



Homes
England

Date: 7 March 2022

Our Ref: RFI3740

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

By Email Only

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

Dear [REDACTED]

RE: Request for Information – RFI3740

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA). In our letter to you dated 8 February 2022, we had stated that we required additional time to respond your request as a qualified exemption applied to some of the information that fell within the scope of your request. However, we have determined that the exemption at section 43(2) of the FOIA to withhold information that is commercial information is no longer engaged. This means that the public interest in withholding the information requested does not outweigh the public interest in disclosing the information.

You requested the following information:

I am writing with respect to any grant applications for proposed site/s in the Stroud District Council draft local plan within the Slimbridge Parish. The proposed site is referenced as PS37 by Stroud District Council and the site owners (The Ernest Cook Trust and Gloucestershire County Council) call it Wisloe Green. Please could you provide all correspondence, details of any meetings, applications/submissions and any assessments/evaluations.

This relates to the following time period - 12th March 2021 to the current date.

Response

We can confirm that we do hold information that falls within the scope of your request. Please find attached to this response Annex A which contains some of the information held. However, please note we rely on Section 21 and Section 40(2) of the FOIA to withhold some information from disclosure.

21 - Information accessible to applicant by other means.

(1) Information which is reasonably accessible to the applicant otherwise than under section 1 is exempt information.

(2) For the purposes of subsection (1)—

(a) information may be reasonably accessible to the applicant even though it is accessible only on payment, and

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(b) information is to be taken to be reasonably accessible to the applicant if it is information which the public authority or any other person is obliged by or under any enactment to communicate (otherwise than by making the information available for inspection) to members of the public on request, whether free of charge or on payment.

(3) For the purposes of subsection (1), information which is held by a public authority and does not fall within subsection (2)(b) is not to be regarded as reasonably accessible to the applicant merely because the information is available from the public authority itself on request, unless the information is made available in accordance with the authority's publication scheme and any payment required is specified in, or determined in accordance with, the scheme.

The full text of the legislation can be found on the following link and we have quoted section 21 below for ease.

<https://www.legislation.gov.uk/ukpga/2000/36/section/21>

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. To comply with this duty we can confirm that some of the information held is already accessible to you on our disclosure log. Please see the link below which will direct you to the information already accessible.

[RFI3052 - Garden Village Wisloe Green.pdf \(publishing.service.gov.uk\)](#)

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.

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

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

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. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.



Homes
England

Making homes happen

Date: 7 March 2022

Our Ref: RFI3740

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

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

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) 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

OFFICIAL

[Redacted]

From: [Redacted]
Sent: 19 May 2021 11:27
To: [Redacted]
Cc: [Redacted]@stroud.gov.uk
Subject: RE: Wisloe, Stroud - Meeting with Gloucestershire County Council and The Ernest Cook Trust

Good morning [Redacted] – nice to hear from you.

I was aware from talking to [Redacted] that SDC is looking to bring this site forward through its Local Plan. It would be helpful to have an update from your clients on how they are progressing and on any delivery challenges.

I can be available on the following dates:

- 14/6 11 – 1.00pm
- 15/6 10 – 11.30am
- 16/6 10 – 1.00pm

It would be helpful if [Redacted] was also attending.

[Redacted]

[Redacted]

Markets, Partners, Places



[Redacted]
[Redacted]
[Redacted]
[Redacted]



From: s. 40(2) <s. 40(2)@stantec.com>
Sent: 17 May 2021 13:27
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2)@stroud.gov.uk
Subject: Wisloe, Stroud - Meeting with Gloucestershire County Council and The Ernest Cook Trust

s. 40(2)

Following a recent meeting I had with s. 40(2) I am keen to set up a meeting with Homes England and the land owners about Wisloe. Gloucestershire County Council and The Ernest Cook Trust would like to explore with Homes England the Garden Community principles and specific issues such as the pedestrian/cycle bridge over the M5, phasing and the delivery strategy.

If you could let me know whether you are happy to attend a meeting and if so, perhaps provide some dates suitable from your side and then I can check availability with my clients and agree an agenda with you.

