

Pre-submission Draft Stroud Local Plan: Sustainability Appraisal Report Erratum Notice

Introduction

- 1.1 This Erratum notice relates to the Sustainability Appraisal (SA) Report (May 2021) for the Pre-submission Draft Stroud Local Plan which was prepared by LUC on behalf of Stroud District Council. As such, it now forms part of and should be read in conjunction with the May 2021 SA Report.
- 1.2 Responses received during the consultation on the Pre-submission Draft Local Plan alerted the Council to potential errors in the original agricultural land study undertaken to support the promotion of site PS37: Wisloe new settlement. Since the SA Report was published in May 2021, a new Agricultural Land Classification (ALC) report¹ has therefore been prepared for the site.
- 1.3 Proposed strategic site allocation, PS37, is comprised of the following smaller site options:
 - SLI002
 - SLI004
 - SLI005
 - SLI006
 - SLI0007
 - SLI002, SLI004 and SLI005²
- 1.4 The site appraisal work for the larger proposed strategic site allocation (PS37), as well as the smaller site options that fall within its boundaries, has therefore been revisited in light of the new ALC evidence, and updates made where necessary.

Approach to reappraisal of site PS37

- 1.5 A consistent approach to the SA of all the reasonable alternative site options has been taken throughout the appraisal of the emerging Stroud Local Plan, through the use of a set of SA assumptions regarding what constitutes a minor or significant positive or negative effect for each SA objective. The SA assumptions for each type of development site option are set out in **Appendix 4** of the May 2021 SA Report for the Pre-Submission Draft Local Plan. Any changes made to the effects described in this Erratum notice for the sites in question, are made in line with those SA assumptions.
- 1.6 The appraisal of site PS37: Wisloe new settlement was presented in **Appendix 7** of the May 2021 SA Report, in a detailed SA matrix between pages 786 and 791. The new evidence available in relation to agricultural soils at the site will only affect the appraisal of SA objective 13: To improve efficiency in land use and protection of soil quality through the re-use of previously developed land and existing buildings and encouraging urban renaissance. None of the other SA objectives relate to soil quality or loss of soil resources. Therefore, this Erratum notice only re-presents the findings for SA objective 13.

Findings of reappraisal of site PS37 and the small site options which form part of it

- 1.7 **Table 1** below sets out the sustainability effects identified as a result of the findings of the new 2021 ALC report for site PS37: Wisloe new settlement (in the final 'score' column). Any deletions to the original text from the detailed matrix presented from page 786 of the SA Report are shown in strikethrough text. New text now included in the appraisal of this site is underlined. This same

¹ Kernon Countryside Consultants (2021) Land at Wisloe: Agricultural Land Classification and Agricultural Considerations (Available as part of Wisloe: Masterplan Report – Additional Reports (Stroud Local Plan – Regulation 19 Submission)) [Online at]: https://www.stroud.gov.uk/media/1716948/955-stantec_ernest-cook-trust-gcc-asset-management_d_additional-reports-document_part1_redacted.pdf

² This site option was appraised in its own right for mixed use.

approach has also been taken for all of the small site options which fall within the boundaries of site PS37 (see **Tables 2** and **3**).

Table 1: Appraisal of SA objective 13 in light of new ALC evidence report for site PS37 - New settlement at Wisloe, Wisloe (Slimbridge) (dwellings, employment, local centre (including retail, surgery and community uses), primary school, community, open space uses, improved bus services, strategic green infrastructure and landscaping)

SA Objective	Score: Equivalent Site Option	Score: Draft Local Plan	Score: Pre-submission Draft Plan	Justification
SA 13: Efficient land use	--	--	--	The site is relatively large in size and on greenfield land. The site is within an area of Grade 3b agricultural land. <u>The majority of the site is within an area of Grade 2 agricultural land.</u>

