



Homes
England

Making homes happen

Date: 27 April 2023

Our Ref: RFI4224

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

By Email Only

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

Dear [REDACTED]

RE: Request for Information – RFI4224

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

You requested the following information:

Any applications/enquiries, assessments, guidance, correspondence, meetings with reference to the proposed site allocation (PS37) in the Stroud District Council draft local plan. It is also referred to as Wisloe by the Landowners and the Council.

The proposed site is within the Slimbridge Parish, Gloucestershire.

This request relates to the period 8th March 2022 to current date 2023.

Response

We can confirm that we do hold some information in relation to your request.

Correspondence

Please find attached and contained within Annex A, copy of correspondence with reference to the proposed site in the Stroud District Council. However, we rely on the following exemptions of the FOIA to withhold some of the information from disclosure.

Section 21 - Information accessible to applicant by other means

We can inform you that we do hold the information that you have requested. However, we rely on section 21, exemption where some of the information is available to the applicant elsewhere.

(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. We can confirm that we have withheld some of the attachments contained within the email correspondence as they have been disclosed in a previous request for information to Homes England. The request response is available in the public domain on our disclosure log under the reference RFI3052. For your ease of reference, we have provided a link to the information.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/925166/RFI3052 - Garden Village Wisloe Green.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/925166/RFI3052_-_Garden_Village_Wisloe_Green.pdf)

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>



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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 includes a Hypothetical Financial Model which 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 project.

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.

Arguments in favour of withholding:

- The financial model should not be disclosed as this would impact the ability of Homes England, Stroud District Council and potential developers to achieve value for public money. There is a high risk that disclosure would be likely to adversely impact the ability of these parties to negotiate effectively regarding procurement of services and land. This would not be in the public interest as interested parties could inflate the value of works, which would negatively impact public money;
- If information regarding value that has been/will be derived were in the public domain there could be expectations from the public and potential future partners about the value of the site and the value of potential works. This would not be in the public interest as it would put development at risk, inflate prices and damage Homes England's reputation as a partner. This would negatively affect public money and nullify work already undertaken;
- The information includes figures/amounts that are still subject to approval and have not yet been finalised and agreed. Disclosing details of a third party's business proposals, processes and information not in the public domain may affect their relationship with other parties, including Homes England, and affect a party's reputation in the market. The parties involved would not be able to negotiate effectively as this information could be used by other third parties to distort or otherwise prejudice the ability of the council to secure planning permission. This would not be in the public interest as it would negatively affect Homes England's position as the government's housing accelerator and our ability to create successful and trusting relationships with partners; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.



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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 the legislation can be found on the following link:

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

We have also redacted some information as 'Not in scope' as the contents of some of the correspondence does not relate to Wisloe.

Any applications/enquiries, assessments, guidance, meetings with reference to the proposed site

We can confirm that Homes England does not hold the information detailed in this part of your request.

To conclude that the information is not held, we have searched with the Project team who would have the requested information if held.

The FOIA does not oblige a public authority to create information to answer a request if the requested information is not held. The duty under section 1(1) is only to provide the recorded information held.

The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

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 are able to advise that from 8 March 2022 and the date of your request (31 January 2023) there have been some meetings to discuss the proposed development project however these meetings were not recorded and Homes England holds no other recorded information in relation to the site apart from the correspondence within Annex A.

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.

Email: infogov@homesengland.gov.uk

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



Homes
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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

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s. 40(2)

From: s. 40(2)
Sent: 17 May 2022 10:41
To: s. 40(2)
Subject: Stroud DC - Wisloe
Attachments: 181113 GC Bid Brochure small.pdf; 181113 Wisloe GC Supporting information.pdf; Peter Brett Associates LLP Pro Forma.pdf

Wisloe info as promised.

s. 40(2)
s. 40(2)

High Growth & New Settlements – West of England Region
Homes England



s. 40(2)

homesengland.gov.uk

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[@HomesEngland](#)

#MakingHomesHappen

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



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s. 40(2)

From: s. 40(2)
Sent: 03 January 2023 17:31
To: s. 40(2)
Subject: FW: Wisloe New Settlement
Attachments: 220221 Wisloe Technical Note.pdf; Wisloe Homes Eng DRAFT minutes Aug 21.pdf

s. 40(2) – for discussion on Thursday....do you know about this one?

s. 40(2)

Senior Specialist – Infrastructure Grants
s. 40(2)



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2 Rivergate
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#MakingHomesHappen

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From: s. 40(2) @stantec.com>
Sent: 03 January 2023 12:18
To: s. 40(2) @homesengland.gov.uk>
Subject: Wisloe New Settlement

Thanks s. 40(2)

Noting with interest your Infrastructure Grants title. Before he left for Exeter CC, I was speaking to s. 40(2) about Wisloe – a new settlement of 1,500 dwlgs being promoted by The Ernest Cook Trust and Gloucestershire County Council (draft minutes attached). The proposals include a new ped/cycle bridge over the M5 (see attached Technical Note). This might be something I could talk to you about?

Details about the site are on a dedicated website here: [Wisloe](#) and Stroud Local Plan is heading to EIP in March.

Really keen to talk to you about Wisloe if you are able to, or if could point me in the right direction?

Regards

s. 40(2)

TECHNICAL NOTE

Job Name: Land at Wisloe

Date: 22/02/21

Subject: Wisloe Garden Community – M5 Pedestrian and Cycle Bridge Provision

1 Introduction

1.1 Brief

1.1.1 This Technical Note has been produced for Homes England and Stroud District Council (SDC) in order to set out an initial funding case for a pedestrian/cycle bridge to be provided over the M5 motorway in order to better connect the Wisloe Garden Community site with Cam & Dursley Railway Station and its environs. This Note has been prepared in order to inform the meeting that is understood to have been scheduled between both of the above parties to discuss the infrastructure funding requirements associated with the emerging Local Plan Review.

