

Welcome to our drop-in event

We are excited to share our vision of building a new community at Sharpness Vale, Stroud, and we are here to listen to your views on how we make it work for the benefit of all.

It provides a chance for you to learn more about our plans, speak directly with our project team, and give your valuable feedback.

What you will learn today

- **Overview of our proposals:** Explore the development plans we are submitting as a planning application for 2,750 homes to Stroud District Council.
- **Planning context:** Understand how our proposals help meet future development needs of Stroud District Council in a sustainable manner that supports the Council's emerging Local Plan.
- **Design vision:** Discover how our plans focus on sustainability, creating new jobs, and enhancing local facilities.
- **Access and movement:** See how we aim to improve local connectivity and create safe, accessible routes for pedestrians, cyclists, and vehicles.
- **Environmental improvements:** Learn about our commitment to enhancing local biodiversity and green spaces.

Why your feedback matters

Your input is essential in shaping how our plans reflect the needs and priorities of the Sharpness Vale community.

How to get involved

- **Ask Questions:** Our team members are here to answer any questions. Don't hesitate to ask us anything about the development.
- **Give Your Feedback:** Share your thoughts on the proposal by filling out a feedback form or leaving comments on the boards.
- **Stay Informed:** If you'd like to stay updated, please leave your contact details, and we'll ensure you receive future updates about the development.

About GreenSquareAccord and Lioncourt Strategic Land

- The promotion of Sharpness Vale is being carried out by a partnership with a strong track record of building new communities and homes.
- GreenSquareAccord has hundreds of years of experience in housebuilding. They specialise in affordable housing, maintain partner status with Homes England and are also regulated by the social housing regulator. The focus of the organisation is the South West and the West Midlands with a 25,000 housing stock in Gloucestershire, Wiltshire and Oxfordshire with 54,000 customers.
- Lioncourt Strategic Land are a Worcestershire-based company with a HBF 5-star award for eight consecutive years. 90% of their customers recommend them 140 days after buying a Lioncourt home.



Lioncourt development at Queens Gate, Stoke-on-Trent.



GreenSquareAccord are specialists in the affordable housing sector building new, high-quality communities.



Our development gets underway at Stirchley, Birmingham (GreenSquareAccord).



Our planning application covers the area on this map and includes provision for 2,750 homes and 10 hectares of employment space.

Sharpness Vale: A key part in Gloucestershire's future

Gloucestershire is evolving rapidly, driven by new development, a dynamic economy, and the urgent need to tackle climate change.

A growing population: With increasing demand for housing, services, and infrastructure, Sharpness Vale will help meet these needs by creating a sustainable, desirable community for Gloucestershire's future.

A diversifying economy: Gloucestershire is set to become a national hub for intelligence, security, and cutting-edge industries. We have enterprises of the future like Cyber Valley, which focuses on digital communications and advanced technology, and Severn Edge, a low-carbon energy campus that pioneers renewable energy and nuclear innovation. Sharpness Vale will accelerate this regional growth.

Climate change adaptation: As the county prepares for frequent flooding and extreme weather, developments like Sharpness Vale will be part of Gloucestershire's strategy to combat climate change.

Sustainability at its core: By eliminating fossil fuel dependence, reducing travel emissions, and promoting biodiversity, Sharpness Vale showcases how communities can be built to thrive in a greener future. This approach contributes to the region's broader Western Gateway partnership, a pan-regional effort to drive low-carbon growth.



