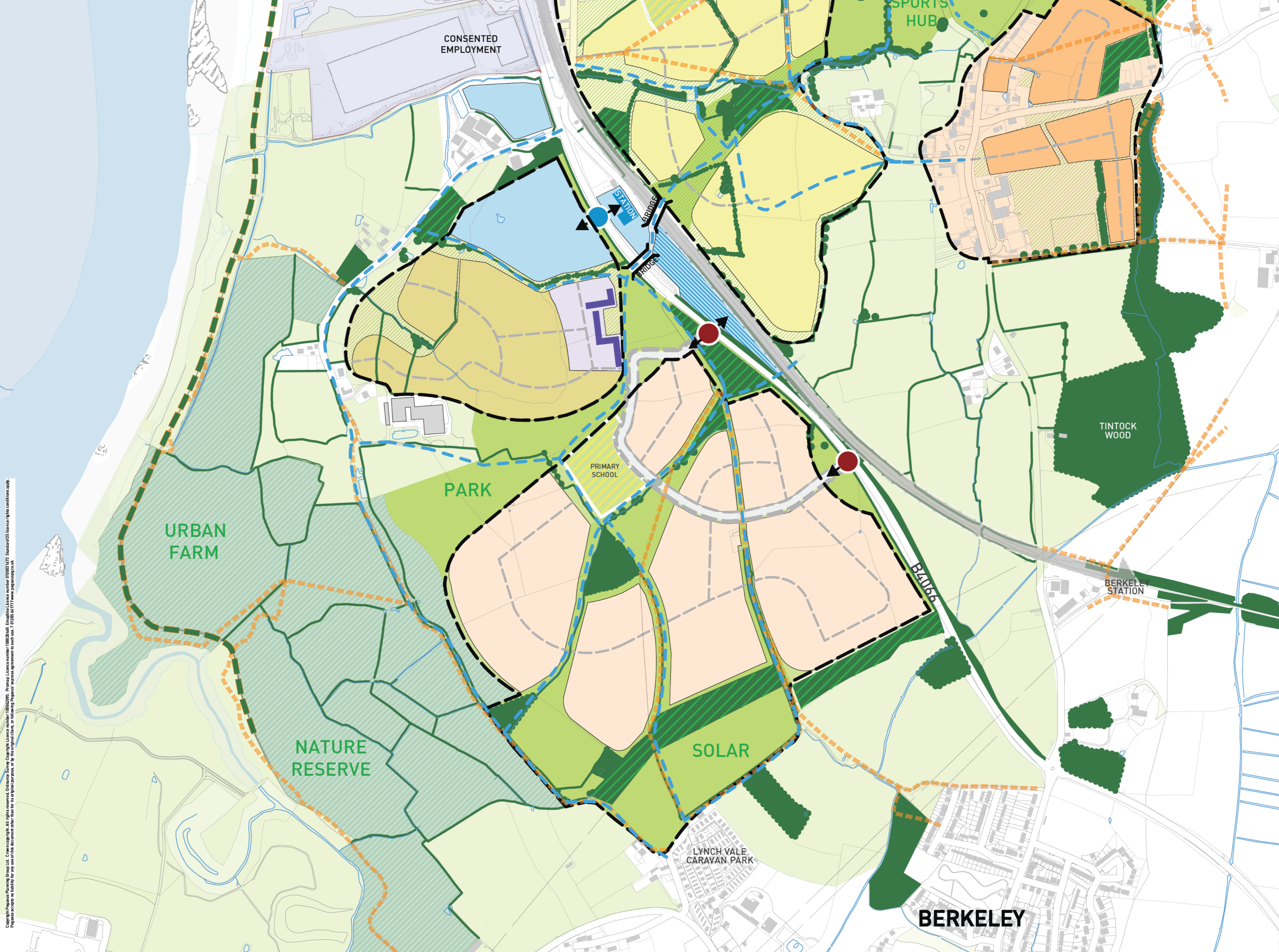


SHARPNESS GROWTH POINT - INDICATIVE PHASING

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-  NEW RENEWABLE ENERGY HUB TO CENTRE OF DEVELOPMENT
-  MIXED USE FACILITY (COMMUNITY, RETAIL, EDUCATION ETC)
-  NEW EMPLOYMENT
-  NEW WETLANDS AREA AND SUITABLE ALTERNATIVE NATURAL GREENSPACE
-  EXISTING WOODLAND
-  PROPOSED STRATEGIC WOODLAND PLANTING
-  NEW PRIMARY SCHOOLS
-  EXISTING PUBLIC RIGHTS OF WAY
-  NEW STRATEGIC JUNCTIONS OFF B4066
-  EXPLORE PEDESTRIAN LINKS
-  REMOVAL OF VEHICULAR TRAFFIC AND PROVISION OF BRIDLEWAY
-  SEVERN WAY AND MANAGED ACCESS
-  NEW CYCLING ROUTES
-  PROPOSED NEW COMMUNITIES