1.2 Local Plan and Draft Site Allocation

1.2.1 The site was included within the SDC Local Plan Review - Draft Plan for Consultation that was produced in November 2019 with a view to allocating it for a, *'new garden community comprising 5ha employment, up to 1,500 dwellings, local centre including shops and community uses, primary school(s) and associated community and open space uses and strategic green infrastructure and landscaping'*.

1.2.2 The draft site allocation (PS37) goes onto state that, *'The development will prioritise walking, cycling and public transport over the use of the private car and will include high quality pedestrian and cycle routes through the development, walking and cycling connections to Cam & Dursley rail station and rapid bus services to the nearest main settlements.'*

1.2.3 The next step in the Local Plan process is the pre-submission consultation stage which is due to be undertaken in Spring 2021. This is the final consultation stage before the Local Plan Review is submitted to the Planning Inspectorate for an independent examination. In advance of this a newsletter (See **Appendix A**) and a website that is aligned with it has been produced in order to engage again with the local community and stakeholders to seek feedback with regards to the latest concept site proposals so that this can be used to inform the additional representations that will be made in relation to the Regulation 19 consultation.

1.3 Wisloe Garden Community Site

1.3.1 The site comprises 4 parcels of land located just to the south of the existing settlements of Slimbridge and Cambridge, with the A38 forming the western/north-western border and the M5 forming the southern/south eastern border as indicated in **Figure 1** below. The A4135 extends from its junction with the A38 and bisects the site, following a northwest to southeast alignment before crossing the M5 and the nearby rail line. To the south of the M5 lies Cam & Dursley Railway Station and Draycott along with the settlements that the station takes its name from.

TECHNICAL NOTE

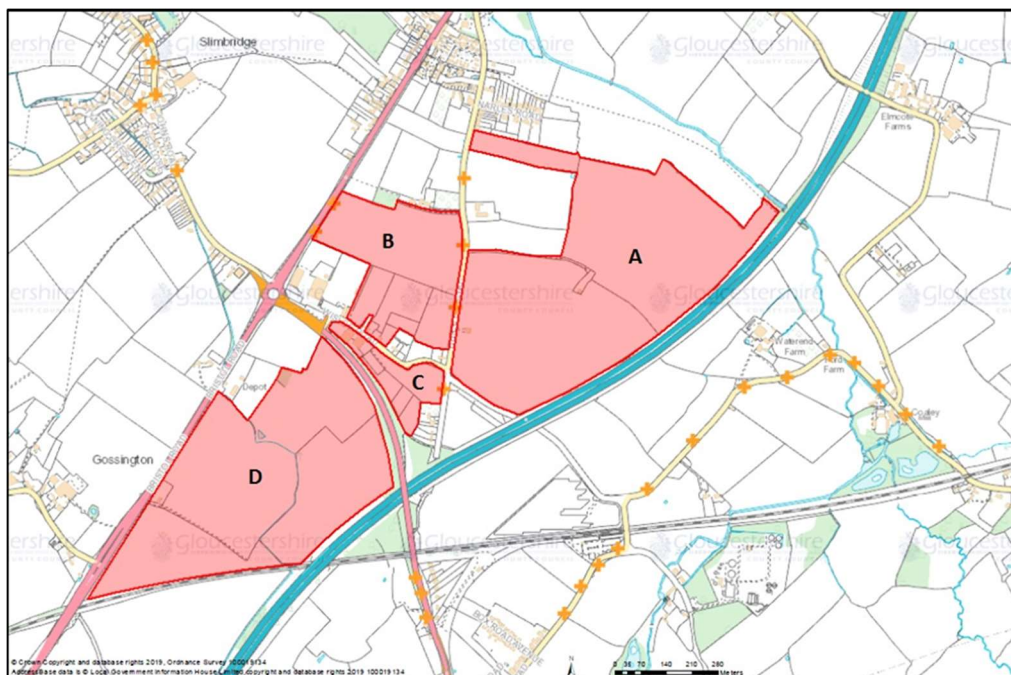


Figure 1: Site Location

1.4 Site Ownership/Promoters

- 1.4.1 The site is jointly owned and promoted by Gloucestershire County Council (GCC) and The Ernest Cook Trust (ECT). GCC, in their role as a landowner, has a vision to improve the quality of life for Gloucestershire residents and communities so this site represents an opportunity to achieve this. The ECT is a large educational charity which was founded in 1952 by the philanthropist Ernest Cook, the grandson of Thomas Cook. Each year the Trustees distribute educational grants to benefit children and young people.
- 1.4.2 GCC and ECT both understand the need for delivery whilst having wider social and environmental objectives. Consequently, because this site is not promoted by a single volume housebuilder, there are opportunities to deliver a greater variety of housing solutions and tenures, including housing with care. Both landowners also have a willingness to explore innovative development approaches and construction methods that can offset higher development costs by generating additional sales value.

1.5 Vision for Development

- 1.5.1 The site offers an opportunity to meet the real, pressing need for high-quality new homes as part of a sustainable community that creates opportunities for local people.
- 1.5.2 The aspiration is for:
- An innovative approach to sustainability – consideration is being given as to how the site can raise the standard of sustainable development, in line with garden community principles, to meet SDC's carbon neutral targets and enable existing and future residents to live as sustainably as possible
 - A garden community of around 1,500 new homes
 - Better connections between existing villages, towns, cities and destinations; including encouraging walking and cycling and improved public transport

TECHNICAL NOTE

- A new primary school, nursery, community facilities, green spaces, shops and a café
- Spaces for businesses and new employment opportunities
- A design that complements the local area and the surrounding countryside and protects the identity of existing villages
- The right supportive infrastructure
- A neighbourhood of green spaces for the enjoyment of the community that connect with the wider landscape and enhances biodiversity.