Have your say

Industry, learning, and homes are already here



South Gloucestershire and Stroud University Technology College



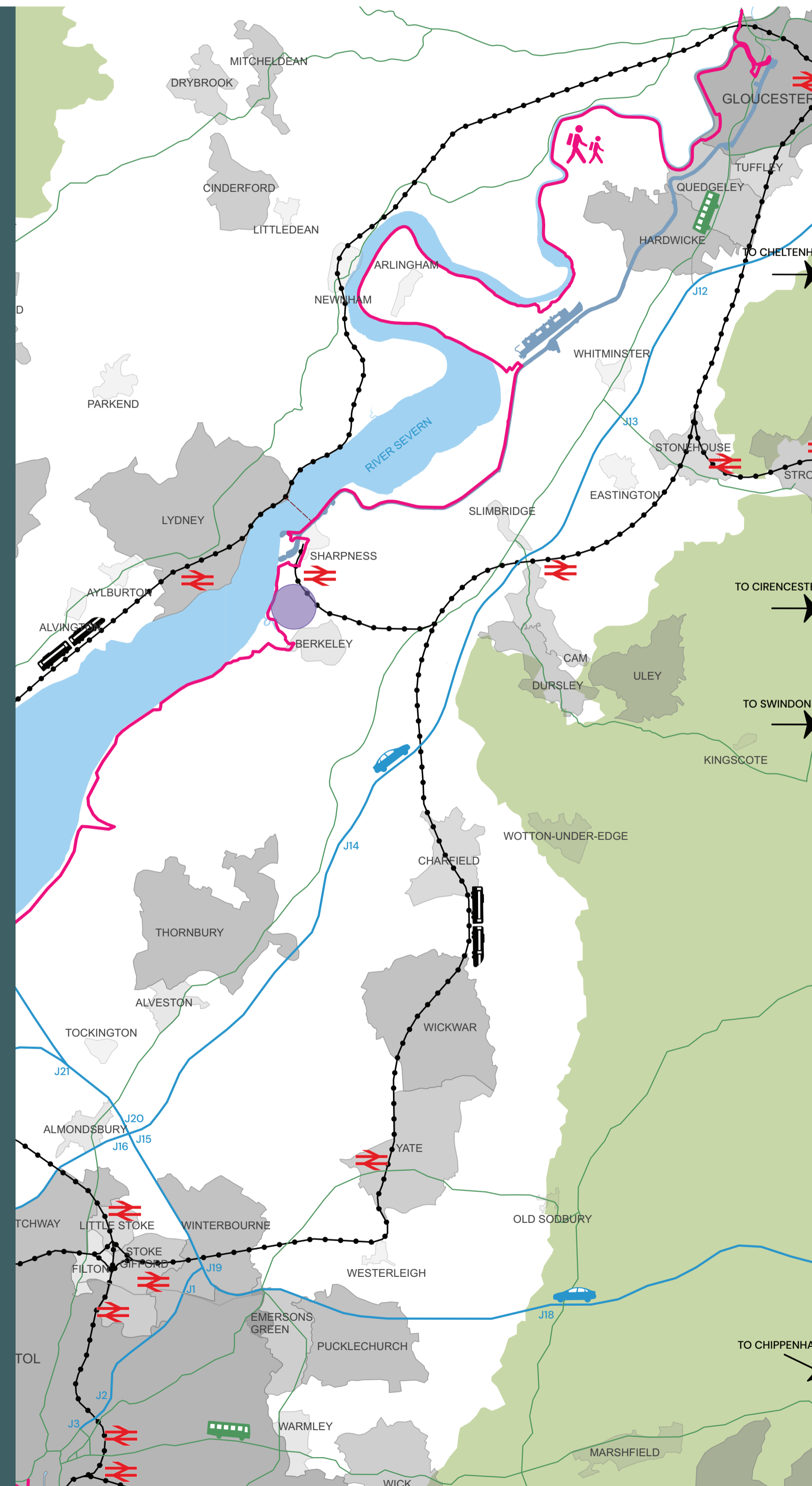
Sabrina Centre, Gloucestershire Police Academy



Howard Tenens Logistics



Sharpness Docks and ship repair yard



Sharpness Vale will be strongly connected to the Gloucestershire economy and beyond.

Supporting the pan-regional knowledge-intensive economy of the future



Cyber Valley, Cheltenham.




Sharpness Vale offers significant economic and environmental benefits to Gloucestershire, providing a model for how the county can meet the needs of its growing population while transitioning to a greener, more sustainable future.

The vision for 2050

This will be more than just a collection of homes—it will be a vibrant, self-sufficient community designed for the future. We aim to abandon fossil fuels, reduce the need for long commutes, and enhance local biodiversity.

The result will be new public spaces, job opportunities, and enhanced local facilities, such as improved public transport, for the benefit of all those who live in the Sharpness and Berkeley area.

Looking ahead to the long-term

Today, we are consulting on the next fifteen years of development. But Sharpness Vale's long-term vision extends much further, transforming it into a model of green living by 2050.

Here's what the future holds:



A self-contained community; Where residents can access education, shopping, community, and leisure spaces all within a 15-minute walk.



Efficient green transport: Reducing car reliance by designing a new central transport hub in Sharpness. It will feature bus services, cycling paths, and electric vehicle (EV) charging points available to the wider community. This infrastructure will be ready to accommodate future railway services as part of the broader transport network.



Green spaces and biodiversity: Over 50% of Sharpness Vale will be green space accessible to the wider community, with new wildlife reserves and areas dedicated to biodiversity. This will support local ecosystems, increase green cover, and help absorb carbon.



Knowledge-intensive enterprise: Including a purpose-built business park, supporting Gloucestershire's growing technology and knowledge economy. This will create local jobs and boost economic activity locally and county-wide.



Sustainable homes for the future: 5,000 energy-efficient homes, built to the highest standards of build quality. These homes will be designed to be heat-efficient, minimising energy use and eliminating the need for fossil fuels.