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SHARPNESS GROWTH POINT - INDICATIVE MASTERPLAN

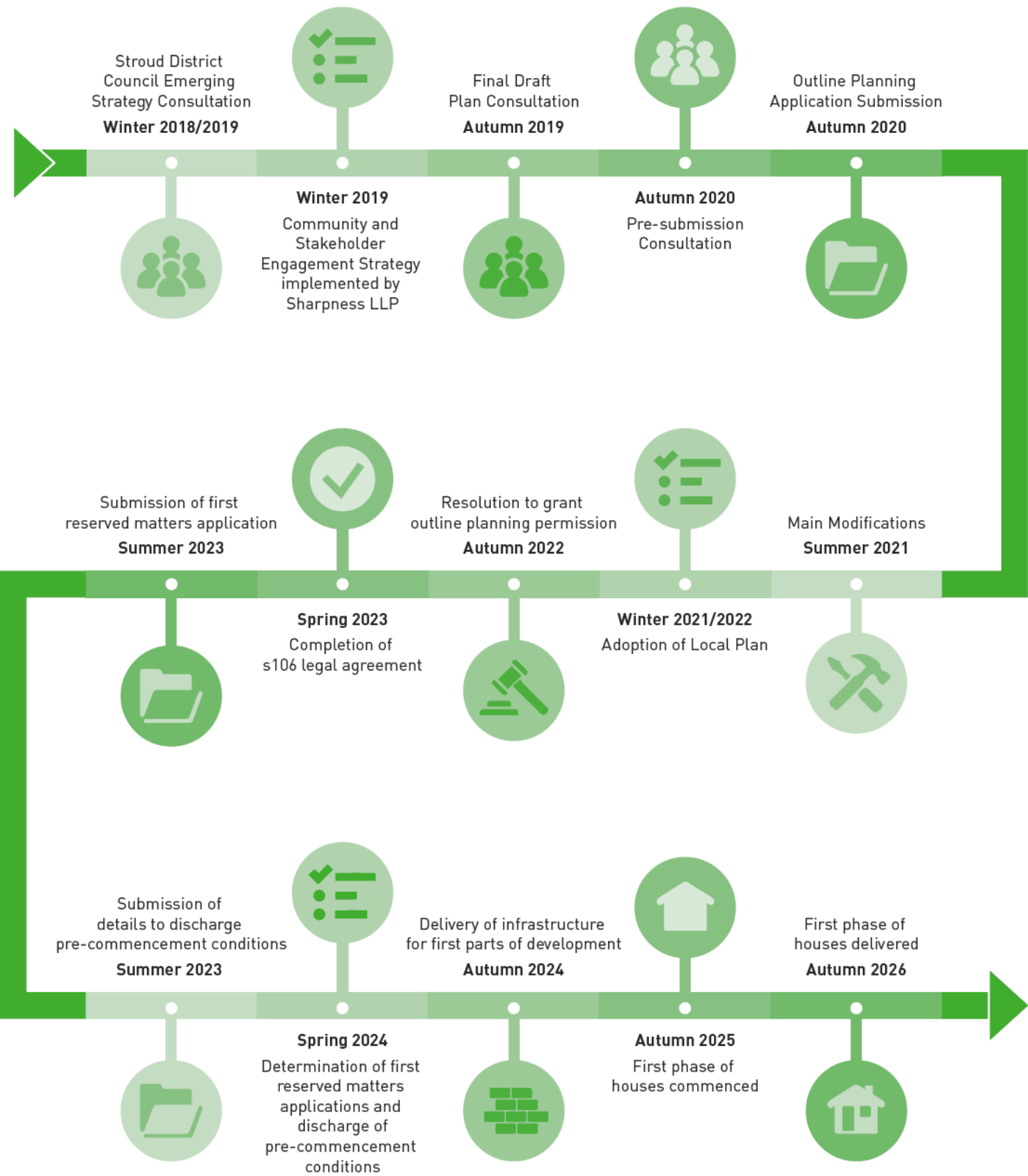


INDICATIVE ANNUAL HOUSING TRAJECTORY

Year	Housing Delivery
2026	75
2027	150
2028	150
2029	150
2030	150
2031	150
2032	150
2033	150
2034	150
2035	150
2036	150
2037	250
2038	250
2039	250
2040	250
Beyond 2040	250 per annum

Note: This trajectory could vary depending on the speed of delivery of the Local Plan review as well as market circumstances at the point at which a planning application is approved. With the right support and resources of Homes England on the programme, the Council and LLP consider that there is a real opportunity to enhance the delivery trajectory up to 2040 with an aim to delivery commencing earlier than 2026 and the potential to increase annual build rates.

Indicative Timeline of Key Milestones and Dependencies



ANTICIPATED TIMELINE FOR DELIVERY OF KEY TRANSPORT INFRASTRUCTURE

Year	Dwellings		Potential Transport Infrastructure							
	Per year	Cumulative	Pedestrian / Cycle		Bus	Rail		Road		
Prior to 2026	0	0	Establish pedestrian and cycle connections to new and existing transport infrastructure	Destination Hub (inc. rail station, bus stops and cycle parking)	Destination Hub (inc. rail station, bus stops and cycle parking)	Extend Stagecoach 62	Destination Hub (inc. rail station, bus stops and cycle parking)	Train / tram link along Sharpness rail chord	New B4066 / Saniger Lane junction to tie-in with Destination Hub	Improvements to existing local and strategic junctions and links / new junctions provided to access phases of development
2026	75	75								
2027	150	225	Establish pedestrian and cycle connections between phases and to new and existing transport infrastructure							
2028	150	375								
2029	150	525								
2030	150	675								
2031	150	825								
2032	150	975								
2033	150	1125								
2034	150	1275								
2035	150	1425								
2036	150	1575				New circular bus service				
2037	250	1825								
2038	250	2075								
2039	250	2325								
2040	250	2575								
Post 2040	2600	5175								