2 Pedestrian/Cycle Bridge

2.1 Existing Accessibility of the Site

- 2.1.1 The accessibility of the site to the south of it is currently constrained by a combination of the M5 and the existing road bridge on the A4135 which passes over the railway line that serves Cam & Dursley Railway Station. The latter is brought about due to there only being a narrow margin being provided across the bridge for pedestrians to use due to its restricted width. This currently prohibits ease of pedestrian movement, particularly those with wheelchairs, pushchairs or other mobility constraints with cyclists having to travel on road.



Plate 1: Existing Pedestrian Provision on A4135 Bridge over Railway Line

- 2.1.2 Access to Cam & Dursley Railway Station from the existing Wisloe, Cambridge and Slimbridge communities is taken via a combination of the A4135 and Box Road. Therefore, even if improvements were provided across/next to the bridge and accompanied by ones either side of it then existing/prospective users would still be left with having to take an indirect route to access the station as it would lead pedestrians/cyclists towards the junction with Box Road and then having to travel back on themselves to access it. In addition, the nature of the trafficked environment next to these roads would also not be as conducive to encouraging the uptake of these modes by the existing and new community.

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2.2 Emerging Access Strategy Principles

- 2.2.1 The basis of an access and travel demand strategy has been developed and is currently in the process of being refined in support of the proposed site allocation. Much of the focus of this has been on the potential to provide high quality public transport, pedestrian and cycle linkages along with other supporting travel demand measures so that a sustainable community can be delivered in terms of associated travel patterns. The key to this is having the ability to manage car demand in ensuring that genuine alternatives to the private car are provided.
- 2.2.2 A crucial element of this work has looked at the potential to improve the walking and cycling linkage between the site and the area to the south of it in light of the existing barriers that are brought about by a combination of the M5 and the rail line. This is important given the desire line that exists in this direction due to the combination of the nearby rail station, the CDU Greenway and the settlements of Draycott, Cam and Dursley so that they are readily accessible by non-car modes.
- 2.2.3 Providing improved pedestrian and cycle infrastructure to serve the station would therefore not only lead to an increase in uptake of these modes but also that of rail itself. This is therefore complimentary to GCC in their role as the local transport authority along with SDC's aims for the facilities at this station to be upgraded and for the service frequency to be improved as set out in, '*A Rail Investment Strategy for Gloucestershire*' (March 2020) which was produced on behalf of the former. This report highlights that there is scope for increased services to be provided as part of latter phases of the MetroWest programme. Therefore, should MetroWest be extended then this could provide a half hourly rather than an hourly service to Bristol.
- 2.2.4 Cam and Dursley station has been highlighted for investment as it has received the highest growth in patronage in the County between 2001 to 2019. This can be explained by the fact it lies on the Bristol – Birmingham line so is of strategic importance as it provides the only rail access to Bristol and the South West for the Stroud District. This station also provides direct connections to key destinations such as Gloucester, Cheltenham, Ashchurch for Tewkesbury, Worcester and Great Malvern.

2.3 Pedestrian/Cycle Bridge over M5 and Connection to National Cycle Network Route 41

- 2.3.1 When GCC in their role as the local highway/transport authority were first consulted about a potential access strategy for the site, the issue of connectivity to the south was raised by Stantec whereby the option of providing a pedestrian/cycle bridge over the M5 was raised and subsequently discussed.
- 2.3.2 GCC confirmed they were supportive of a bridge being provided given it transpired that it aligned with an emerging funding proposal of theirs to provide one. Their proposal was for a bridge to be provided more or less in the same location albeit it slightly differed in looking to follow the alignment of Wisloe Road immediately either side of it given it is still adopted highway even though these two sections are largely disused having been severed when the M5 was constructed.
- 2.3.3 GCC confirmed that their own case for this was linked to helping serve the Wisloe development given that this would also help them complete what they termed the 'missing link' in order to connect the CDU Greenway which is intended to extend from the south to serve Cam & Dursley Railway Station with the National Cycle Network Route 41 which passes through Slimbridge to the north of the site. Another reason cited was that it would provide them with the opportunity to create a new station access and interchange point to the north of the station, which could feature increased cycle storage facilities maximising its importance as an interchange hub with a view to removing the need to access it by car entirely.

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- 2.3.4 The Greenway is a proposed walking/cycle route which when complete will link new residential development at Littlecombe to Dursley, Cam, Cam & Dursley Railway Station which is a distance of c.3½ miles. The Greenway between Dursley and Cam & Dursley Railway Station has been completed in places with the remainder to be in due course. Once it is and if it were to be extended this facility would provide improved access to primary and secondary schools in Cam and Dursley and thus reduce the need for vehicle based drop offs and pickups along with a wide range of other facilities.
- 2.3.5 The intention to provide/allow for the 'missing link' is indicatively shown by the dark blue arrow on the draft concept layout plan which forms the basis of the current consultation material which is appended to this note and on the extract that is taken from it which is shown in **Figure 2** below. This plan along with the supporting access strategy plan appended to this note as **Figure 3** shows the indicative position of a bridge crossing over the M5 between the site and land that GCC control as a landowner to the south east the motorway in the context of the wider emerging access strategy.
- 2.3.6 The concept site plan shows that the provision of the bridge as part of providing this link along with the wider walking and cycling strategy that is proposed to be imbedded into it will help serve the wider existing communities of Gossington, Slimbridge and Cambridge. This infrastructure therefore stands to greatly benefit these existing communities as well by making them more accessible by these modes as well to both the railway station and the settlements to the south of it.