By 2050, Sharpness Vale will stand as an exemplar of how to create a net-zero, eco-friendly settlement.



Our full vision for the area for 5,000 homes - this drop-in considers our plans for the first 2,750.



What we want to hear about

- What do you think about the features of a carbon neutral development at Sharpness?
- Are there any other features or ideas we should consider to ensure Sharpness Vale is carbon neutral?

The first ten years – laying foundations for the future

Our planning application for 2,750 homes is designed to reflect the current capacity of national infrastructure, including the motorway network. We aim to expand further and complete our 2050 vision as the capacity of Junction 14 increases.

What Sharpness Vale will look like in 2035



1,000 homes, with 300 designated as affordable housing

These homes will be built to high energy efficiency standards, reducing heat loss and reliance on fossil fuels.



Local employment and community facilities from the start

The mixed-use centre will include retail spaces, sports facilities and community services, encouraging people to live and work locally.



A new Central Mobility Hub with a bespoke bus service for Sharpness and Berkeley

The Central Mobility Hub will provide EV charging points and seamless, sustainable transport links, making it easy to travel without relying on cars.



The first phase of a new wildlife reserve

The reserve will create new habitats, supporting local wildlife and biodiversity, with restricted access to protect sensitive areas, including Suitable Alternative Natural Green Space (SANG).

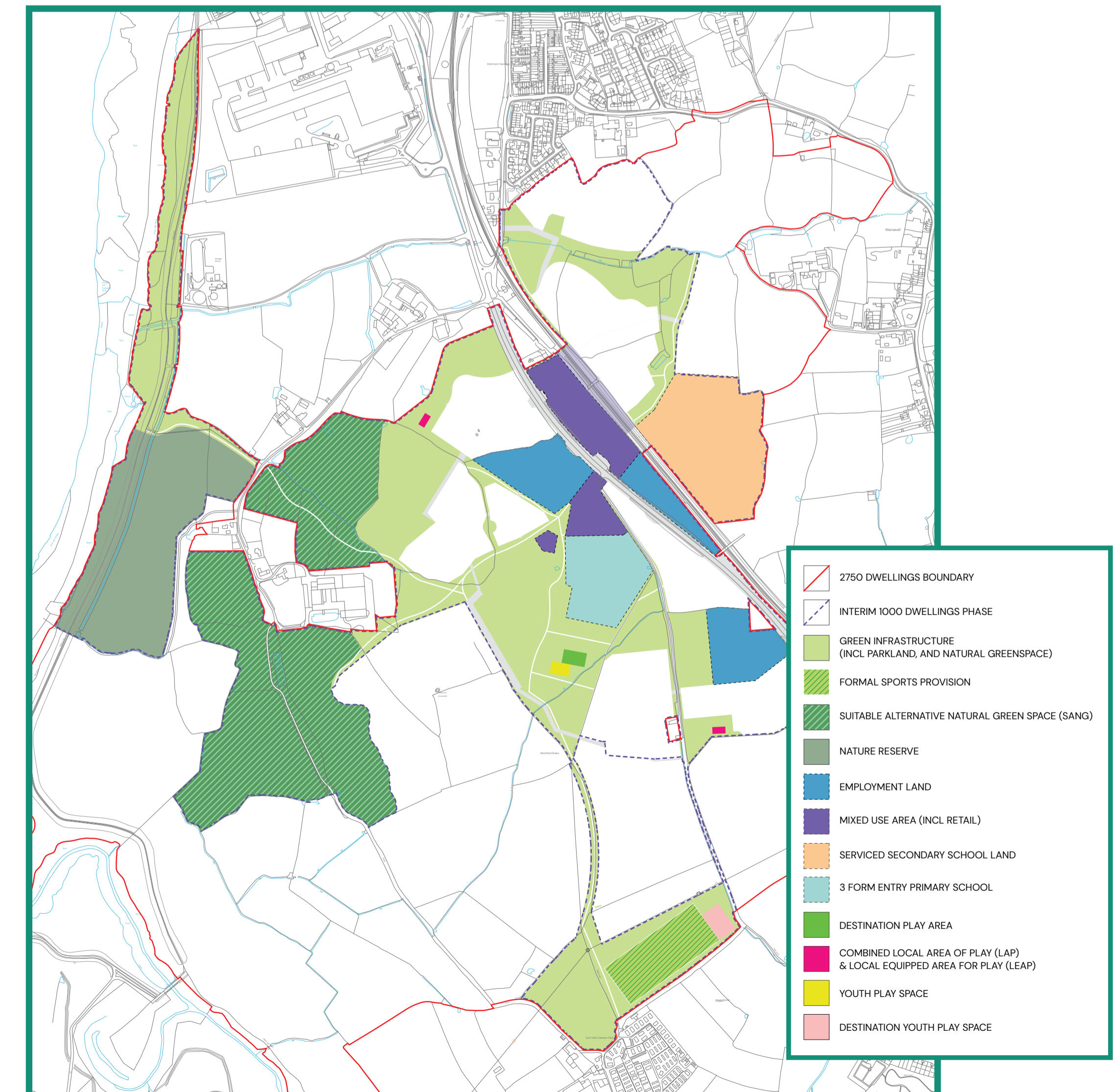


Extensive new walking, cycling, and scooting routes

These green routes will connect key areas, reducing the need for car journeys and promoting a healthier, more active lifestyle.