Garden Communities Programme Board Agenda item 3

The Board is asked to:

- **Select a final list of garden village bids to recommend to Ministers for inclusion in the Garden Communities programme. (Note that these will be subject to a check on local authority support post-local elections).**
- **Note the financial implications if the recommended Garden Villages are accepted on to the programme.**

Role of the Board

- **To agree all successful future garden communities for recommendation to Ministers, including the type of support on offer.**
- **To agree/accept future garden communities as part of the programme, following Ministerial designations**

Purpose

1. This paper sets out the summary of information on the bids in Group B and C and two bids from Group D and seeks the Board's view on which we should recommend to Ministers for support.

Background

2. The Garden Communities Programme (GCs) exists to help create new stand-alone (or transformational) settlements that will become high quality sustainable places where people want to live and work. This is not just about getting the numbers up – it is about building places that people are happy to call home. A new garden community must be much more than a collection of edge-of-town or isolated housing estates, and place-making and design quality are at the heart of that endeavour.
3. Government already backs 30 GCs (including the six recently announced and Ebbsfleet Garden City) across the country with the potential to deliver nearly 300,000 homes across England. These typically fall into two categories: villages delivering between 1,500 to 10,000 homes, and towns and cities, delivering individual settlements between 10,000 and 23,000 homes. Each project in the programme is locally-led, with central Government providing support to accelerate delivery and increase ambition. These projects are all at different stages of planning and delivery cycles. Ambition is currently at its highest in North Essex, where there are plans to deliver 43,000 homes across three new communities and four local authorities.