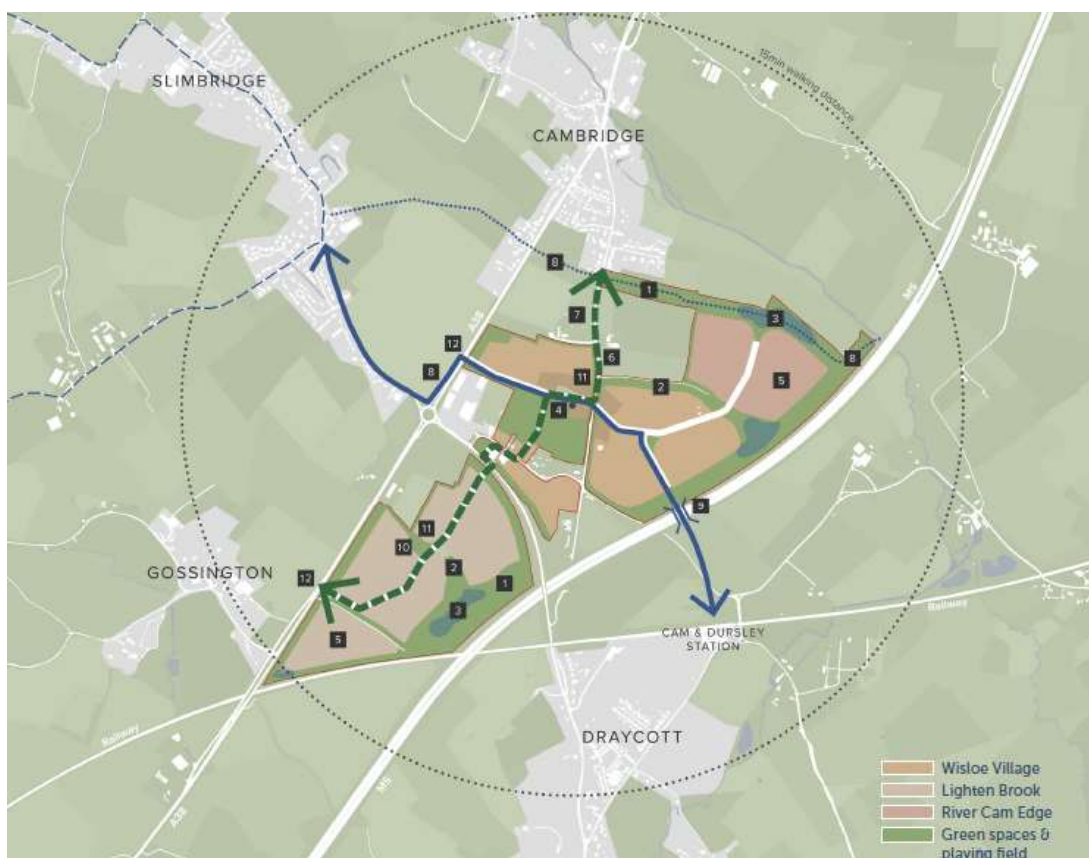


Figure 2: Concept Site Plan – Consultation Version

TECHNICAL NOTE

- 2.3.7 It should be noted that the Concept Plan set out above was prepared in support of the public consultation exercise which is currently being undertaken. It represents the starting point in the development of the masterplan and will evolve in the next iteration(s) to reflect feedback received, alongside further technical work that will be undertaken to inform it and further engagement with stakeholders.
- 2.3.8 Provision of a pedestrian/cycle bridge over the M5 would result in a higher quality and safer linkage being provided and there only being a walk distance of c.900m between the local centre that is proposed to be located in the centre northern extent of the site as a whole and the railway station. This compares extremely favourably to a distance c.2.3km if access to the station were taken via a combination of the A4135 and Box Road using the route shown on **Figure 3** so this represents a significant betterment.
- 2.3.9 This infrastructure would therefore encourage a modal shift to walking, cycling and rail amongst existing and prospective residents/employees of the site and surrounding communities which would complement the Mobility as a Service (MaaS) and bus improvement strategy that is intended to be pursued. Micro mobility also stands to play its part given the uptake in e-bikes and the rollout of electric scooter trials so the issue of distance will become less of a barrier to cycling/scooting than it currently is particularly if appropriate facilities are provided.
- 2.3.10 The provision of a pedestrian/cycle bridge could therefore form a key component in improving the accessibility and sustainability of the new community and in promoting an active lifestyle by ensuring that associated travel patterns reflect this ethos. The provision of a genuine sustainable access strategy where people can travel door to door by non-car modes would help offset the traffic impacts and associated environmental impacts of the development. This would be achieved as this strategy would lead to the removal of car trips from the local/strategic road network that would otherwise be realised and be associated with a less sustainable form of development. As a result, it would help reduce the need for funding to be sought to mitigate the costs of traffic related mitigation measures elsewhere.
- 2.3.11 The access strategy principles set out in the above figure confirm the extent of land that is within the clients control either side of the M5 in order to demonstrate that no third party land is required to deliver the bridge. As previously set out GCC in their role as the local highway/transport are supportive of the bridge being provided and so are Highways England on the proviso that a single span structure is provided.
- 2.3.12 The provision of a pedestrian/cycle bridge would also potentially stand to provide wider and more longstanding benefits beyond the next Local Plan Review period (post 2040).

2.4 Pinch Point Funding Bid

- 2.4.1 GCC in their role as the local highway/transport authority have tried to seek funding for the provision of a pedestrian/cycle bridge themselves as previously set out by submitting a bid to the Department for Transport (DfT) Local Pinch Point Fund (PPF).
- 2.4.2 The bid consisted of two parts by firstly seeking funding to complete of the outstanding sections of the Greenway that were originally intended to be provided up to the station from the south. The second part related to the provision of the pedestrian/cycle bridge over the M5 to reconnect Wisloe Road with the option to allow for bus provision as well depending on the type of bridge construction that was ultimately taken forward.