The first ten years of the development will be an exciting time as new services and facilities emerge.



What we want to hear about

- What do you think about the our proposals for Sharpness?
- Your comments on the features we have included.

Designing and creating a new community: a vision for sustainable living



We're committed to creating a place that blends modern living with the natural environment. Our design will create sustainable, healthy, and well-connected communities, where residents can access education, shopping, community, and leisure spaces all within a 15-minute walk.

Community services and facilities

We will grow the number of educational institutions in the area, providing land for a new secondary school on-site and providing for a new three-form entry primary school, sports fields as well as community and retail facilities.



Neighbourhood Design Manual

We will be guided by a Neighbourhood Design Manual, also known as a Design Code. This will ensure that high-quality design principles are applied across Sharpness Vale.



Distinct neighbourhoods

Sharpness Vale will comprise a network of distinct, walkable neighbourhoods, where every home is close to green spaces, community services, and employment hubs.

Green infrastructure

Green corridors will weave through the development, creating a natural network that promotes walking, cycling, and biodiversity.



Sustainable and innovative

Homes will be built to the highest sustainability, reducing reliance on fossil fuels. The design will incorporate modern building techniques, to make the community resilient to climate change.



Building with Nature

We are committed to Building with Nature standards, which will ensure that people can enjoy clean air, green spaces, and a community that promotes healthy living.



What we want to hear about

- What do you think about the overall layout and design of the neighbourhoods?
- Do you have thoughts on the architectural style or design features that would suit the community?
- Are there any design elements that would make Sharpness Vale feel more connected to the local heritage?

Getting around locally, quickly and sustainably

Walking, cycling, and wheeling will be Sharpness Vale's transport methods of choice. We will create a 15-minute neighbourhood, where every resident can reach shops, schools, work, leisure, and community facilities without relying on their car.

How will we do this?

Safe and accessible green corridors

Green corridors will connect the neighbourhood, making walking, cycling, scooting, and bus travel easy and enjoyable.

Mobility hubs and bus stops

Each neighbourhood will have mobility hubs, providing access to cycle and e-scooter facilities. Bus stops will be located within 400 metres of every home, ensuring public transport is always a convenient option. The hubs will connect into the Central Mobility Hub that will become the main gateway for people to travel in and out of Sharpness Vale.

Balanced approach to car use

While residents are free to use cars, we will focus on sustainable alternatives. Travelling by car to community facilities will be less convenient than cycling or scooting. No additional road capacity will be provided to encourage car use, but options are available if needed.