I look forward to hearing from you – please do give me call if it would help to run through any information on the phone.

Regards

s. 40(2)

[Taunton](#)

Direct: s. 40(2)

Mobile: s. 40(2)

s. 40(2) [stantec.com](#)



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AGENDA

Meeting Title: Wisloe Vision and Opportunities

Required Invitees: s. 40(2) – Homes England
 s. 40(2) – Stroud District Council (apologies from s. 40(2))
 s. 40(2) – The Ernest Cook Trust
 s. 40(2) – Gloucestershire County Council
 s. 40(2), s. 40(2) – Stantec (Project Team)

Date of Meeting: 11 August 2021

Location: Teams

Item	Subject
1.	Welcome and Introductions
2.	Ambitions for a New Settlement at Wisloe <ul style="list-style-type: none"> ▪ The Ernest Cook Trust – s. 40(2) ▪ Gloucestershire County Council – s. 40(2) ▪ SDC – s. 40(2)
3.	Progress and Key Issues <ul style="list-style-type: none"> ▪ Articulating the vision - Masterplan Report submitted for Reg 19 Reps ▪ Creating a Garden Community of walkable neighbourhoods ▪ Pedestrian / cycle bridge over the M5, links to Cam and Dursley station ▪ Engaging with the community
4.	Delivering Wisloe <ul style="list-style-type: none"> ▪ Consideration of the delivery approach and timescales ▪ Homes England
5.	Next Steps

MINUTES

Meeting Title: Wisloe Vision and Opportunities

Attendees: s. 40(2) – Homes England
 s. 40(2) – Stroud District Council
 s. 40(2) – The Ernest Cook Trust
 s. 40(2) – Gloucestershire County Council
 s. 40(2) – Stantec (Project Team)

Date of Meeting: 11 August 2021

DRAFT

Item	Subject
1.	<p>Welcome and Introductions</p> <p>s. 40(2) – Is within the Markets, Partners, Places Team which is front of house for Homes England. Engages and builds relationships with LPAs and a range of partners. ICs role is to identify opportunities for Homes England to intervene – accelerate or enable development, where there is market failure. Will potentially bring in other parts of the Agency – development/land/investment. Will focus on what is required to deliver Wisloe – the art of the possible.</p> <p>s. 40(2) – Familiar with Wisloe, the Garden Communities bid and how the proposals have developed through the Local Plan.</p>
2.	<p>Ambitions for a New Settlement at Wisloe</p> <p>s. 40(2) – Wisloe provides a unique set of circumstances and therefore opportunities. Different from a business as usual, developer-led approach. Work to date and most recently the Reg 19 submission has focused on articulating a clear vision which aligns with Homes England’s mission and various emerging Government agendas, in particular the carbon agenda. Now starting to enter the delivery phase.</p> <p>s. 40(2) – The Ernest Cook Trust is committed to the local community in the long term. The legacy of Wisloe is very important, as are the environmental considerations of development. Recognise the Garden City principles and there may be elements outside of these that The ECT want to pursue. The ECT would like to increase public engagement which is meaningful and shapes the proposals. Would welcome Homes England advice on this.</p> <p>s. 40(2) – GCC land holding at Wisloe identified as a strategic opportunity. GCC committed to best value and achieving ambitions for the site to align with GCC priorities, set against viability considerations. GCC is concerned with how to bridge some of the risk going forward in terms of their investment and viability of the scheme.</p> <p>s. 40(2) – Priority is to secure the site allocation. Most towns and villages in Stroud DC are reaching the end of their potential for expansion and therefore future growth is focused on new settlements. SDC see Wisloe as a key site for achieving sustainable growth. SDC want to de-risk the site before it goes through planning;</p>