From reviewing GCC's bid document £1 million was sought to complete the original extent of the Greenway and £5 to £10 million to provide the bridge along with associated infrastructure either side of it with a view to completing the latter in 2024. Unfortunately, the DfT announced at the start of January 2021 that the PPF fund will be replaced with a new £4bn Levelling Up Fund so no funding will be forthcoming from the former. At the moment there is uncertainty as to what form this new fund will take or what the requirements for submitting a bid will be as the DfT have not published a prospectus for it yet.

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2.5 Bridge Optioneering Exercise

- 2.5.1 Stantec are due to undertake their own high level bridge optioneering exercise imminently in order to better inform the alignment, form and potential cost of it. This in turn will help refine both the access strategy and the concept masterplan that will be put forward as part of the next round of representations that are made to the Local Plan Review.
- 2.5.2 This exercise is proposed to mainly focus on the provision of a pedestrian/cycle bridge given the importance of catering for these modes for the reasons previously set out. At this stage based on the funding that GCC previously sought a provisional allowance of £6 million has been made for the bridge on the basis that it is not deemed to be essential that it caters for buses given the additional engineering requirements and cost that this would entail. This provisional cost is therefore proposed to be sense checked though as part of the above exercise.
- 2.5.3 The ability for this infrastructure to cater for buses is seen as a 'nice to have' rather than a 'must have' at this stage but it should be one that is kept under review and not ruled out. Another potential requirement that could also be allowed for is that of a network of small connected autonomous vehicles (CAVs) given the timeframe over which this development is intended to be built out over as is starting to be for allowed for within the visioning of other strategic developments.

3 Viability

3.1 Local Plan Viability Assessment

- 3.1.1 Initial viability work for the new settlement at Wisloe has been informed by S106 and IDP information published by SDC, as well as the Local Plan Viability Assessment Review (June 2020) undertaken by HDD Planning and Development Ltd.
- 3.1.2 Para 7.18 of the above report states *'More detail regarding assumptions on contributions from Strategic Sites will be added in due course, Stroud District Council will then specifically engage with the promoters of the potential Strategic Sites to be included within the Plan.'*
- 3.1.3 It is this engagement, and in particular the potential for funding to support delivery of the pedestrian/cycle bridge, that the land owners wish to progress with Homes England and SDC at this point. Clearly the potential provision of the bridge needs to be considered amongst a set of local authority priorities and funding opportunities are key to this process in light of other abnormal site infrastructure costs that have been identified such as the gas main diversion and noise attenuation bund that is required.

4 Conclusion

4.1 Summary

- 4.1.1 The landowners and promoters of the Wisloe site are committed to delivering a sustainable community aligned with the emerging Stroud District Council policy position for it and the garden community principles advocated by the government. Provision of a pedestrian/cycle bridge to provide a high quality and direct connection between the proposed development site and Cam & Dursley Railway Station and its environs will provide a significant betterment in terms of its accessibility and help realise this vision as well as delivering the 'missing link' to the National Cycle Network Route 41 to complete the wider cycle network.

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- 4.1.2 Given the associated cost of providing a bridge consideration needs to be given now as to how it can/will be funded in order to provide a degree of certainty that this piece of infrastructure can be delivered, and the site made as accessible as possible and its impact minimised. This is an important consideration particularly given that Pinch Point Funding is no longer available as it may have a bearing on how the site continues to be promoted going forwards as part of the Local Plan Review in terms of the associated access strategy and concept site plan.
- 4.1.3 Further to the scheduled meeting that is due to take place between Homes England and Stroud District Council, an opportunity to engage with both parties would be welcomed in order to explore potential funding opportunities given that these may influence how the sustainable vision for this new garden community can be realised.

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
50753/5501/TN001	-	22/02/21	s. 40(2)			

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

TECHNICAL NOTE

Appendices

WISLOE

WISLOE

WISLOE



Indicative timeline



Get involved

We want to continue the conversation and provide you with the opportunity to tell us what you think about the concept plan to help inform the emerging masterplan.

As organisations with strong links to communities in the area, we are committed to collaborating with local people so that any proposals for a new community at Wisloe bring benefits for you.

In 2019 we held a scoping workshop followed by a community consultation workshop and exhibition. The feedback from these events has been invaluable in shaping the foundations of a concept for a new community at Wisloe.

There remains much to do to achieve our ambitions, and we look forward to working with local people to shape the emerging masterplan.

You are invited to tell us what you think about our concept plan. You can do this either through the attached survey or an online version of the survey and interactive map on our new website.

We hope to hold further consultation events in 2021 and are also meeting local groups and stakeholders now. If you would like any further information or to request a meeting, please contact us.

Meetings can be held either in person – subject to government guidance and social distancing measures – or via phone or videocall.



Contact us

If you have any questions or would like any further information, please feel free to contact us.

Email: wisloe@social.co.uk

Telephone: **0330 197 0535**

Website: www.wisloe.co.uk

We have provided this newsletter and Freepost survey to ensure that anyone who cannot, or would prefer not to, access the website can still be involved. If you would like any further information, please contact us.

A new garden community at Wisloe

Newsletter 1 – January 2021

Welcome to the first newsletter about the aspiration to create a sustainable community of new homes, jobs, a school and spaces for the community at Wisloe.

We have created a concept plan outlining what we hope to achieve on the area of land between the M5 and A38 east of Slimbridge. Following feedback from the local community and other stakeholders we will create a masterplan that aims to benefit the surrounding area.

We are at a very early stage. We want to work with the local community to build both on our 2019 consultation events and Stroud District Council's consultations on their Local Plan review.