Gigabit broadband for Working From Home

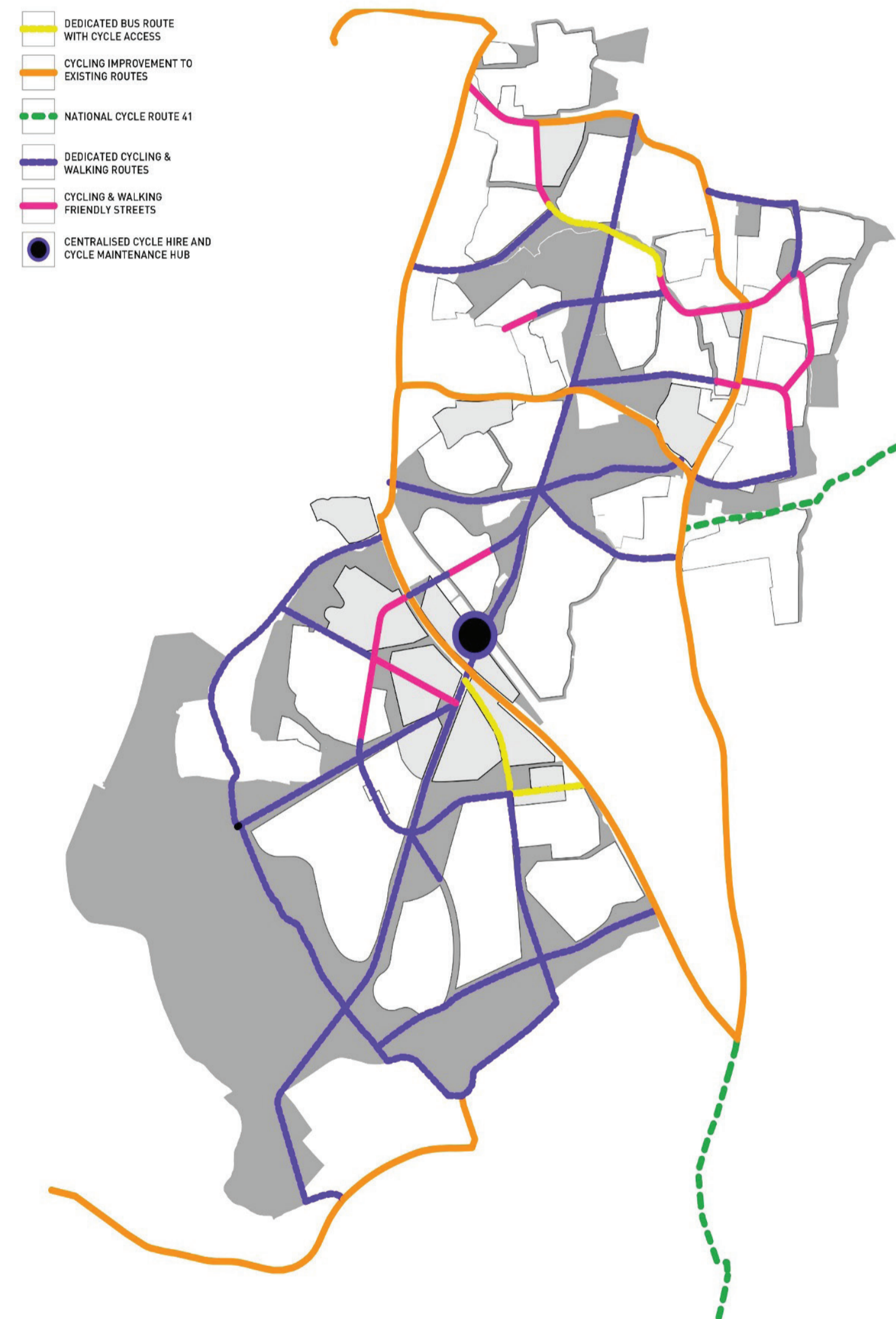
Cutting-edge broadband will be installed in all homes, allowing residents to work from home effectively and reduce commuting.



Walking Scooting E-Bikes & Pushbikes Local bus Electric Vehicle

Looking to the Future

As more homes and employment space develops, the community will grow, creating the opportunities for sustainable travel. This will make sustainable travel even more convenient and attractive over time.



Central Mobility Hub

- Central bus pick-up/ drop-off
- E-Scooter hub
- Secure cycle parking
- Electric Vehicle charge points
- Click and Collect parcel lockers



Local Mobility Hubs

- Cycle hire
- Scooter hire
- EV charging



What we want to hear about

- How do you feel about the proposed walking, cycling, and scooting routes?
- What are your thoughts on the convenience of mobility hubs and bus stops being within 400 metres of each home?
- Do you think balancing car use and sustainable transport is right for the community?
- Do you have any comments on the transport features we have put forward?
- Do you have any comments on the extent of community services or facilities that are being proposed?

Travelling longer distances

Transforming travel for the future

We are working to make sustainable long-distance travel easier and greener, connecting residents to major regional destinations. Some solutions will grow with the development of Sharpness Vale ensuring the long-term vision will revolutionise how we travel. Our plans for 2035 represent the first stepping stone on the journey for convenient and safe, longer-distance trips.



Sustainable travel

By 2035, the Sharpness Vale Central Mobility Hub will become the gateway location for bus pick-up/ drop-off, secure cycle parking, electric vehicle charging points, and click and collect parcel lockers. The Hub will support:



- **Demand responsive coach services;** fleet size will grow as demand becomes greater for nearby employment locations across Gloucestershire and our Enterprise Park.



- **E-bike and pushbike hire;** although cycling will become the norm for people moving from A to B around Sharpness Vale, the Hub also enables longer-distance cycling. Part of our financial investment for transport is to contribute toward the cross-regional A38 cycling improvement scheme.

Changes to M5, Junction 14

The national highway network is considered at capacity with limited opportunity for further new homes in Stroud. Improvements will be carried out at J14 to enable us to deliver 1,000 homes by 2035. To deliver the proposals in the planning application and our vision for Sharpness by 2050, a combination of public and private investment is required, as shown in the table below.