- 1.8 Despite the 2021 ALC report identifying Grade 2 agricultural land as predominant within the site rather than Grade 3b agricultural land, there is no change to the significant negative effect already identified in relation to SA objective 13: efficient land use in the SA Report for the Pre-submission Draft Local Plan. The previously identified significant negative effect in relation to SA objective 13 was in line with the assumptions set out in **Appendix 4** of that SA Report, and related to its large size (the site exceeds the threshold of 600 homes for which a significant negative effect is applicable) and the site being located on greenfield land. Development of large, greenfield sites is a less efficient use of land than developing brownfield/previously developed sites so the significant negative effect applied to this site, irrespective of which grade of agricultural land would be lost.
- 1.9 No change is required in relation to **Table 5.4** in the SA Report for the Pre-submission Draft Local Plan, which sets out the summary of effects for the proposed strategic site allocations. Furthermore, no changes are required to the summary text for the expected sustainability effects for the proposed strategic housing and mixed use allocations in **paragraph 5.57** of the SA Report. However, the cumulative effects section of the SA Report (see **paragraph 6.52**) relating to SA objective 13: efficient land use makes reference to site PS37 as comprising mostly Grade 3b agricultural land. This sentence is incorrect and should now be considered as deleted from the SA Report. No change is required to the significant negative effect recorded in relation to SA objective 13: efficient land use for site PS37 in the summary table (**Table 6.1**) for the cumulative effects for the Pre-submission Draft Local Plan. This table has been reproduced in the Non-Technical Summary of the SA Report as Table 6. No change is required to the table in the Non-Technical Summary document.
- 1.10 **Tables 2** and **3** below set out the changes in sustainability effects identified for the smaller sites that form site PS37 considering the findings of the new ALC report for land at Wisloe. Given the larger number of site options considered, the detailed appraisal matrices for each site (originally included in the **Appendix 5** of the SA Report) are not re-presented in this Erratum notice, with the summary table of effects instead included. However, justification for any changes to the effects originally presented in the SA Report are explained in detail below Tables 2 and 3. Where changes have been made in relation to the effects recorded, the cells in questions are outlined in black.

Table 2: Summary of changes to SA effects for SA objective 13 following reappraisal of sites SLI002, SLI004 and SLI005, which form the strategic site PS37: Wisloe new settlement

SA objective	Site SLI002		Site SLI004		Site SLI005	
	Likely effect in May 2021 SA Report	Likely effect after reappraisal	Likely effect in May 2021 SA Report	Likely effect after reappraisal	Likely effect in May 2021 SA Report	Likely effect after reappraisal
13. Efficient land use	-	--	-	--	-	--

- 1.11 Minor negative effects were identified in the detailed matrices for sites SLI002, SLI004 and SLI005 in **Appendix 5** of the SA Report (see pages 543, 544 and 545) in relation to SA objective 13: efficient land use due to them being located on Grade 3b agricultural land. On the basis of the findings in the new ALC report, which concludes that the sites in question contain Grade 2 agricultural land, the effect has been updated to a significant negative effect for all three sites in Table 2 above. **Table A5.4** in Appendix 5 of the SA Report presented a summary of the likely sustainability effects of the site options. It is noted that these three sites were actually recorded as having significant negative effects in relation to SA objective 13: efficient land use in that summary table. Therefore, no change is needed to the effects recorded in this table in relation to sites SLI002, SLI004 and SLI005.

Table 3: Summary of changes to SA effects following reappraisal of sites SLI006, SLI007 and site SLI002, SLI004 and SLI005 which form the strategic site PS37: Wisloe new settlement

SA objective	Site SLI006		Site SLI007		Site SLI002, SLI004 and SLI005	
	Likely effect in May 2021 SA Report	Likely effect after reappraisal	Likely effect in May 2021 SA Report	Likely effect after reappraisal	Likely effect in May 2021 SA Report	Likely effect after reappraisal
13. Efficient land use	--	--	--	--	--	--

- 1.12 There are no changes required to the sustainability effects identified for sites SLI006, SLI007 and SLI002, SLI004 and SLI005 in their respective detailed matrices in **Appendix 5** of the SA Report (see pages 609, 610 and 546). The detailed matrices for these sites reported the presence of Grade 2 agricultural land within the site boundaries. These sites were previously identified as having significant negative effects in relation to SA objective 13: efficient land use and this effect remains constant given the findings in the new ALC report. A summary of the likely sustainability effects of these site options was included in **Table A.5.3** (for site SLI002, SLI004 and SLI005) and **Table A5.6** (for sites SLI006 and SLI007) of the SA Report. There is no change to the significant negative effect recorded in these summary tables in relation to SA objective 13: efficient land use, for the sites in question.

Conclusion

- 1.13 In summary, despite the new ALC report showing that site PS37: Wisloe new settlement predominantly comprises Grade 2 agricultural land (rather than Grade 3b as was assumed in the May 2021 SA Report), this does not alter the significant negative effect already identified for site PS37 in relation to SA objective 13: efficient land use. Three of the smaller site options forming part of site PS37 have now been identified as having a significant negative effect in relation to SA objective 13: efficient land use due to being located on Grade 2 agricultural land, instead of the previously identified minor negative effect.
- 1.14 The changes detailed in this Erratum notice should be considered as updates to the SA Report for the Pre-submission Draft Local Plan (May 2021) and Non-Technical Summary (May 2021) as published on the Council's website.

LUC, 21st October 2021