This newsletter and a new project website help launch the next stage of the conversation. It's an opportunity to give an update and for you to let us know your thoughts on the concept plan.



The Ernest Cook Trust

The Ernest Cook Trust is an educational charity helping children, young people and their communities nurture a lifelong journey of learning, appreciation and respect for the countryside.

The Trust owns and cares for more than 22,000 acres of land across the UK. It is uniquely placed to deliver the sustainable development of a vibrant community here at Wisloe, ensuring a lasting legacy for future generations to enjoy.



Gloucestershire County Council

Gloucestershire County Council hold an important role supporting sustainable growth in the county. This means taking a proactive approach, planning ahead for the future to improve the quality of life for Gloucestershire's communities.



WISLOE

WISLOE

What could the new community be?



Land owned by The Ernest Cook Trust and Gloucestershire County Council offers an opportunity to meet the real, pressing need for high-quality new homes as part of a sustainable community that creates opportunities for local people.

Our aspiration is for:

- An innovative approach to sustainability – we’re exploring how we can raise the standard of sustainable development, in line with garden community principles, to meet Stroud District Council’s carbon neutral targets and enable existing and future residents to live as sustainably as possible
- A garden community of around 1,500 new homes
- Better connections between existing villages, towns, cities and destinations; including encouraging walking and cycling and improved public transport
- A new primary school, nursery, community facilities, green spaces, shops and a café
- Spaces for businesses and new employment opportunities
- A design that complements the local area and the surrounding countryside and protects the identity of existing villages
- The right supportive infrastructure
- A neighbourhood of green spaces for the enjoyment of the community that connect with the wider landscape, and enhances biodiversity

There’s a long way to go and we’re at a very early stage. We invite everyone to help shape this from concept so the emerging masterplan can benefit from the local community’s input and becomes a place we can all be proud of.

Concept plan for a new community at Wisloe

Experienced masterplanners LHC Design have been working hard to understand the site and create a sustainable concept plan for a new community at Wisloe.

This is one of the first stages of a masterplan. It takes what the community and other stakeholders have told us so far, combines this with the professional expertise of the

project team and the ethos and emerging vision identified by the landowners, and begins to show what a new community at Wisloe could look like.

We want to know what you think. You can tell us online at wisloe.co.uk, via the survey enclosed with this newsletter, by emailing wisloe@social.co.uk or phoning **0330 107 0535**.

A network of three areas within a landscape setting that connects to the surrounding area, enhances biodiversity and provides a buffer to surrounding settlements.

Lighten Brook

A distinctive residential neighbourhood in the south of the community. A green space linking wetlands and small-scale workspaces integrated with homes, including homes designed for older people, and spaces for the community.



River Cam Edge

Lower density area when compared to Wisloe Village that connects to the River Cam through meadows and wetland style planting which will connect with the surrounding countryside and create spaces for play and connection to nature.



Wisloe Village

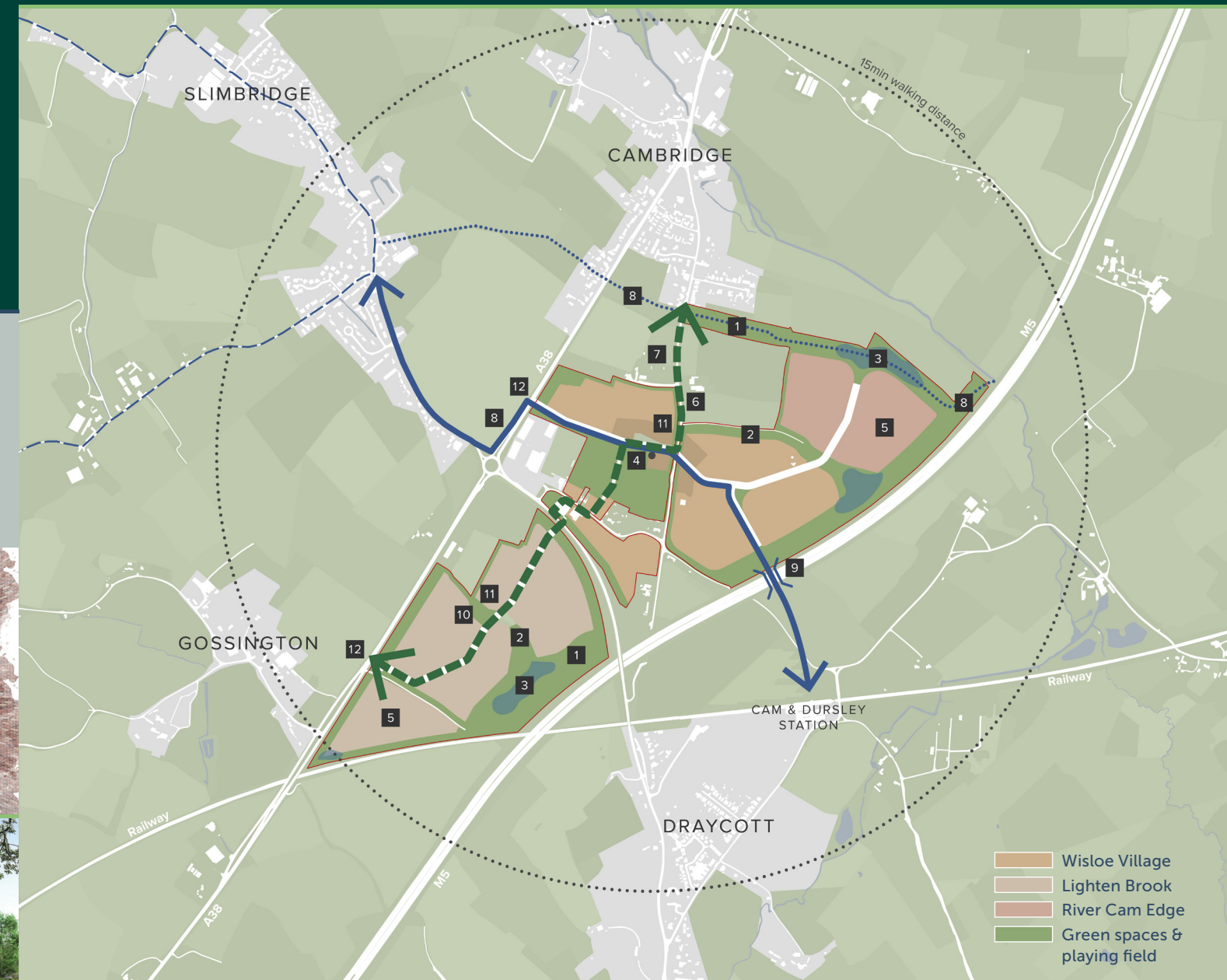
The heart of the community. Homes that surround a village green which could host markets and community events. A new farm shop, community centre and café will create a place people can meet and socialise. A new primary school and nursery along with new walking, cycling and public transport connections, will create a place centred on community and sustainability.