M5 Junction 14 improvements	New homes unlocked	Funded by	Timeline
None	Negligible new homes	Not applicable	Current position
Improvements to A38/ slip roads/ traffic light signal timings/ other minor work	c. 1,000+ new homes at Sharpness Vale (figure also considers planned new homes in neighbouring local councils)	Sharpness Development LLP	By 2035
Flying gyratory/ additional land/ new bridges/ comprehensive refurbishment	The remaining balance of the planning application (1,750 homes) will deliver the growth identified in the Stroud District Council Local Plan, and, subject to technical work, a further 2,500 homes beyond the local plan period.	Public investment with financial contributions from Sharpness LLP and other developers	Potentially 2040 – 2045



New Sharpness rail station

We will safeguard land for a rail station, which would enable one to be built should it be deemed viable for passenger services.

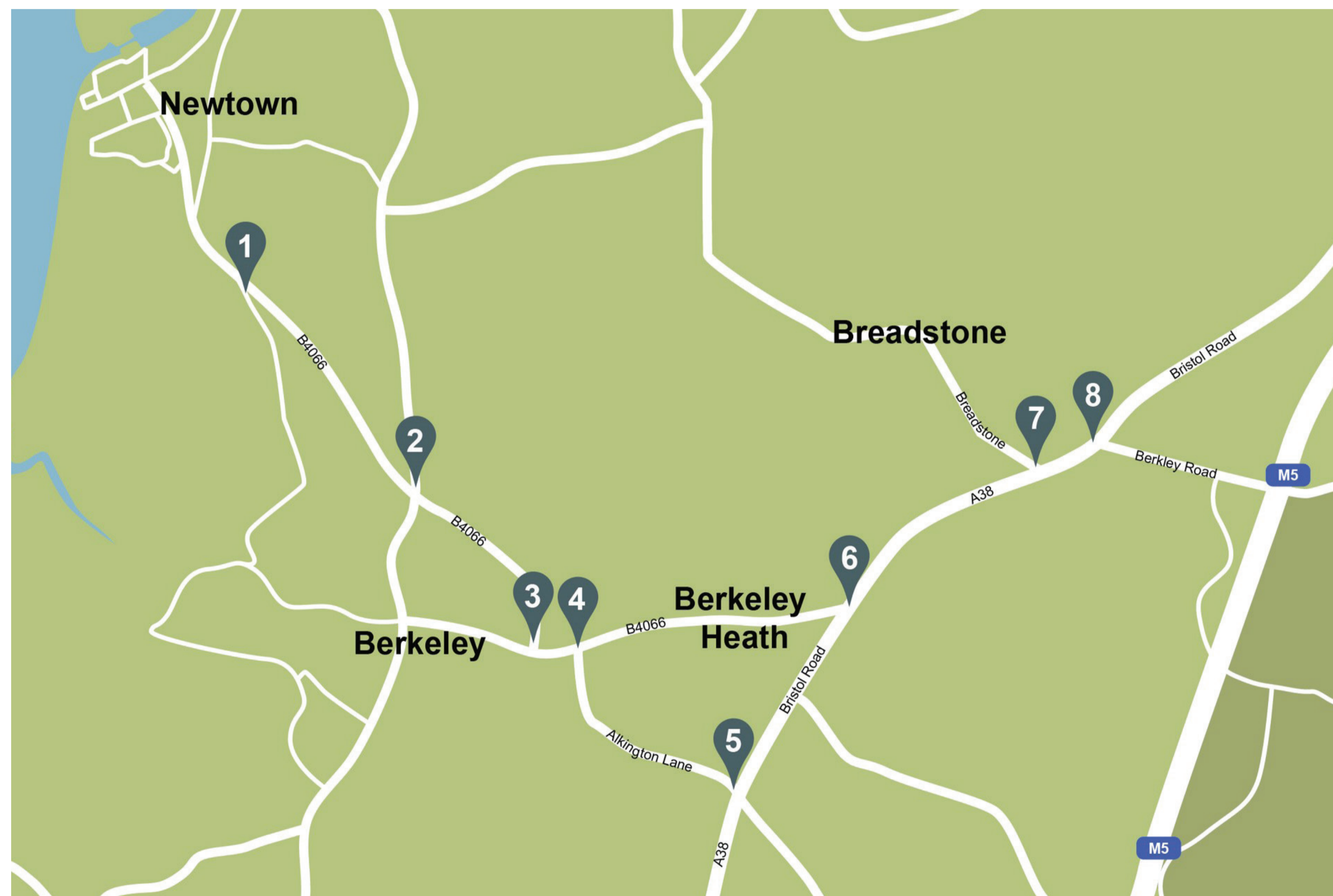
- Our technical work shows that the new rail service is viable, with greater community and sustainability benefits if planned as part of a wider regional network. This would include local stops like Sharpness, Berkeley Road, Bristol Road, and Stonehouse, alongside Cam, Dursley, and Charfield.
- A strategic approach would allow slower commuter trains to exit the network at Sharpness, keeping faster regional services uninterrupted.
- We are forming a stakeholder group, including key councils and Network Rail, to explore this broader strategic rail infrastructure.