MINUTES

Item	Subject
	<ul style="list-style-type: none"> • Going beyond Garden City principles and being exemplar in terms of carbon neutral is important to SDC. • Long term stewardship / governance arrangements important to make sure the Garden Community happens. • SDC are actively delivering council homes and there may be potential to work directly with SDC and RPs at Wisloe on alternative methods of delivery. • Design excellence – how to tap into guidance and advice. • There are wider delivery issues relating to the Local Plan which are not likely to be resolved until the EiP – for example, education contributions. • Local Plan viability work identifies an uplift in value for Garden Communities – creating extra value, but accept that this is set against cost and ceiling on value in the local area plus there are no examples locally.
3.	<p>Progress and Key Issues</p> <p>§ 40(2) – The Local Plan Reg 19 submission presents a masterplan for Wisloe which is grounded in a raft of technical work and community consultation. The proposals include a pedestrian/cycle bridge over the M5 providing access to Cam and Dursley station.</p>
4.	<p>Delivering Wisloe</p> <p>§ 40(2) – Delivery strategy is through the Local Plan process. Now starting to explore a delivery plan. Consideration of developer partners as part of this next stage.</p> <p>§ 40 – There is some prospect for Homes England to get involved – potentially a range of intervention opportunities. General requirements for Homes England intervention – evidence market failure and Benefit Cost Ratio (BCR) which the way the Treasury calculate how to invest. BCR calculations consider a whole range of potential benefits, including the number of homes;</p> <ul style="list-style-type: none"> • Tools to help Wisloe get ‘match fit’ to secure funding as and when it comes forward. • Short terms interventions – tools/advice/best practice potentially leading to longer term, more strategic advice. • Will require a Business Case to be developed. • Access to expertise from Garden Communities work and recent work on governance. • Investment in infrastructure – through loans or grants. • Affordable housing programme.
5.	<p>Next Steps</p> <ul style="list-style-type: none"> - § 40 and § 40(2) liaise at the beginning of September – update and agenda set for a meeting mid to end of September - § 40 – will pull together some links / topics on good practice. - § 40 – will talk to colleagues in Development and Investment – may attend the next meeting. - From the Project Team, the more information which can be provided to Homes England, the better. In particular, viability work and a BCR would be helpful. All treated in confidence. - Wisloe website https://wisloe.co.uk/index.php is a useful source of information and will shortly host the full suite of material submitted for the Reg 19 Reps

[Redacted]

From: [Redacted]
Sent: 25 August 2021 16:17
To: [Redacted] [Redacted]@stroud.gov.uk
Subject: RE: Wisloe

Good afternoon [Redacted]

Thank you for the link (and update). I've downloaded the masterplan documents.

For the Wisloe Project Meeting + site visit in October can I suggest the afternoon of the 26th. This coincides with a scheduled partner engagement meeting I have with SDC, commencing at 4.00pm. [Redacted] - this could also potentially be face2face, if we can have a look around a few other sites in the morning? We could then break for lunch and then meet the Project Team and go on site afterwards.

For the mid-point progress meeting the morning of the 13th or 15th September would work. This will be a Teams call.

At the moment it will just be myself from Homes England (for Wisloe).

[Redacted]

[Redacted]

Markets, Partners, Places



[Redacted]
[Redacted]
[Redacted]



From: s. 40(2) <s. 40(2)@stantec.com>
Sent: 23 August 2021 18:37
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2)@stroud.gov.uk
Subject: RE: Wisloe

s. 40(2)

Thank you for your email.

All the material submitted for the Reg 19 Reps is hosted on the Wisloe website here: [Find out about the masterplan \(wisloe.co.uk\)](#) It is therefore available to the public, ahead of it being uploaded to SDCs website. It was uploaded today (relevant people such as Ward Cllrs and the Parish Council have been notified) and there will be some media engagement tomorrow.

Very keen to organise a Project Meeting October and for us to catch up in September to update and agenda set, please. Your diary is no doubt very busy so would you like to start with some dates / times which work for you then I can coordinate diaries for s. 40(2) and the Project Team to suit. The ECT can organise for you to be taken round the site, but would prefer to keep numbers on site at any one time limited, otherwise it will cause a stir locally.

I will be issuing draft minutes from our recent meeting shortly, they are just being reviewed by s. 40(2) from The ECT to make sure I captured everything from his perspective.