Site Constraints

As with any site there are challenges to overcome, including motorway noise, surface water drainage and a gas pipe that runs through part of the land. Our concept plan addresses these constraints – for example by providing a landscape buffer to the motorway and ponds that store surface water run-off and provide space for wildlife.

Preliminary technical work has left us confident that the gas pipe can be diverted and the concept plan is based on this assessment. We have also explored other options to ensure a sustainable development is still possible should the pipeline need to remain where it is.



- 1 Green areas to separate a new community at Wisloe from nearby communities, connecting spaces, providing open space and enhancing biodiversity and landscape links to the wider area
- 2 Retaining existing trees and hedgerows
- 3 Ponds collect surface water run-off, enhance biodiversity and reduce local flood risk as living wetlands
- 4 A village square with a new school, nursery, potential farm shop and community hub, small shops, offices, workshops and a café at Wisloe Village
- 5 Residential areas with different types of homes to meet the needs of people in the local area; with more homes focused around the new neighbourhood centres and at key locations with lower density development at the edges of the development
- 6 A pleasant green walking and cycling link from Cambridge to Wisloe
- 7 Significantly reducing traffic on Dursley Road
- 8 Walking and cycling links (including improvements to crossing the A38) to Slimbridge, Slimbridge WWT, the National Cycle Trail and the canal
- 9 A potential walking and cycling bridge across the M5 that could extend the connection to Cam and Dursley Railway Station and beyond (alternative links using the existing road and rail bridges are also possible)
- 10 A more residential area potentially with a mix of small workshops/workspaces and homes for older people at Lighten Brook
- 11 Spaces for businesses and new jobs across the area at key locations including adjacent to the A38 and near sustainable transport links
- 12 Two main gateways off the A38 and A4135

How does the new community relate to Stroud District Council’s Local Plan?

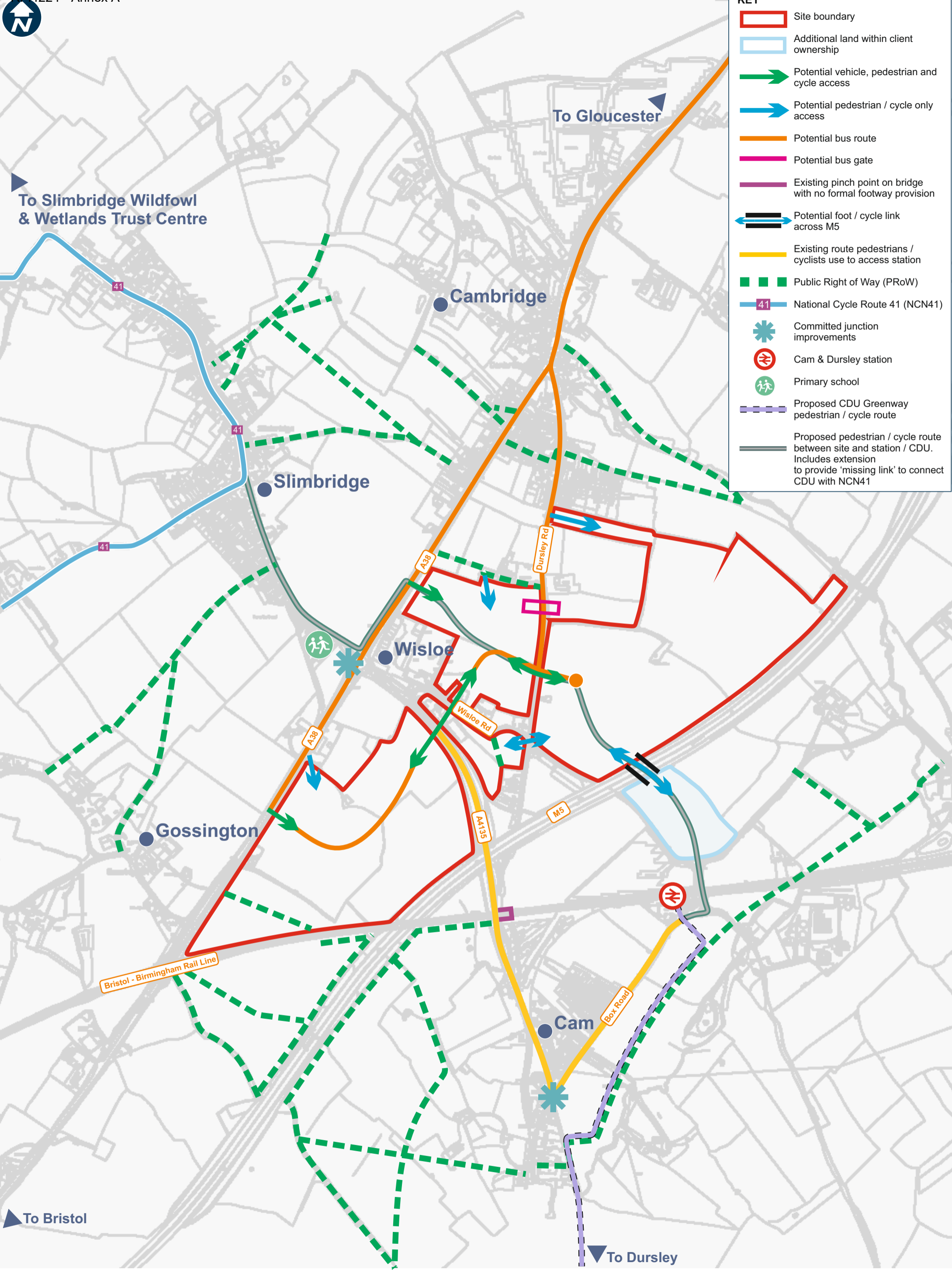
Stroud District Council held a consultation during winter 2019/20 on a Local Plan review. Our concept for a community at Wisloe is aligned with this.