The proposal for new rail services is **not** part of this planning application.

Enhancing local roads for a growing community

As Sharpness Vale develops, improvements to the local road network will be essential to support safe and efficient travel for new and existing residents.

We have identified vital junctions where enhancements will help accommodate increased traffic, improve safety, and ensure smooth regional connections. While these preliminary designs reflect our current assessments, we continue refining them based on community feedback and technical analysis.



Potential improvements



What we want to hear about

- What are your thoughts on the proposed Central Mobility Hub, which will provide access to bus services, cycle hire, and EV charging?
- How can we make it easier for existing Berkeley/ Sharpness residents to choose sustainable travel options for longer-distance journeys?
- How can we improve cycling routes for both local and long-distance travel, and ensure the existing community benefits?

Other potential improvements

- 1 B4066/ Sanigar Lane: staggered junction with proposed employment access
- 2 B4066/ Station Road: increased flare lengths and entry widths
- 3 B4066/ Canonbury Street: increased flare lengths and entry widths
- 7 A38/ Breadstone: further is work required to determine the exact requirement

Connecting nature with the community

Nature will be at the heart of the community at Sharpness Vale, which will be built around its natural assets to protect and enhance biodiversity.

With vast green spaces, sustainable practices, and a focus on biodiversity from the outset, we are creating a neighbourhood that will thrive and evolve alongside the environment.

By 2040 we will deliver the following:

- 35 hectares of a new Wildlife Reserve and Wetland, 52.90 hectares of Suitable Alternative Natural Greenspace, protecting Severn wildlife designations
- Vibrant green spaces at Oakhanger Water Meadows, Parklands, and Westfield Break
- Rich native woodlands, hedgerows, wildflower grasslands and reed beds, absorbing carbon and creating a healthier community
- Areas for Sustainable food production
- Recreation areas, including parks, sports and play areas
- A web of green corridors through the neighbourhood to link homes to nature

Over 50% will be publicly accessible open space

The land we plan to build on is currently private, inaccessible to the public. The new community will open-up a significant amount of land to the public, including existing communities in Berkeley and Sharpness.



What we want to hear about

- How important is it to have access to green spaces and natural areas?
- What types of wildlife habitats or green features would you like to see included in the Nature Reserve?
- What kinds of community activities or events would you like to see in the parks and green spaces?
- How can we better integrate nature into the design of homes and public spaces?



Building high-quality, sustainable homes

Our homes will be a model for sustainability. They will be diverse in design and construction, offering options that range from modular and self-build homes to more traditional-style properties.

- Fully powered by renewable energy
- Photovoltaic (PV) panels will generate electricity for each home
- Homes will be heated by air source heat pump technology, providing efficient heating and reducing carbon emissions
- Systems to recycle rainwater and clear household wastewater
- Smart homes which enable easy monitoring and optimisation of energy usage High build standards for insulation and energy efficiency

Affordable housing

30% of these homes will be affordable and given priority to local residents.

Rather than concentrating affordable housing in one area, these homes will be dispersed throughout the neighbourhood, ensuring a balanced, inclusive community.

We have a long track record of serving communities with high-quality registered provider services.



What we want to hear about



- How important is it to you that homes are powered entirely by renewable energy?
- Are there specific green building techniques or energy-saving features you would like to see included?
- How can we ensure that the community remains inclusive and welcoming, especially with affordable homes dispersed throughout?

WALL, FLOOR & LOFT INSULATION
MINIMISES HEAT LOSS AND THEREFORE USES LESS ENERGY AND REDUCES CARBON EMISSIONS

AIR TIGHTNESS
REDUCES HEAT LOSS, IMPROVES COMFORT AND PROTECTS THE BUILDING FABRIC

SOLAR PV PANELS
PRODUCES LOW CARBON ELECTRICITY

SMART LIGHTING
100% LOW ENERGY LED LIGHTING

HOME WORKING
FIBRE OPTIC BROADBAND PROVIDED ALONG WITH INCREASED SOUND DEADENING INSULATION TO STUDIES OR THE SMALLEST BEDROOM ENHANCES HOME WORKING AND REDUCES CARBON FOOTPRINT

RAINWATER HARVESTING
WATER BUTTS ALLOW COLLECTION AND STORAGE OF RAINWATER, REDUCING RELIANCE ON TAP WATER

AIR SOURCE HEAT PUMP
PROVIDES HIGHLY EFFICIENT, LOW CARBON SPACE HEATING AND HOT WATER SUPPLY

EV CHARGING
ELECTRIC VEHICLE CHARGING POINT TO REDUCE RELIANCE ON FOSSIL FUELS

EFFICIENT APPLIANCES
CHOOSING THE MOST EFFICIENT APPLIANCES WILL REDUCE ELECTRICITY & WATER DEMAND



Creating new jobs and prosperity

Sharpness Vale will catalyse innovation, providing a business park that will strengthen Gloucestershire's growing position in the knowledge intensive economy as a leader in science, technology, and innovation. This will attract new investment, support the wider ambitions of Cyber Valley and Severn Edge, and create long-term economic benefits.