Many thanks

s. 40(2)

[Taunton](#)

Direct: s. 40(2) 0

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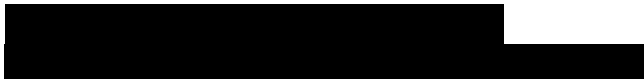
From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: 23 August 2021 15:03
To: s. 40(2)@stroud.gov.uk; s. 40(2) <s. 40(2)@stantec.com>
Subject: Wisloe

Good afternoon both. I trust you are well.

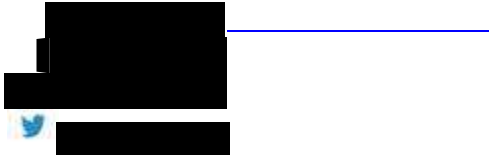
Before I start conversations internally, would it be possible to have sight of copies and/or links to ECT/GCC reps submitted for the Stroud Local Plan Review: Regulation 19 Consultation?

I think we were also going to put a date in the diaries for a review meeting in October (potentially face2face/on site) as well as an interim call in mid-September, once I've been able to look at the above information. Would you be able to suggest dates?

s. 40(2)



Markets, Partners, Places



s. 40(2)

From: s. 40(2) <s. 40(2)@stantec.com>
Sent: 26 August 2021 08:57
To: s. 40(2); s. 40(2); s. 40(2)@stroud.gov.uk
Subject: Wisloe Vision and Opportunities - DRAFT Minutes
Attachments: Wisloe Homes Eng DRAFT minutes Aug 21.pdf
Follow Up Flag: Flag for follow up
Flag Status: Flagged

s. 40(2)

Please find attached DRAFT minutes from our recent meeting.

If you have any comments, please let me know.

Regards

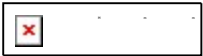
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AGENDA

Meeting Title: Wisloe - Delivery and Community Engagement

Required Invitees: s. 40(2) – Homes England
 s. 40(2) – Stroud District Council
 s. 40(2) – The Ernest Cook Trust
 s. 40(2) – Gloucestershire County Council
 s. 40(2) – Social
 s. 40(2) – Savills
 s. 40(2) s. 40(2) – Stantec

Date of Meeting: 21 October 3 – 5pm

Location: Teams

Item	Subject	Timings
1.	Purpose of the Meeting	3.00 – 3.10
2.	Brief updates: <ul style="list-style-type: none"> - Homes England - SDC - ECT - GCC 	3.10 – 3.25
3.	Draft Delivery Strategy (Savills) <ul style="list-style-type: none"> - Discussion 	3.25 – 3.50
4.	Draft Engagement Strategy (Social) <ul style="list-style-type: none"> - Discussion 	3.50 – 4.15
5.	Understanding barriers, risks and opportunities (Homes England) <ul style="list-style-type: none"> - Good practice from Garden Communities* - Risk Register 	4.15 – 4.45
6.	Actions and Next Steps	4.45 – 5.00

***Item 5 - Links to Good Practice (s. 40(2))**

Links to some good practice from the Garden Communities Programme. s. 40(2) will introduce each project briefly (although not involved directly). Whilst the overall scale of development is larger than currently envisaged for Wisloe, each example does provide some useful pointers in terms of future direction and approaches to community engagement project governance and delivery.

Welbourne Garden Village, Fareham, Hampshire – 6,000 homes

<https://welbornegardenvillage.co.uk/delivery/>

St Cuthbert’s Garden Village, Carlisle – 10,000 homes

<https://www.aylesburygardentown.co.uk/about/>

<https://www.aylesburygardentown.co.uk/meeting-minutes/>

<https://www.stcuthbertsgv.co.uk/MASTER-PLAN/Masterplan-Stage-1>

<https://www.stcuthbertsgv.co.uk/MASTERPLAN/MASTERPLAN-Stage-2>

Aylesbury Garden Town, Buckinghamshire – 16,000 homes

<https://www.aylesburygardentown.co.uk/the-masterplan-and-projects/the-masterplan/>