Any proposal to develop a new community must be supported by the local authority and coordinated with other developments in the area. We are working with local partners to meet Stroud District Council’s Local Plan ambitions.

A new Local Plan is scheduled to be agreed towards the end of 2022.



KEY	
	Site boundary
	Additional land within client ownership
	Potential vehicle, pedestrian and cycle access
	Potential pedestrian / cycle only access
	Potential bus route
	Potential bus gate
	Existing pinch point on bridge with no formal footway provision
	Potential foot / cycle link across M5
	Existing route pedestrians / cyclists use to access station
	Public Right of Way (PRoW)
	National Cycle Route 41 (NCN41)
	Committed junction improvements
	Cam & Dursley station
	Primary school
	Proposed CDU Greenway pedestrian / cycle route
	Proposed pedestrian / cycle route between site and station / CDU. Includes extension to provide 'missing link' to connect CDU with NCN41



New Settlement at Wisloe
 Potential Access Strategy
 Figure 3

MINUTES

Meeting Title: Wisloe Vision and Opportunities

Attendees: [REDACTED] – Homes England
 [REDACTED] – Stroud District Council
 [REDACTED] – The Ernest Cook Trust
 [REDACTED] – Gloucestershire County Council
 [REDACTED] – Stantec (Project Team)

Date of Meeting: 11 August 2021

DRAFT

Item	Subject
1.	<p>Welcome and Introductions</p> <p>IC – 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>IC – 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>MC – 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>MB – 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>NC – 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>MR – 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>MC – 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>MC – 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>IC – 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"> - IC and MC liaise at the beginning of September – update and agenda set for a meeting mid to end of September - IC – will pull together some links / topics on good practice. - IC – 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: 14 June 2022 09:44
To: [Redacted]
Cc: [Redacted]
Subject: FW: Development Projects in Stroud

Hi [Redacted]
I see we have had an internal approach in respect of this project. [Redacted] will have access to the back history in respect of an FOI, though maybe not all. Could you speak to [Redacted] in the first instance and see what the background is before you/ colleagues speak to partners?

s. 40(2)
s. 40(2)



OFFICIAL

From: s. 40(2) [Redacted]@homesengland.gov.uk>
Sent: 14 June 2022 09:18
To: s. 40(2) [Redacted]@homesengland.gov.uk>
Cc: s. 40(2) [Redacted]@homesengland.gov.uk> s. 40(2) [Redacted]@homesengland.gov.uk>;
s. 40(2) [Redacted]@homesengland.gov.uk>
Subject: RE: Development Projects in Stroud

Hi s. 40(2) thanks for getting in touch before making any approaches. I was due to meet with s. 40(2) and s. 40(2) from SDC on Thursday to walk a few sites but s. 40(2) has had an operation and can now only do a Teams call.

I've only recently picked up SDC on an interim basis from s. 40(2) who has left HE for Exeter Council. As such, I'm not fully up to speed with a lot of their projects but I have had some initial discussions on Wisloe and the NOT IN SCOPE [Redacted]. I did have a chat with s. 40(2) about these a few weeks and shared some plans/documents. Please could you leave it with me to raise at the meeting later this week and assess where they are with the projects before setting up an introduction for you. Hope that's ok?

Kind regards, [Redacted]

s. 40(2)
[Redacted]

High Growth & New Settlements – West of England Region
Homes England



s. 40(2)

homesengland.gov.uk

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[@HomesEngland](#)

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



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

Sent: 14 June 2022 09:03

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

Subject: Development Projects in Stroud

Dear s. 40(2)

I hope you are well and enjoying the sunshine.

I have been looking at some development projects in Stroud and am keen to speak to the people who are responsible for Wisloe Green – A new development and part of the Garden Cities Programme. We were hoping to have a chat to them to make them aware of the type of finance we can offer and how we may be able to help them.

The planning documents suggest its s. 40(2) (Stroud District Council) and NOT IN SCOPE

Do you happen to have any knowledge or existing relationship with Stroud Council? Also – if anyone is currently working with them please let me know, we don't want to treat on any toes!

Kind regards

s. 40(2)

OFFICIAL

Associate

[Taunton](#)

s. 40(2)

[stantec.com](#)



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures

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

Sent: 03 January 2023 11:58

To: s. 40(2) @stantec.com>

Cc: s. 40(2) @stantec.com>

Subject: RE: NOT IN SCOPE

Hi s. 40(2)

NOT IN SCOPE

KR

s. 40(2)

s. 40(2)

s. 40(2)

s. 40(2)



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