Key features of the innovation opportunities:

An Innovation Hub

The hub will attract start-up businesses and young entrepreneurs to a new employment area, with workshop-style units and small-scale offices.

Reducing the need to commute

Jobs, businesses, and learning opportunities in Sharpness Vale will reduce the need for long-distance commutes, creating a more self-sustaining local economy.

A highly accessible location

Combined with the new transport infrastructure, Sharpness Vale will attract both workforce talent and investment from outside the area.

High-performance broadband throughout the area

Supporting business growth, enhancing market competitiveness, and reducing the need for commuting through increased remote working opportunities.

10
hectares by
2040



Visualisation of the Sharpness Vale Innovation Hub



Job creation

1,500
full-time jobs

200
part-time
jobs

1,700 total jobs



Terabit
broadband
access by 2040



What we want to hear about

- What types of businesses or employment opportunities would you like to see in the new business park?
- How can we ensure that local entrepreneurs and start-ups are supported in Sharpness Vale?
- What additional services or infrastructure would help make Sharpness Vale an attractive business destination?



Planning for the long-term: future phases

From Today

- Planning application **submitted** late 2024
- **Determination** by Stroud District Council planning committee
- Creation of Sharpness Vale **Design Code**
- Followed by a **Reserved Matters** application.

2028 - 2030

- Local employment and community facilities from **the start**
- **155 homes** either occupied or on sale
- Mobility Hub **with bespoke Sharpness bus service** up-and-running
- Land serviced for **secondary school** provision
- **Nature Reserve** starts to take shape (10.6 hectares)
- **Mixed-use** part of the scheme takes shape, including retail.

2030 - 2035

- Completion of **employment and community facilities**
- Growth of **active travel routes**
- Transport upgraded with **bus service on demand**
- **1,255 homes complete** inc. c. 450+ affordable
- New **Primary School** with children attending
- Sports provision, mixed-use inc. retail **continues to grow**
- First phase improvements to **M5, Junction 14** complete

c.2040

- **2,750 homes** completed – **30% affordable**
- **Third phase** of the Nature Reserve is complete
- **Suitable Alternative Natural Green space** is complete
- M5, Junction 14 **further improvements** underway or complete

Key benefits and next steps

We are working closely with Stroud District Council and other public authorities to ensure that our proposals for Sharpness Vale not only meet the highest standards but also align with the spirit of the Local Plan currently under consideration by the Planning Inspectorate.

Our goal is to shape a development that isn't just designed for the future residents of Sharpness Vale, but also brings tangible benefits to the Berkeley area. These benefits include new public spaces, job opportunities, and enhanced local facilities, such as improved public transport.



Building a greener future at Sharpness Vale, where homes, jobs, and nature come together to create a self-sustaining community for Gloucestershire's growing economy



Creating over 1,700 jobs and supporting Gloucestershire's position as a leader in science and technology



50% accessible green space, with new nature reserves and wildlife areas



Powered entirely by renewable energy, homes will be a model of sustainability



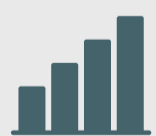
High-performance fibre optic broadband for working from home, reducing the need to commute



2,750 homes, with 1,000 energy-efficient homes, with 1,000 energy efficient homes, 300 designated as affordable housing by 2035



Green transport options, with a Mobility Hub, EV charging, cycling, and scooting routes



Fostering creativity and entrepreneurship in a cutting-edge business park to fuel Gloucestershire's growing knowledge-intensive economy



A community where people can walk, cycle, and access key services within 15 minutes



Bringing together a diverse range of housing options, from modular homes to traditional styles



Berkeley Pill Nature Reserve



Leaze River View



Westfield Break



Smallbridge View



Central Mobility Hub

Next steps

- Consider your feedback to our proposal.
- Submit a planning application by the end of 2024.
- Await Local Plan adoption and work with the Council toward a determination in 2025 or 2026 with shovels in the ground a short time later.

There are lots of ways that you can contribute to our proposals:

- Fill in our paper copy form – please leave us your email to be updated about our scheme as it progresses
- Go to the website: www.sharpnessvale.co.uk
- Get in touch with us at sharpness@jbp.co.uk or on **0800 130 3270**

Thank you for attendance today.