Recap from the previous Board meeting

4. At the last meeting (28 March 2019), the Board discussed and agreed the proposed scores for the top five bids in Group A:
 - Not in Scope

- Not in Scope
- Not in Scope
- Not in Scope
- Not in Scope

5. Not in Scope

6. Not in Scope

7. Not in Scope

For Discussion

8. From the ranked list (**Annex B**), there are a number of bids that have scored well across all criteria set out in the prospectus; a range of bids that have score well across most criteria and demonstrated good potential to be future GCs, (particularly in respect of specific criteria such as the distinctiveness or type of innovation in their offer; strength of deliverability; strength of local leadership qualities; strategic fit) and those bids that scored less well on a number of aspects. It is noted that overall scores are separated in some cases by only 0.5 or 1.0 points reflecting the close nature of the quality of bids in Groups A, B & C.
9. In deciding on the which bids to recommend to Ministers, it is useful for the Board to consider the diversity in their characteristics and how they fared when evaluated against the various criteria, in addition to their overall score. This is useful in achieving a balanced portfolio of GV projects in the programme. Having a range of type of GV projects in the programme is beneficial in terms of expressing the range of quality approaches to new settlements that can be achieved and having projects at different stages in the development cycle to maintain momentum in delivery of new homes through the programme as well as enabling learning from projects at a later stage in the planning & delivery cycle to benefit those at an earlier stage.
10. In considering the scores for each of the GV bids, it is useful to focus on the details behind the headline scores and the scores for individual criteria to ensure that the diversity of the bids is fully understood and reflected in any recommendations to ministers. This is particularly relevant to exceptional qualities in light of the Prospectus statement that '*...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.*'
11. An information pack for each GV bid to be discussed by the Board (in **Annex C**) highlights the following:

- Scale and key components of the proposed GV; plus, whether it is a transformational project (i.e. will provide economic, environmental & social outcomes for the wider settlement it forms part of), or a stand-alone garden village.
 - Comments underpinning the related assessment criteria scores, highlighting what exceptional qualities (if any) the GV displays over & above the garden community qualities required
 - Geographical location
 - Whether bid has been submitted by private or public sector
 - Stage in development & delivery cycle it is at
12. It would be helpful for the Board to discuss at the outset, the overall diversity and qualities of garden village proposals it feels would be useful to include in the programme in the interest of achieving a balanced portfolio.
13. To help inform the Board discussion on diversity & range of qualities exhibited by the bids, a broad summary of how they have scored against the criteria is included in **Annex D** highlighting areas they scored exceptionally well or poorly:
- Demonstrating scale & exceptional quality or innovation including development on predominantly brownfield sites, being in an area of particularly high housing demand, or ability to expand substantially further in the future
 - Strategic fit;
 - Strong local leadership including excellent community engagement;
 - Achieving Garden Community qualities (these were listed in the Prospectus)
 - Strong deliverability potential

Financial Implications

14. S43(2)



15. S43(2)



Recommendations

16. The Board is asked to:

- **Select a final list of garden village bids to recommend to Ministers for inclusion in the Garden Communities programme. (Note that these will be subject to a check on local authority support post-local elections).**
-
- **Note the financial implications if the recommended Garden Villages are accepted on to the programme.**

Next steps

- **Mid-June** – announcement of new Garden Villages – subject to Ministers' decisions

DRAFT

Annex B – Breakdown of the ranking list

Group A – these are bids which scored very well across all the criteria – i.e. 66 points or above – and the moderation panel consider them eminently suitable to join the Garden Communities programme. Six bids fall within this category. Four of these bids are for free-standing garden village proposals, and two are transformational garden villages; all are at different stages in the delivery cycle.

Group B – includes bids that are promising and have scored well across most criteria scoring 59 or more points. seven bids fall within this category. These bids are a mix of three free-standing and four transformational garden village proposals, all at different stages in the delivery cycle. The moderation panel considers that overall these bids have merit; are a good match for the programme and could also be invited to join the programme.

Group C – includes bids that scored between 50-58 points. 14 bids fall within this category. Nine of these bids are for transformational garden villages; and Five are for free-standing villages. These bids scored less well in one or more criteria, including a number of zero marks, however the moderation panel believes that some of these bids show particular merit in different criteria and that consideration should be given to inviting some of them to be part of the programme, e.g. those that demonstrate exceptional quality or innovations, are predominantly brownfield sites, are in an area of particularly high housing demand, or demonstrate the ability to expand substantially further in the future.

Group D – includes bids that have scored less than 50 points and that the moderation panel do not believe are a good match for the programme at this stage. Many of these proposals are at an early stage in development which has been reflected in the bid information submitted about them